



Approved by the Board 9-20-07

**Case #P06-10  
Sedlari Construction**

**Map 10, Lot 16**

**Amended Subdivision  
Alton Mountain Road**

Request submitted by Vance Sedlar of Sedlari Construction for a proposed amendment to a driveway location on one lot of the previously approved 13-lot subdivision located on Alton Mountain Road within the Rural Zone.

T. Hoopes – Are you proposing to reduce the cuts on Alton Mountain Road?

Vance Sedlar – I just want to access those two lots from the interior road.

T. Hoopes- It doesn't cause you any problems anywhere?

M. Jerkins – What you have in front of you is not showing the full 13-Lot Subdivision because the first 3-lots were a separate approved subdivision and there will be a road.

C. Balcius – Does the whole subdivision plan need to be resubmitted for changing the driveway location?

B. Dunbar – No

T. Hoopes - Open to the public, seeing none I will close the public input

**Motion made by B. Dunbar to approve the Amended Subdivision of Case #P06-10 Sedlari Construction Map 10 Lot 16, second by C. Balcius. Motion passed with all in favor.**

C. Balcius recused herself from case P07-06 and P07-07.

**Case #P07-06  
Benjamin Finnegan**

**Map 6, Lots 36, 37**

**Boundary Line Adjustment  
Valley Road**

Continued from the May 15, 2007 hearing.

**Case #P07-07  
Benjamin Finnegan**

**Map 6, Lots 36, 37**

**15-Lot Subdivision  
Valley Road**

Continued from the May 15, 2007 hearing.

T. Hoopes – We did get a letter just before the meeting from CMA. On the wetlands permit that came back from the state, what were the final conditions that they had listed on the permit?

A. Hoover – I don't have that information.

T. Hoopes – There were letters written by both the Conservation Commission and others to DES with some questions about drainage and culvert size and I didn't know if those had been resolved or not. I haven't seen a copy.

A. Hoover – Perhaps you should ask that person to respond and I can comment. The letter you have from CMA, we received approximately the same time you did.

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C. Balcius – The wetland permit is still in review time period. With response to the Conservation Commission comments we have put together something that will be going to address each of the comments the Conservation Commission made and we will CC: Jocelyn Deglar at the Wetlands Bureau. The question regarding the culvert sizing on those streams it is my understanding that the engineer probably sized those using the drainage shed size.

T. Hoopes – you are talking about the applicant's property not the road culvert.

C. Balcius – Yes.

T. Hoopes – I think the thing of concern was more and more with the last three rain events we have had more attention has to be focused on drainage.

A. Hoover – Apparently with the letter they are satisfied.

C. Balcius – I just looked at CMA's letter and under Section 77.5 I want to make it very clear that there are no vernal pools on this site.

T. Hoopes – Is the proposal in terms of building the road to do it in a one-sweep section or is it going to be done in steps?

Dave Fuller – The road will be built in its entirety when construction starts. What happens usually you try to go half way and then you end up making temporary cul-de-sacs to turn fire engines around and so forth so it is not that long of a road.

T. Hoopes – I know in the last 2-3 years a whole series of blow-outs during construction and I know there is a pre-construction meeting scheduled but I do think even at this point we need to talk about the idea of having at some point a net end date of construction where there is at least a couple of week of growing time before something is seeded in. Leaving things open during the winter is a real scare at his point.

D. Fuller – I agree and just to let you know we also have a company that does the excavation work and we will be physically building the road so we are up to speed on the Best Management Practices and Erosion control and Sedimentation Control and Stabilization and I think all of it is covered in the plan so we will be following the construction sequence.

T. Hoopes - Open to public, seeing none I will close public.

M. Jerkins – I provided in my memo a list of standard conditions of approval that the board uses and I would also suggest that if the board is considering approving this tonight that you make a condition that a detail for the under drain between station 1300 and 1800 be provided prior to plan recording.

S. Williams – If they have ground conditions that would warrant under drains whether it be on the plan or not on the plan they would have to put them in.

T. Hoopes – At what station are we talking about?

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S. Williams – It is under general engineering plans on the CMA letter 2<sup>nd</sup> page.

