

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

April 14, 2015

The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was present.

BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Vice-Chair, Joshua Gordon, Tyson Miller, Hillary Nelson and George Glines, BOS representative, Kent Ruesswick.

BOARD MEMBERS ABSENT: Chris Blair

OTHER PARTIES PRESENT: Tim Bernier, Don Bladja, David Boles, Aaron Roy, Carol Drew, Elizabeth Boles.

Tyson Miller and Kent Ruesswick were invited to sit as alternates.

Draft Minutes of March 10, 2015: Jim made a motion to approve the minutes of March 10, 2015. Hillary seconded the motion.

Discussion: None.

Vote to approve March 10, 2015 minutes: Unanimous. Minutes were approved.

Continued Meeting for Design Review Phase for Mourning Dove Campground:

Tim Bernier reintroduced the project and thanked the abutters for the feedback they provided since the last meeting.

He explained that Phase 2 is more of a seasonal area, and Phase 1 is more of the week long vacationers. An advantage to the phasing approach is to see what the market brings and whether they bring in more seasonal or vacationer type guests.

The two way roads are going to be 20 feet wide with one foot shoulders on either side, for a 22 foot max. The one way roads are 16 feet with one foot shoulders, for an 18 foot max.

All sites will have water, sewer, and electric. They may do something with WIFI as well. All of the camper sites will have patios with a picnic table on the patio and an incorporated fire pit.

Density wise, this is almost an acre per unit using all 269 acres. The closest campsite to Rocky Pond is approximately 1,700 feet, almost a third of a mile away and is 95 feet vertically in elevation from Rocky Pond. The closest site to Route 106 is approximately 570 feet and is 62 feet higher from 106. You won't see this campground from Route 106.

Tim discussed public water supply that will be constructed in the first phase. They'll drill one and see how it works and decide if they need a second well. They need to get the site approved, then the water, then the system approved. You need to have a licensed operator for the water system which the State oversees. The water system for the sites gets blown out and shut down in the winter. They may leave water on for the office and recreational building so they can do maintenance work.

The sewer system will be a little over 8,000 gallons per day. It may be broken up into smaller fields and disperse it around the park.

The storm water requires an alteration of terrain permit (AOT). It is very involved and they will go through all of the new required steps since 2008.

Hillary asked where this lies in relation to the aquifer district. She is wondering if any of the property is included in the aquifer district. Tim will check into that and get back to the Board.

Hillary asked if they will be using permeable surfaces on patios. Tim said they are looking into it and it looks like the best solution, at least for every few sites. It's a great way to minimize their footprint and avoid a large retention facility on site. That is still being looked in to.

Tyson asked if they anticipate refueling vehicles and Tim said probably only for equipment only, in very small amounts.

Tyson asked about a cistern for fire protection. Tim said they haven't gotten there yet and that will probably come up with the fire department. They certainly recognize they need to meet with the fire department at some point.

Tim ended his presentation and took questions.

Tyson reminded Tim the Board will want to see the rules and regulations for the campground at the time of their application.

Hillary asked about noise level and the possibility of the Board using its own consultant for the sound issue. Art said our consultant will look at all these issues. She mentioned ATV noise. Tim said no ATV's are allowed. There will be day activities and may be a folk band but nothing amplified in the pavilions. Hillary asked about loud speakers. Tim said maybe something for emergency announcements but that is all he is aware of. Tim

88 said their sound consultant will go to an existing campground and check to see what
89 other campgrounds have and do base studies with that model.

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91 Joshua asked if there is a campground in the area he could visit that may be similar.
92 Tim said there really isn't any like this but possibly look at Cold Springs Campground in
93 Weare. It's a little bigger than this one, but has all the same facilities and mixed uses of
94 RV's, tents and cabins. Their density is much higher than this and in a residential
95 neighborhood.

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97 Trash and recycling was discussed. Jim thinks most members on the Board would in
98 favor of seeing a good recycling program there. Tim said they will definitely have those
99 conversations. The Schmidt's' would definitely be in favor of that.

