

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 quite dry in the summer. There was an old logging road there where the
46 Fire Department would be able to get access if there was an emergency
47 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 will
52 be fenced off. There was a brook at the bottom. These two sites would
53 share a porta-potty.

54
55 In that field of pasture it was possible to see sites #6, #7, up on the hill and
56 further away sites #8 and #9 behind pine trees. 3 of these sites would
57 share a porta-potty. Hillary Nelson asked if they could see site #10. It was
58 on the pasture field. LeeAnn said this pasture was for equine campers.
59 Tyson asked about the horses and the water. The stream will be fenced off
60 so horses cannot get to it. Joshua Gordon asked about the stream around
61 July 4, and it is dried up usually by then. Equine campers are said to bring
62 their own trailers, fences, water and everything needed. There will be an
63 outer fencing just in case any camper fencing fails. Lucy Nichols asked
64 about horse health and details required. The equine camper forms are
65 different and include information about vaccinations. LeeAnn said much of
66 this information was on the Hipcamp website. Lucy asked if she could
67 make copies available for members to see.

68
69 LeeAnn reiterated that she would be posting that use of the brook was
70 forbidden for washing or giving horses drinks.

71
72 Lucy asked about mud season and LeeAnn replied that they will be guided
73 by the weather, so were unlikely to have anyone in March when it was mud
74 season, nor in October should there be snow. They were not going to plow
75 any part of the sites.

76
77 Tyson suggested she request a waiver for the topographical survey that the
78 Board had requested at the last meeting. It was the reason the application
79 had been deemed incomplete. All these issues would be dealt with at the
80 January 26 meeting.

81
82 Brendan O'Donnell asked about the trails or roads around the property.
83 LeeAnn clarified they were old wood roads that had been there for a long
84 time and did not get muddy in spring. She invited members to come back in
85 spring to take a look. The logging roads are well defined.

86
87 Lucy asked about electricity. There is none. Nor any lighting but the porta-
88 potties would have solar lights.

89
90 Members thanked LeeAnn for showing them round.

91
92 **2. 175 Lambert Road, Canterbury**

93
94 Elle Bezanson's campsite is accessible via both Rt 132 N or Intervale
95 Road, off Sandogardy Pond Road in Northfield, on a class VI road.

96
97 More than one member asked the size of the property - it is 52 acres. Elle
98 explained that it had been excavated for the building of Interstate 93 and
99 was predominantly sandy soil on the hill and valley. She had been there
100 since 1962. She has 2000 feet of frontage on the interstate. She had been
101 to the Northfield Planning Board for the building of her house. She also
102 noted that the map of the campsites needed re-doing and updating.

103
104 Members were shown the various campsites round the property that have
105 already attracted many visitors. Currently there are 9 sites. Elle said she
106 has good reviews on Hipcamp, especially for 'Wolf Swamp'. People had
107 made it clear they really appreciated the privacy of the individual
108 campsites, not being able to see others on the property.

109
110 The first was Sunset Hill, which had room for 2 cars. She said some folks
111 had used hammock tents there for shade in the summer. The second,
112 Jesse James Hideout had only room for one tent. The third was
113 Presidential Suite, so named because some Memorial Day visitors had left
114 flags. She has had people from other countries stay there with their pets,
115 as she is pet-friendly. She has a leash law in operation. She also allows
116 horses to stay.

117
118 The Camp David site has space for 3 tents. It needed more preparation for
119 the road access for the Fire Department.

120

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

124

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

129

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

136

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

146

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

153

154 Members thanked Elle for showing them round.

155

156 Respectfully submitted,
157 Lois Scribner, secretary.

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