

43
44 Art opened the floor to the abutters. Jim Weichert explained the plan to the abutters
45 that were present. They were satisfied.

46
47 Joshua moved to waive the requirement for a survey of the Dandurand property. Tyson
48 seconded.

49
50 Vote on waiver request: Unanimous.

51
52 Tyson asked when the wetlands were done, if it was prior to the snow being on the
53 ground. Jim Weichert confirmed it was done while everything was green and clear.
54 Doug asked Jim to explain the frontage. That was discussed and confirmed for each
55 parcel. The location of the driveway was discussed. Mr. Johnson already has a permit
56 for a driveway.

57
58 Tyson made a motion to approve the subdivision and lot line application. Seconded by
59 Joshua.

60
61 Discussion: None.

62
63 Art asked abutters if they had any questions. They had none.

64
65 Vote: Unanimous. Subdivision and lot line adjustment was approved.

66
67 **Review of Mourning Dove Campground's Site Plan Review Application for Design**
68 **Review.**

69
70 Art talked about the application to say this request is for a design review and not site
71 plan review. Art reminded the Board we are simply looking at the plan to see if all
72 required items are there. Art said he's looked at the plan and application and found that
73 everything is not squared away just yet. Art talked to Tim Bernier, who was in the room,
74 explaining that in the past we've brought a consultant in on larger projects and the
75 applicant covers the cost of the consultant. Art explained the public meeting versus the
76 public hearing. Tim talked about the fact that the design review process is for a town
77 without a planning. He discussed that there is a gap between the conceptual
78 consultation and site plan review process. This design review process allows for
79 discussion of the design review phase, prior to filing an Application for Site Plan Review.
80 See RSA 676:4 II(b)(c). Tim said nothing is binding during this meeting, it just allows for
81 open discussion about the project prior to a public hearing on the site plan. The Board
82 decides when the design review phase is over and it's time to move to the formal site
83 plan review application.

84
85 Jim said he thinks that's a good idea. The Board agreed.

86
87 The Board discussed that the design review phase is held as a public hearing, abutters
88 are notified, and one or more meetings are held. At some point, the Board decides that

89 the design review process is over and an application for site plan review has to be
90 submitted by the applicant. At that point, the clock starts to run.

91
92 Art told Tim that the application for design review was given to our consultant but they
93 haven't had a lot of time to digest it just yet, but we can urge them to do that and have
94 one of them come to the meeting. Once we do that, we need an escrow account from
95 the applicants. Tim and the consultant would be able to have dialogue at the public
96 hearing.

97
98 Art discussed the design review process and how that would work. Tim spoke to say it
99 might be worthwhile to have one design review hearing with the campground expert to
100 explain how the campground will work and what kind of sites they're planning, and the
101 Board can give them feedback. He would then take that information and see how it
102 could apply. He then suggested that the following meeting would be a good time to
103 have the Board's Consultant, CLD, come to a meeting.

104
105 Tim doesn't have a problem working with CLD at all. Design review is no obligation, it's
106 just casual. Anything said at design review is not part of the public hearing. The
107 biggest issue, everyone felt, will be getting the public to understand the design review
108 process during the public hearing. It was discussed that towns with planning staff
109 typically handle the whole design review process and once that is complete, they hold a
110 public hearing for site plan, but because we don't have a planning staff, it's all handled
111 through the Planning Board.

112
113 Tim will prepare an outline for the public hearing.

114
115 Jim had a couple comments about RSA 676:4. The calendar has a 30 day clock to
116 determine completeness and 65 day clock for acting on the application after
117 acceptance. Jim said the RSA typically talks about subdivisions but case law applies
118 them to site plan also. Those time restrictions apply when we receive their Site Plan
119 Review Application.

120
121 Design review will be scheduled for March 10th.

122
123 Tyson brought up the regional impact issue and notifying Loudon residents.

124
125 Tyson made a motion to decide this project is a regional impact. Joshua seconded.

126
127 Vote on regional impact: unanimous. This is a regional impact project.

128
129 Notices will also be sent to the Towns of Gilmanton, Loudon, Belmont, and the Central
130 NH Regional Planning Commission.

131
132 Art said CLD will be invited to the public hearing and then after that Tim can work out a
133 schedule with CLD to review documents and information.

134

135 **Other Business:**

136

137 Tyson gave Art a handout of language for the warrant language regarding farm stand
138 language and building permit language.

139

140 Jim made motion to adjourn. Chris seconded.

141

142 Meeting adjourned at 8:15 p.m.

143

144 Lori Venie, Secretary

145

146 **Next meeting: March 10, 7:00 p.m.**