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101 Joshua asked how far a campsite is from Ames Road. Tim said it is the same elevation
102 as Ames Road and is probably about 100 feet. There will be a lot of landscaping in that
103 area. He asked about the access road to Ames Road and also asked about the ability
104 to get from the Pond to this facility.

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106 Tim said they are not proposing access to Ames Road at this time and even if they do
107 eventually, it would be a minor use. If anything, they may propose to use it strictly as an
108 emergency access with a knox box, which is a fire department locking system that they
109 would have a key to. It's a responsible thing to do from a safety standpoint.

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111 Kent asked what the schedule is. Tim said they are putting as much pressure on him as
112 possible to get construction going. He's thinking two months to apply for Site Plan
113 Review. Tim said construction would likely start, pending approvals, and they would
114 love to be open for the 2016 season. If they can start this fall and get through all the
115 processes, they will.

116
117 Hillary said she would like a site visit prior to site plan review. Tim said it's not posted,
118 nothing is laid out though, but anyone is welcome to go look at the property. He said if
119 you follow the woods road you'll get a sense of it. Tim said if the Board wanted to go as
120 a group, we could continue this process and he could bring the Board out.

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122 Jim asked if there's anything left for the design phase. Tim would like to leave it open in
123 case the Board needs further information.

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125 The Board and Tim agreed it would be a good idea to continue this into next month and
126 if it's not needed, it won't be added to the agenda. The public will know by reading the
127 agenda that is posted and emailed.

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129 Tim said if they end up being able to set something up to post items online, he wants
130 the residents to check with the Board for definite information. He doesn't want people
131 relying on any website he posts for official information. The Board will have all official
132 information.

Aaron Roy asked about the site plan being different than the last meeting. He asked if there is access to this one. Tim said every step forces changes and this is only the design process. It will be changing right up until they submit for Site Plan Review. They will post those plans for everyone to have access to at that point. Aaron wanted to review this plan tonight. Tim wanted to remind everyone that it is a draft.

Carol Drew asked about the natural reserve zone and if it is being considered in the whole unit. Tim said there is nothing proposed in that zone. They need to deal with the runoff before it gets to the natural zone. Tim said it will probably be limited to walking trails. She would like to know what their plan is to keep the people off their property. Tim said they are going to have rules. She asked how they will enforce that. Tim said they will sign a contract and if people don't abide, they will be leaving.

Don Bladja talked about Ames Road being a private road. There was discussion about the status of Ames Road.

There was discussion about the pond and what the residents felt were issues of concern, to give the Board a better understanding of their concerns.

Aaron Roy brought up an old issue of the possibility of kayak rentals. Jim stressed it is important to just focus on what is being proposed now. Tim spoke to say they withdrew the access to the lake because it was appropriate. There was a disagreement about the kayak rentals. Mr. Roy referred the Board to the 12/4/15 ZBA minutes.

Jim moved to continue to design phase meeting to the first meeting of May. Tyson seconded. Vote: unanimous.

Jim said, for the record, Ames Road is listed as discontinued on our road index.

Other Business:

Art said Alice Veenstra would like to be voted in as an alternate. Jim moved to appoint Alice as an alternate. George seconded. Vote: Unanimous.

Art reviewed the mail. One from Kelly Short, Conservation Chair re: wetlands application for a subdivision on New Road subdivision, Map 264, Lot 8. Art said when this becomes before the Board we will address it.

There was general discussion of draft minutes and no changes were made to procedure.

Jim mentioned that T Mobile (SBI) has contacted him about work at the Intervale Road. It was unclear whether the work they want to do requires input from the Board. He received a packet from their representative and it will be added to the next agenda. He told the Board a conditional use permit was never actually issued. There was a notice

179 of decision only. SBI produced documentation about a federal law that will need to be
180 discussed at the meeting.

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182 Jim moved to adjourn. George seconded.

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184 Meeting adjourned at 9:10 p.m.

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186 Lori Venie, Secretary

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188 **Next meeting: April 28, 2014, 7:00 p.m.**