

Canterbury Planning Board
Site Visits to Campgrounds
Saturday January 9 11 am -1 pm

Board Members Present:

Tyson Miller (Chairman), Kent Ruesswick (Vice-Chairman), Hillary Nelson, Joshua Gordon, Lucy Nichols, Scott Doherty, Brendan O'Donnell.

Also present:

Sam Papps, Town Clerk

Site applicants/hosts:

LeeAnn Mackey at 137 Old Tilton Road, Canterbury

Elle Bezanson at 175 Lambert Road, Canterbury

1. 137 Old Tilton Road, Pitch Perfect

Chair Tyson Miller clarified that this was not a public hearing and any issues raised were to be picked up at the public hearing scheduled on January 26. This was an opportunity for questions to be asked of the landowner.

LeeAnn Mackey showed members round the proposed campgrounds. The first site was close to Borough Road, and on the opposite side was the new house that is being built. Scott Doherty asked about the sign at the driveway on Borough Road. There would be a gate and the sign will hang on that in the spring.

Members walked past the area where the welcome table would be. Tyson asked about water. There will be no faucets. All water will be bottled. LeeAnn said she would provide 5 gallon bottles of non-consumable water to each campsite and they would sell drinking water as well as wood and bug spray. She said the reservation form makes it clear campers have to bring biodegradable items, so there would not be any need for anyone to wash anything in the brook. LeeAnn has a buggy to drive round with supplies that campers need.

Members were then shown sites # 1-10. Most were for tent only. LeeAnn said that the Fire Department had given her approval.

41 There will be 4 porta-potties spread round the sites to be shared. She said
42 that site #2 was really close to Borough Road so would be the site to be
43 booked last if the others were full. Site 2 and 3 shared a porta-potty. At site
44 #3 LeeAnn talked about the brook having water at this season but being
45 completely dry in the summer. There was an old logging road there where
46 the Fire Department would be able to get access if there was an
47 emergency once they fix an old gate in the spring.

48
49 Site #5 was quite large, having been where equine events had been held in
50 the past. It could be a 2 family campsite and could take a tent and an RV.
51 Site #4 was by a large field, a pasture, with an old disused well which is
52 being incorporated in new wooden fencing. It will not be accessible for
53 anyone to climb in and will not be used for the campsite. There was a brook
54 at the bottom. These two sites would share a porta-potty.

55
56 In that field of pasture it was possible to see sites #6, #7, up on the hill and
57 further away sites #8 and #9 behind pine trees. 3 of these sites would
58 share a porta-potty. Hillary Nelson asked if they could see site #10. It was
59 on the pasture field. LeeAnn said this pasture was for equine campers.
60 Tyson asked about the horses and the water. The visiting horses will be
61 fenced off so they cannot access the stream. Joshua Gordon asked about
62 the stream around July 4, and it is dried up usually by then. Equine
63 campers are said to bring their own trailers, fences, water and everything
64 needed. There will be an outer fencing just in case any camper fencing
65 fails. Lucy Nichols asked about horse health and details required. The
66 equine camper forms are different and include information about
67 vaccinations. LeeAnn said much of this information was on the Hipcamp
68 website. Lucy asked if she could make copies available for members to
69 see.

70
71 LeeAnn reiterated that she would be posting that use of the brook was
72 forbidden for washing or giving horses drinks.

73
74 Lucy asked about mud season and LeeAnn replied that they will be guided
75 by the weather, so were unlikely to have anyone in March when it was mud
76 season, nor in October should there be snow. They were not going to plow
77 any part of the sites.

78
79 Tyson suggested she request a waiver for the topographical survey that the
80 Board had requested at the last meeting. It was the reason the application

81 had been deemed incomplete. All these issues would be dealt with at the
82 January 26 meeting.

83
84 Brendan O'Donnell asked about the trails or roads around the property.
85 LeeAnn clarified they were old wood roads that had been there for a long
86 time. They would not be open until after mud season. She invited members
87 to come back in spring to take a look. The logging roads are well defined.

88
89 Lucy asked about electricity. There is none. Nor any lighting but the porta-
90 potties would have solar lights.

91
92 Members thanked LeeAnn for showing them round.

93 94 **2. 175 Lambert Road, Canterbury**

95
96 Elle Bezanson's campsite is accessible via both Rt 132 N or Intervale
97 Road, off Sandogardy Pond Road in Northfield, on a class VI road.

98
99 More than one member asked the size of the property - it is 52 acres. Elle
100 explained that it had been excavated for the building of Interstate 93 and
101 was predominantly sandy soil on the hill and valley. She had been there
102 since 1962. She has 2000 feet of frontage on the interstate. She had been
103 to the Northfield Planning Board for the building of her house. She also
104 noted that the map of the campsites needed re-doing and updating.

105
106 Members were shown the various campsites round the property that have
107 already attracted many visitors. Currently there are 9 sites. Elle said she
108 has good reviews on Hipcamp, especially for 'Wolf Swamp'. People had
109 made it clear they really appreciated the privacy of the individual
110 campsites, not being able to see others on the property.

111
112 The first was Sunset Hill, which had room for 2 cars. She said some folks
113 had used hammock tents there for shade in the summer. The second,
114 Jesse James Hideout had only room for one tent. The third was
115 Presidential Suite, so named because some Memorial Day visitors had left
116 flags. She has had people from Alaska stay there with their pets, as she is
117 pet-friendly. She has a leash law in operation. She also allows horses to
118 stay.

120 The Camp David site has space for 3 tents. Campers would not park in the
121 roads.

122

123 Elle also mentioned that she had invited the attorney for the Department of
124 Agriculture to come to her hearing as they were great advocates for
125 Hipcamp.

126

127 Members were shown Yogi's Place. As they went downhill Elle described
128 this land being used by the old stage-coach road, and the Pony Express
129 riders. At the bottom was Wolf Swamp, named for the wolves the riders
130 saw. There were 3.3 miles of trails to ride in beyond that leading to Exit 18.

131

132 Joshua asked about the arrangement with Best Septic. They come every
133 Tuesday to empty out the 4 porta-potties. Tyson asked about fires — no
134 fires had occurred. She had a hydrant in the Barn though. She also buys
135 cases of water for campers. Tyson asked about washing of dishes and she
136 said that she never had any problem with trash, people took out what they
137 bought in. There were no running streams.

138

139 In case of medical emergencies Elle responded that Northfield told her they
140 could get there in 12 minutes, which was much faster than Canterbury. She
141 commented that Northfield had just given permission for a large
142 commercial campsite in town, by the river, to the Partridges. She was not
143 interested in something like that. Hers was small, designed to bring in
144 income to help with her taxes which were \$400 a month. The campsites
145 attracted the least people, with least problems, and she could keep
146 campers separate, which had been appreciated for social distancing in the
147 pandemic. She charged \$35 per night per site.

148

149 She also noted she lives off the grid as there is no electricity. She has not
150 been granted an easement by Leroy Glines to bring electricity poles. She
151 has a generator, solar and propane. She puts in solar lights by the porta-
152 potties and even has a solar electric fence. The final site seen was called
153 The Meadow, it had a view of the hills and mountains and was the place for
154 astrology, which Hipcamps are encouraged to provide.

155

156 Members thanked Elle for showing them round.

157

158 Respectfully submitted,
159 Lois Scribner, secretary.

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