A. Hoover – My client indicates he is willing to accept that as a condition.

C. Balcius – I think you will see an improvement with the box culverts being installed.

T. Hoopes – What about the Boundary Line Adjustment?

Greg Vachon – That was on Lot 1 where it comes off Valley Road. It is on sheet S2

**Motion made by B. Curtin to approve the Boundary Line Adjustment for Map 6 Lots 36 & 37 Case #P07-06, seconded by S. Williams. Motion passed with all in favor.**

**Motion made by B. Dunbar to approve Case#P07-07 a 15-Lot Subdivision for Benjamin Finnegan Map 6 Lots 36&37 with the following conditions.**

- 1. A copy of any necessary federal, state, and/or local permits must be received by the Planning Department and the permit numbers must be added in a note on the plat prior to plan signing.**
- 2. A note must be added to the plat prior to plan signing stating that the Best Management Practices must be utilized during any timer cutting on site.**
- 3. A note must be added to the plat prior to plan signing stating that all erosion control measures must be in place prior to any soil disturbance including stump removal.**
- 4A. To set all TBS notes must be removed and all monumentation must be set prior to plan signing.**
  - B. The roadway between stations 1300-1800 should show a location of the profile and plan view cross sections for proper construction of under drain.**
- 5. Trees along the boundary of the 25' of wetland buffer in the area within 200' of proposed development that will disturb the soil or involve removal of trees are to be flagged on the plat and accurately in the field on trees approximately every 25' with permanent markers identifying them as the wetland buffer. The types of all proposed signage are to be reviewed and approved by the Planning Board. Where trees have been previously removed or do not exist the wetland buffer shall be flagged with metal fence posts displaying the markers, which should be affixed to the posts with bolts. This is to be completed prior to plan signing and certified as complete by the surveyor who stamps the plan.**
- 6. A note must be added to the plat prior to plan signing stating the total acreage of each current use category for each lot where applicable.**
- 7. The following note must be added to the plat prior to plan signing, this subdivision plan contains a total of 26 sheets, which in its entirety constitute the subdivision plan as approved by the Town of Alton Planning Board. Sheets numbered S1, S2, and S3 are recorded at Belknap County Registry of Deeds, the remaining sheets are on file at the Town of Alton Planning Department.**
- 8. The following note must be added to the plat prior to plan signing, this subdivision plan is subject to the conditions of approval itemized in the June 19, 2007 notice of decision on file at the Town of Alton Planning Department.**
- 9. All proposed road names must have written approval from the E-911 Committee and a copy of which must be supplied to the Planning Department prior to plan signing, approved road names should appear on the final plat before signing.**
- 10. Any and all declaration of covenant and easements of any kind, language must be approved by the town counsel prior to plan signing.**

Approved by the Board 9-20-07

11. **The homeowner's association agreement must provide for maintenance of road drainage structures until such a time as the town is petitioned to take possession. Language should be reviewed and approved by town counsel prior to plan signing.**
12. **Certificate of organization for the homeowner's association to be filed with the New Hampshire Secretary of State's office and a copy of certificate and proof of filing to be provided to the Planning Department prior to plan signing.**
13. **Security in the form of cash or letter of credit with self-calling features, language to be approved by town counsel, must be submitted to the Planning Department for the installation and maintenance of the cistern and associated drainage prior to plan signing with the amount to be determined by the towns review engineer.**
14. **Security in the form of a letter of credit with self-calling features, language to be approved by town counsel, must be submitted to the Planning Department for construction of roads prior to plan signing with the amount to be determined by the towns review engineer.**
- 15A. **An amount necessary for road construction, cistern construction, or other necessary construction inspections must be placed in and escrow account prior to plan signing, amount to be determined by the towns review engineer.**

A. Hoover – Excuse me Mr. Chair, I understand that this is out of order but it has occurred to me before you get to conditions subsequent that one of the provisions of the agreement with Councilman, I think should be noted on the plan also that there will be a 30' natural no-cut buffer along the back or rear of Lots 4 & 5 and I think that should be noted on the plan.

