

**Approved by the Board 8-23-07**

**Call to Order:** at 7:00 p.m. by J. Dube, Chairman.

**Members Present:** Jeremy Dube-Chairman, Tom Hoopes, Cynthia Balcius, Cris Blackstone-Selectman Representative, Jeanne Crouse, Bruce Holmes, Bonnie Dunbar-Alternate, Monica Jerkins-Planning Assistant, and Carolyn Schaeffner-Recording Secretary

**Appointment of Alternates:** Bonnie Dunbar appointed.

**Approval of Minutes:** October 10, 2006; October 17, 2006; October 19, 2006  
October 10, 2006. Corrections

**Motion** by T. Hoopes to accept October 10, 2006 minutes as presented. Second by J. Crouse. No discussion. Vote unanimous.

October 17, 2006

**Motion** by T. Hoopes to approve the minutes as marked on the original by Monica Jerkins. Second by B. Holmes. No discussion. Vote unanimous.

October 19, 2006. Need clarification on an two cases and M. Jerkins will listen to the tape and get back with the Board on Thursday, December 21. No motion made to approve the minutes.

**Motion** by J. Crouse to continue discussion to approve the minutes to December 21, 2006. Second by C. Blackstone. No discussion. 6 in favor, one abstention.

**Approval of Agenda:** Monica Jerkins presented the following cases to be continued the below approved dates.

The following cases will be heard on Thursday, December 21, 2006.

- Case P06-69, Raco
- P06-81, Richard Holmes
- P06-93, Norby and Reynolds
- P06-95, Norby and Reynolds
- P06-102, Alton Bay Campmeeting Association
- P06-57, Meadowlands Lane
- P06-70, Weldon
- P06-88, Houle

The following application is continued to January 16 to allow for correction of an abutter's notification error:

<b>Case P06-106</b>	<b>Map 6, Lot 18</b>	<b>2-Lot Subdivision</b>
<b>Donald E. Roberts</b>		<b>Route 28 &amp; Chamberlain Road</b>
Application submitted by Rick Drew of Orvis/Drew, LLC, on behalf of Donald E. Roberts for a proposed 2-lot subdivision of his property within the Rural Zone.		

The applicant has requested that the following case be continued to February 20, 2007 to allow sufficient time for a variance to be sought from the Zoning Board of Adjustment:

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**Case P06-105**

**Map 12, Lot 14**

**2-Lot Subdivision**

**Robert & Joanna Morehouse**

**Route 28 & Bay Hill Road**

Application submitted by Rick Drew of Orvis/Drew, LLC, on behalf of Robert & Joanna Morehouse for a proposed 2-lot subdivision of their property located within the Rural Zone.

**Motion** by T. Hoopes to approve the agenda as amended. Second by C. Balcius. No discussion. Vote unanimous.

**Public Input:**

None seen or heard.  
Closed public input.

**Applications for Public Hearing:**

**Case P06-107**

**Map 65, Lot 17**

**Amended Site Plan Review**

**Spring Haven Campground, LLC**

**1702 Mount Major Highway**

Application submitted by Thomas Varney, PE, of Varney Engineering, on behalf of Spring Haven Campground for a proposed expansion of the administrative/recreation building by relocating a railroad building from off-site to the property and placing it on an existing foundation. The property is located within the Lakeshore Residential Zone.

Present for this case: Tom Varney, Roger Fowler.

M. Jerkins noted new plans for the Board and abutter letters. These were distributed to the Board. Waiver requested from the drainage study. Review of the plat notes no surveyors stamp. There is a smaller plan included in the packet with does include comments from Mr. Kraft-Lund.

T. Hoopes would like to hold off granting the drainage waiver until he hears the plan.

C. Balcius would like to see an updated surveyor stamp.

**Motion** by T.Hoopes to accept the application for P06-107 and pending discussion of the two waivers; drainage and updated surveyors stamp and that they can be discussed at a later time, seconded by B. Holmes. No discussion. Vote unanimous.

