

1. Application - *Attached*
2. Site plan *Attached*
3. List of current names/addresses of all abutters within 200 feet of any property line - *Attached*
4. Written notification of waiver requests - *Attached*
5. Fees - bank check from Marty Vaughn - *Attached*

Required Exhibits (the **W** indicates Waiver Requests within body of document)

1. Narrative description of proposal
2. Site plan showing features a) through i) *Attached*
3. Seal and Signature of engineer and owners *Attached within completed application form.*
- W** 4. Plan of all buildings with type/size/location
- W** 5. Landscaping plan
6. Parking needs
- W** 7. Description, location, size of proposed signs
8. Type and location of solid waste disposal facilities
9. Provisions for snow removal/disposal
- W** 10. Erosion and sediment control plan
- W** 11. Noise study
- W** 12. Traffic study
- W** 13. Lighting study
- W** 14. Copies of all applicable state and federal applications or permits
- W** 15. Any other exhibits Planning board deems necessary
- W** 16. If a subdivision all subdivision regulations shall apply

1. Narrative description of proposal

Marty Vaughn plans to develop an extension of Top O' The Hill Disc Golf course on the Hawkins and Gilman Girls wooded property. Access and entrance to the second course will be the same as it is currently from his pro shop at 68 Southwest Road.

Walking west from the pro shop, players will enter the second course at a crest in the hill. The woods are on the right, just past the Gilman Girls hay field. Much of the property for the extension course is adjacent to a Class VI Road, Old Schoolhouse Rd., which ends at the powerline corridor. The properties extend to I-93 on the west. On the south is Marty's current course and the Cambridge

Drive cluster development amid town land. On the north side are the woods and fields of Windswept Farm and the Class VI Road.

The new 18-hole course will keep the trees since the golf fairways are designed to be a challenge for players. There is no land removal or land damage in creating the course. There are no motors, lights, or loud noise as part of the sport. Maintenance only requires removal of fallen trees and branches.

Players will park and enter the course extension through the pro shop, the same entrance for the existing course. No buildings will be constructed on the land. Only tee off pads and baskets will be placed per Marty's design. All pads and baskets are removable with no impact on the land beyond the walked-on trails.

Since the course is in the woods, there would be no detriments to neighboring properties. In Marty's design, fairways will be amply set back from boundaries. There will be no offensive noise, vibration, obnoxious activities, smoke, dust, odors, heat, glare or unsightliness. There is nothing in a disc golf course use that would be harmful to local residents. Of note is the fact that there have been no issues these past 12 years of the current course operations.

The course extension will maintain the AC zone definition from the town's ordinance: *To reserve those areas of steep slope and severe soils limitations, primarily for conservation, agriculture and forestry purposes. These areas shall serve as open space and agricultural resources to protect the stream sources and scenic qualities of the town from encroachment.* The wooded land has limited options for other uses beyond forest management. The disc golf course will be an optimal use of limited land off a Class VI road.

Marty has maintained an excellent course on his land for twelve years and the land owners are fully behind him creating the new course in an equally conscientious manner resulting in a thriving, healthy forest with woods' beauty maintained. Top O' The Hill currently ranks 51st of 16,000 in the world for all disc golf courses. Course players repeatedly comment that the extension of Top O' the Hill will be a valuable resource for all levels of players.

2. Site plan showing features a) through i) - Attached

3. Seal and Signature of engineer and owners – Attached

4. Plan of all buildings with type/size/location

Waiver Request – no buildings are planned.

5. Landscaping plan

Waiver Request – no landscaping is planned. Woods remain natural within course layout.

6. Parking needs

Current parking can accommodate 162 cars and is enough area for players on two courses to all park.

If the present course and the proposed expansion course were both totally full of players, and, if every person drove separately in their own car ... it would only total 144 cars.

Adding to this, there is an additional 3.5 acres of overflow parking in Marty's hayfield for the occasional tournament held maybe once a year.

7. Description, location, size of proposed signs

Waiver Request – no signs are planned. [ed. 6-25-23 JL]

8. Type and location of solid waste disposal facilities

A portable toilet has serviced the players for 12 years and is located in the parking area. Best Septic Service of Loudon provides scheduled weekly emptying of its contents, maintenance and will do extra servicing when necessary.

9. Provisions for snow removal/disposal

Marty has been equipped for removing snow from the parking area since Top O' the Hill was first opened. He will continue likewise in the future.

10. Erosion and sediment control plan

Waiver Request – no excavation is planned. Woods remain natural within course layout.

11. Noise study

Waiver Request – no mechanized noise in disc golf. Woods remain quiet.

12. Traffic study

Waiver Request – no new traffic patterns. Entrance and parking is at the current lot at the Pro Shop.

13. Lighting study

Waiver Request – no lights are planned. Disc golfing is a natural daylight sport.

14. Copies of all applicable state and federal applications or permits.

Waiver Request – no state and federal applications or permits are needed.

15. Any other exhibits Planning board deems necessary

No other exhibits have been requested.

16. If a subdivision all subdivision regulations shall apply

This is not a subdivision.

Respectfully submitted,

Martin Vaughn

Top O' the Hill Disc Golf

Canterbury, NH 03224