**Motion continues**

- 15B. **A note on the plat shall be noted a 30' natural no-cut buffer along the rear line of lots 4 and 5.**
16. **A pre-construction meeting shall be arraigned between the town engineer, the applicant, and his/her developer, the Planning Department and any other board deemed necessary prior to the excavation or timer cutting during which time the applicant and /or his agent together with the town engineer shall determine a construction/inspection schedule.**
17. **A letter must be received by the Planning Department stating the Board of Selectmen accept the language and conditions of the proposed easement deed for the cistern based upon the recommendation of town counsel. If the Selectmen do not accept the language and conditions of the proposed easement deed an administrative review will be required.**
18. **As-built plans for roads and final engineering inspections must be completed and all boundary points be set prior to the release of security for the roads and associated drainage system, seconded by S. Williams. Motion passed with all in favor.**

Cynthia Balcius recused herself from case P07-04.

**Case #P07-04**  
**Bradford Jones**  
Continued from the May 15, 2007 hearing.

**Map 11, Lots 13, 14, 13A**

**17-Lot Subdivision**  
**Alton Mountain Road**

M. Jerkins - There is a final review from CMA and most all concerns have been met.

T. Hoopes – Has the application been approved?

Approved by the Board 9-20-07

M. Jerkins – no it has not been approved. If the board is considering approving this tonight I would suggest the conditions will be very similar to the Finnegan conditions so you might want to look at that memo for a list of standard conditions.

Jonathan Ring – The board members may recall at the meeting last month it was 11:30pm when we started discussion on this so it was discussed and unfortunately there wasn't time to deal with what ever conditions might have been placed but we believe we have addressed all the comments and are ready for an approval tonight subject to such conditions as you may see fit to impose.

T. Hoopes – Have you given any thought as to how much is going to be cut? In other words we don't have a ridgeline protection plan at this instant but at the same time your subdivision is going to be greatly impacted as well. To a certain degree a restriction of some cutting is a good thing because there are a substantial number of structures down hill.

Brad Jones – I will say that rendering up there kind of shows you the proposed location of a lot of the houses and gives you an idea that some of the area that is cut there is actually a barn and stable there but there is a difference with this subdivision in that not all the lots have views and they really can't achieve a view because of the lots in front of them and obviously we don't own them so there is not going to be a lot of clear cutting to try and obtain views on these lower lots. The back of the lots progressively get steeper so the houses will be kind of forced to the front of the lots where it is flat and that will also help because sometimes you have a subdivision with a long driveway that will meander up through a lot and the way this is laid out it isn't going to happen.

S. Williams – I would like to have some input from the applicant's because there is a huge discrepancy in the road costs so I would like something new. Are you satisfied with the \$478,000.00.

B. Jones – I did talk to CMA today and they have agreed to take another look at the cost estimate, there are some items in there that are over inflated. I think what happened was they used the DOT website and the construction costs for a highway and road are quite different, but they have agreed to go over some of these items with us.

S. Williams - We also should have CMA looking at the right charts when they are estimating.

A. Hoover – There is one small detail that has nothing to do with this plan but if you will look at plan reference B-sheet 2 it makes reference to a previous subdivision of abutting property also part of the Jones family, it makes reference to Map Book 82 Pages 1, 2, 3, & 4, January 30, 1980. The reason that comes up is on that plan there are 2 lots E & F and access to those 2 lots on that plan are through an easement that runs through the middle of the property that is in front of you, that has since been terminated and the purpose of that was to be because Alton Mountain Road wasn't approved and they didn't feel that access should come off of Alton Mountain Road in 1980, that has been corrected as a result of the improvements to Alton Mountain Road and now they have driveway permits for those 2 lots off of Alton Mountain Road so the necessity of that easement has disappeared.

T. Hoopes – Are E & F are part of this subdivision?

Approved by the Board 9-20-07

A. Hoover – Absolutely not. What Peer Kraft-Lund asked me to do is if I would object having a note attached to this plan referencing back to that plan saying that plan has been terminated so it won't create a title problem. So I have prepared something and Peer is not here so my suggestion is that one of the conditions could be that we agree upon language, which is necessary to terminate that to be added to the plan.