T. Varney read a narrative. Summarized that the Spring Haven Railroad station would like to be moved to an existing foundation. Recreation and Administration Building. Shows 5 parking spaces and how building will sit on the foundation.

Notice to the abutters. Received back approximately 25 stating they had no objection. They have a permit to move it up the highway.

J. Dube asked if an old site plan is on file.

M. Jerkins confirmed.

T. Hoopes spoke about a buffer that seems to be missing.

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J. Dube would like to see the proper history of what has been approved for the original site plan.

C. Blackstone~

R. Fowler asked for clarification of what the Board is concerned about.

J. Dube stated it was the concern from abutters, construction equipment on the site.

R. Fowler noted it is necessary due to upgrading the property. Also planting grass taking out trees that they lost.

T. Varney noted it was also for installing the new septic system.

R. Fowler noted yes work is being done each weekend. The equipment is there for the sole purpose of working on the campground.

C. Blackstone asked of his relation to Bernard Lynch.

R. Fowler explained.

C. Balcius asked how old the septic system was.

T. Varney answered 2001.

C. Balcius referred to plan and asked T. Varney about boxes on plans.

T. Varney noted that the boxes are sites and not actual trailers.

C. Blackstone asked about "permanency"

R. Fowler noted they are all moveable, decks are moveable and built to requirements 4x8.

T. Hoopes noted letter from Kraft-Lund on visual buffer that is non-existent. Read letter for the letter.

Open to public input.

Donna Kelly, abutter to current railroad station. Feels it will improve the campground and benefit the community. Has lived there for 33 years.

R. Fowler noted the front is open due to getting the building into the

Richard Cunningham, 88 Railroad Avenue. 50-years resident. Does not have confidence that the current owners will follow through with finishing the project. Stated the original foundation was capped due to a Selectman at the current time stopping the project because it was being done without a permit and also the sewer 50 gallon barrels being filled and buried as the sewer system. Also concern for water drainage flow. Also concern for the barrier problem and would like to suggest at least 15 foot trees put

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in. Would like to suggest egress on one of the site streets due to the heavy traffic on Route 11. Noted there are not RVs in this park. There are mobile homes in the park not RVs.

Howard Pennick. Has two properties that abut the campground. Commented on the buffer zone and there is nothing there. Trailers have been moved to be right up on the property line. There are no 10 ft setbacks up to his line. Against any permanent structures being placed on the property.

Public input closed with no further seen or heard.

C. Balcius wants to see if this campground is in compliance before making any decisions.

J. Dube would like to personally see the property before making any decisions.

C. Blackstone would like the police report to observe and report on a different size vehicle coming in and out of the entrance (ie. RV, motor home.).

B. Dunbar would like to look at the recommendation made about the parking and seek an alternate location.

General discussion compliance of this campground.

T. Varney noted this was approved in 2000 as an RV park. Noted the campground is non-conforming and that is why they are present tonight.

M. Jerkins

General discussion on previous site plan

T. Hoopes noted B. Boyers comments.

J. Dube asked about a site

**Motion** to continue case by C. Balcius to January meeting and schedule a site walk.

T. Hoopes. No discussion. Vote unanimous.

Discussion on a site walk date. Thursday, December 28 at 4:00 p.m.

**Case P06-108  
Brian & Heather Welch**

**Map 3, Lot 23 & 24-1**

**Voluntary Lot Merger  
Prospect Mountain Road**

Application submitted by Eckman Engineering, LLC, on behalf of Brian and Heather Welch for a proposed voluntary lot merger as part of a proposed 14-lot subdivision development of their property located within the Rural Zone.

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**Case P06-109**

**Map 3, Lot 24-1 & 23**

**Boundary Line Adjustment**

**Brian & Heather Welch**

**Prospect Mountain Road**

Application submitted by Eckman Engineering, LLC, on behalf of Brian and heather Welch for a proposed boundary line adjustment as part of a proposed 14-lot subdivision development of their property located within the Rural Zone.