T. Hoopes - I think that is a must.

T. Hoopes - Open to public, seeing none I will close public input.

T. Hoopes – The final status of 13,A, 13, 14 – the big block, is that basically a wood lot?

B. Jones – That becomes lot 17 it is a 22.6-acre lot.

**Motion made by B. Curtin to approve Case #P07-04 Map 11 Lots 13, 14, & 13A, a 17-Lot Subdivision off of Alton Mountain Road with the following conditions:**

- 1. A copy of any necessary federal, state, and/or local permits must be received by the Planning Department and the permit numbers must be added in a note on the plat prior to plan signing.**
- 2. A note must be added to the plat prior to plan signing stating that the Best Management Practices must be utilized during any timber cutting on site.**
- 3. A note must be added to the plat prior to plan signing stating that all erosion control measures must be in place prior to any soil disturbance including stump removal.**
- 4. To set all TBS notes must be removed and all monumentation must be set.**
- 5. Trees along the boundary of the 25' of wetland buffer in the area within 200' of proposed development that will disturb the soil or involve removal of trees are to be flagged on the plat and accurately in the field on trees approximately every 25' with permanent markers identifying them as the wetland buffer. The types of all proposed signage are to be reviewed and approved by the Planning Board. Where trees have been previously removed or do not exist the wetland buffer shall be flagged with metal fence posts displaying the markers, which should be affixed to the posts with bolts. This is to be completed prior to plan signing and certified as complete by the surveyor who stamps the plan.**
- 6. The following note must be added to the plat prior to plan signing, this subdivision plan contains a total of 29 sheets, which in its entirety constitute the subdivision plan as approved by the Town of Alton Planning Board. Sheets numbered 5, 6, 7, & 8 are recorded at Belknap County Registry of Deeds, the remaining sheets are on file at the Town of Alton Planning Department.**
- 7. The following note must be added to the plat prior to plan signing, this subdivision plan is subject to the conditions of approval itemized in the June 19, 2007 notice of decision on file at the Town of Alton Planning Department.**
- 8. All proposed road names must have written approval from the E-911 Committee and a copy of which must be supplied to the Planning Department prior to plan signing, approved road names should appear on the final plat before signing.**
- 9. Any and all declaration of covenant and easements of any kind, language must be approved by the town counsel prior to plan signing.**
- 10. The homeowner's association agreement must provide for maintenance of road drainage structures until such a time as the town is petitioned to take possession. Language should be reviewed and approved by town counsel prior to plan signing.**

Approved by the Board 9-20-07

11. **Certificate of organization for the homeowner's association to be filed with the New Hampshire Secretary of State's office and a copy of certificate and proof of filing to be provided to the Planning Department prior to plan signing.**
12. **Security in the form of cash or letter of credit with self-calling features, language to be approved by town counsel, must be submitted to the Planning Department for the installation and maintenance of the cistern and associated drainage prior to plan signing with the amount to be determined by the towns review engineer.**
13. **Security in the form of a letter of credit with self-calling features, language to be approved by town counsel, must be submitted to the Planning Department for construction of roads prior to plan signing with the amount to be determined by the towns review engineer.**
14. **An amount necessary for road construction, cistern construction, or other necessary construction inspections must be placed in and escrow account prior to plan signing, amount to be determined by the towns review engineer.**
15. **Town Planner and applicant agree upon the language to be contained on a note to be added to the plan terminating the easement/ROW providing access to Lots E & F as shown on subdivision plan dated 7/25/79 and recorded on 1/30/80 by Ronald Mitchland Associates, Inc. recorded in the Belknap County Registry of Deeds at Book 82 Pages 1, 2, 3, & 4.**

#### **Conditions Subsequent**

1. **Pre-construction meeting shall be arranged between the Town Engineer, the applicant, and his/her developer, the Planning Department and others the board may deem necessary prior to excavation or timber cutting during which time the applicant and his agent together with the towns engineer shall determine a construction inspection schedule.**
  2. **A letter must be received by the Planning Department stating that the Board of Selectmen accept the language and conditions of the proposed easement deed for the cistern and/or detention ponds based upon recommendation of the town counsel. If the Selectmen do not accept the language and conditions of the proposed easement deed an administrative review will be required.**
  3. **As-built plans for road and final engineering inspections must be completed and all boundary points to be set to the release of the security for the roads and associated drainage system.**
  4. **Adhere to the limit of the clearing as approved by the state.**
- Motion seconded by S. Williams. Motion passed with all in favor.**

C. Balcius resumed her seat on the Board.

**Case #P07-26**

**Map 4 Lot 7**

**Conceptual Consultation**

**Dennis and Jacqi Gough**

**295 Halls Hill Road**

Request submitted by Dennis and Jacqi Gough for a conceptual discussion with the Board on a proposed 2-lot subdivision. The property is located within the Rural Zone.

S. Williams – The applicants are my neighbors do I need to step down?

M. Jerkins – No, this is just a conceptual consultation.

Dennis Gough – We would like to subdivide and out a house on the property.

T. Hoopes – The property is approximately what size?



Approved by the Board 9-20-07

D. Gough – 115-acres

M. Jerkins – The issue is the road frontage, there is a farm house located along the road and a pond beside it that take up most of the road frontage, so the issue is going to be access to the lot, which would be in the back.

T. Hoopes – You would want to subdivide a piece in the back or sell the front and keep the back or.

D. Gough – We would like to have a piece of property in the back of where the existing house and barn are and there is a country road there already and it has been in use many years.

S. Williams – Is this going through the white gate?

D. Gough- No, behind the house, beside the barn.

T. Hoopes –Is it a rough woods road?

Jacqi Gough – If you follow the driveway it connects to a country road that takes you up into the backfields.

T. Hoopes – Is this a woods road that some farmer built?

J. Gough – It is a woods road that my dad used for his tractor and his farm equipment over years and it just made a road.

T. Hoopes- It is a service road as opposed to a road.

S. Williams – Just so you know this property is just above Dick Quindley's house and below me.

C. Balcius – How much road frontage do you have?

J. Gough – About 780'. It is a pretty jagged piece of property.

T. Hoopes – Is it flat, mountains?

D. Gough – It is a gradual hill and it is a big field that is hayed every year.

T, Hoopes – Monica brought up a question that the fact that there is an existing house on the road and then there is wetland, how much space is there to get a adequate road in and I guess that in terms if you ever want to develop further in the back you have to have adequate frontage on the road and adequate road access to build a regular road. If you are simply building a driveway that is a whole lot different.

J. Gough – All we want is a driveway, can the existing driveway be used by us and our friends that want to buy the property?

Approved by the Board 9-20-07

T. Hoopes – That is what we call a shared driveway and technically we don't permit shared driveways. There is shared access and then driveways can split.

C. Balcius – Our minimum frontage requirement is 200 linear feet with 2-acres, with all of that acreage I don't think you are going to have a problem.

T. Hoopes – You are going to have to have your own entrance.

J. Gough – We have our own entrance and then can take access to the old road.

M. Jerkins – We are nearing the time limit on this.

M. Jerkins – The first thing you need to do is to contact a surveyor and have him come out and look at your property.

Break at 8:35 p.m.  
Reconvened at 8:40 p.m.

**Case #P07-22  
Stafford Oil**

**Map 27, Lot 57**

**Site Plan Review  
Main Street**

Application submitted by Stafford Oil for a proposed amendment to an existing site plan to allow the expansion of a food service use to the existing building. The property is located within the Residential Commercial Zone.

T. Hoopes – We are talking about something that is internal, correct?

Jeff Pearson – Yes

C. Balcius – What they don't have in here does that need a waiver or are we going to accept this?

T. Hoopes – Accepting it as a new application as far as I am concerned is not necessary but that it the route Monica says we have to take.

M. Jerkins – We had to give it a new case number because the other site plan was done so long ago.

C. Balcius – So if this was a full application we would have to also grant the waivers.

M. Jerkins – There are no waivers requested and none needed.

**Motion made by S. Williams to accept the application as complete Case #P07-22 Map 27 Lot 57 Stafford Oil, second by B. Curtin. Motion passed with all in favor.**

J. Pearson - Taking what was a meat room and turning into a pizza place. Removing a wall and making it an order counter and we will be using the same square footage inside the building it is just the meat room will be a pizza operation..