C. Balcius recused herself from this case.

**Case P06-110**

**Map 3, Lot 24-1 & 23**

**14-Lot Subdivision**

**Brian & Heather Welch**

**Prospect Mountain Road**

Application submitted by Eckman Engineering, LLC, on behalf of Brian and Heather Welch for a proposed 14-lot subdivision of their property located within the Rural Zone.

C. Balcius recused herself from this case.

M. Jerkins noted this these three are all part of the same project.

**Motion** by T. Hoopes for case P06-110 that this is declared to be a regional impact and to continue this to the January 16 meeting. Second by B. Holmes. No discussion. Vote unanimous.

**Motion** by T. Hoopes to accept the application case P06-108 and P06-109. Second by B. Holmes.

Present for this case Brian and Heather Welch,

Eckman presented the case. Boundary line adjustment is to bring garage into compliance.

Open to public

Ann Griffin, abutter for boundary line adjustment. Completely in support of project. Not only in agreement but in favor of it.

Public input closed

J. Crouse asked for clarification on placement of houses.

**Motion** by Hoopes to approve case P06-108 for Voluntary Lot merger. Approval is conditional on subdivision acceptance. Second by B. Holmes. Passes with unanimous vote.

**Motion** by Hoopes to approved case P06-109 conditional on approval of subdivision approval. Second by B. Holmes. Passes with unanimous vote.

Break at 8:30 p.m.

Meeting resumed at 8:39 p.m.



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J. Dube spoke with Mr. Boyers

C. Balcius problem with property line going through the shed. Would like to make sure that line is appropriate.

M. Guldbrandsen suggested going to the selectmen to have this decided. Or go through the town attorney.

B. Dunbar question on 10 ft access easement. Normally do not grant easements from another lot. Concern enlarging the use of this property.

J. Dube intent to keep use one.

B. Dunbar asked if this easement is personal

M. Guldbrandsen noted this is an existing use.

Open to the public.

Alden Norman, abutter. Does not have any strong objections to the change to the property. Looked at the plan, shows a proposed water plan. Sensitive to the issue to land that supports sewer and water rights. Raise the question if there is a state approved plan (septic and water). Concern for future development. Issue should be studied is when there is heavy rain the area between his home and the cottages floods. Concern for high water table and that no further easements come to him for water access.

T. Hoopes answered that the proposed leach field is appropriate and would not be submerged in heavy rain.

J. Dube addressed that the leach and septic are approved by the state. Agreed that heavy rain does flood the road. Explained why they planed the new leach field as they did. New deed will put in new well. Would like to assure Mr. Norman that they will not cross.

B. Holmes suggested a deed for old water line easement

A. Norman asked about sheds.

M. Guldbrandsen noted these shed are on a completely separate lot.

T. Hoopes noted Mr. Norman

Edward Annis, trustee to Annis property abutter property. Deed stated that the Agreement with proposed changed. Would like to also watch the utilities. Concern on quantity of well for three cottages.

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Public input closed

C. Balcius asked about a community well.

Who will be in charge?

B. Dunbar parking

J. Dube note all being units are parking.

M. Jerkins asked if there was vegetation behind unit 3.

J. Dube

T. Hoopes suggested talking to Russ Bailey, Jim Sessler, language for personal use, question on docks.

M. Guldbrandsen dock upkeep responsibility of the association.

B. Dunbar note to not be rented out separately

M. Guldbrandsen noted property owner must be the user of the dock.

C. Blackstone questioned on limiting the length of boat for association.

**Motion** by J. Crouse to continue case #P06-104 until the January 16, 2007 meeting. Second by C. Balcius. No discussion. Vote unanimous.

J. Dube resumed his seat on the Board.

**Other Business:**

1. Old Business:
2. New Business:
3. Correspondence: David Slade Letter (FYI)
4. Any other business that may come before the Board.

**Motion** by J. Crouse to adjourn. Second by C. Balcius. No discussion. Vote unanimous.