Approved by the Board 9-20-07

T. Hoopes – Have you seen a copy of the Fire Chief’s recommendations?

S. Williams – Is there going to be a hood over the pizza oven?

J. Pearson – It is just a pipe that goes through the ceiling.

T. Hoopes- Open to public input, seeing none I will close public input.

**Motion made by C. Balcius to approve Case #P07-22 with condition to get with the Fire Chief and inform him as to what system is going to be used, seconded by B. Curtin. Motion passed with all in favor.**

C. Balcius recused herself from Case P07-20

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|-----------------------|---------------------|---|
| <b>Case #P07-20</b>   | <b>Map 9, Lot 1</b> | <b>Boundary Line Adjustment</b>             |
| <b>Anna M. Perin</b>  | <b>Map 9, Lot 3</b> | <b>Suncook Valley Road (aka NH Rte. 28)</b> |
| <b>Keith Robinson</b> |                     |   |

Application submitted by Don Voltz of Lindon Design Associates on behalf of the property owners, Anna M. Perin and Keith Robinson for a proposed adjustment between property boundaries located on Suncook Valley Road (NH Route 28) within the Rural Zone. No additional lots are proposed to be created.

M. Jerkins – New Hampshire Electric Cooperative has been approved for their site plan so this has very little impact with that particular project and you have recently seen the wetlands and topo of that site because of that site plan, so they have asked for a waiver from showing that on the larger portion where the boundary line is not being adjusted.

T. Hoopes – Are we dealing with the Rural Zone?

Greg Vachon – Right.

T. Hoopes – So all we are doing is allowing to make a non-conforming lot conforming. There is no potential for future subdivision and much of the land is unusable.

M. Jerkins – You need to grant waivers and accept the application before proceeding.

T. Hoopes –Natural and cultural features, soils, elevations, and wetlands.

**Motion made by S. Williams to accept the application for CaseP07-20 with the following waivers: 7.2.23 – Natural and Cultural features, 7.2.24 - Soils, 7.2.27 - Elevations, 7.2.33 – Wetlands, second by B. Curtin. Motion passed with all in favor.**

G. Vachon – We are adding 095-acres and abandoning the vertical line that has the stone wall as part of it. There is a parcel of uncertain titled also to be added to 9-1 of .41-acres to make a total of 2.95-acres after adjustment to Map 9 Lot 1.

T. Hoopes – Is this unknown, unclaimed land.

Approved by the Board 9-20-07

G. Vachon – Right.

T. Hoopes – What is the use of the existing steel building?

G. Vachon – I believe it is just a storage building. It is gated off so nothing is happening with it.

T. Hoopes - Open to public input, seeing none I will close public

**Motion made by S. Williams to approve Case #P07-20 as accepted with waivers, second by B. Curtin. Motion passed with all in favor**

C. Balcius – resumes her seat on the board.

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|--|---------------------------------|-----------------------------|
| <b>Case #P07-27</b>                          | <b>Map 18, Lot 15 &amp; 15A</b> | <b>Voluntary Lot Merger</b> |
| <b>Christian Camps and Conferences, Inc.</b> |                                 | <b>Chestnut Cove Road</b>   |

Application submitted by Bob Strodel, Executive Director of Camp Brookwoods for a voluntary merger of the above referenced lots in relation and conditional with the Site Plan Review application identified below as Case #P02-24. The properties are located within the Lakeshore Residential Zone.

|  |                        |                           |
|--|------------------------|---------------------------|
| <b>Case #P07-24</b>                          | <b>Map 18, Lot 15A</b> | <b>Site Plan Review</b>   |
| <b>Christian Camps and Conferences, Inc.</b> |                        | <b>Chestnut Cove Road</b> |

Application submitted by Bob Strodel, Executive Director of Camp Brookwoods for a proposed riding arena and horse stable on the campground site to replace an existing horse stable. This application constitutes an amendment to an existing site. The property is located within the Lakeshore Residential Zone.

M. Jerkins – There is a drainage report that has been provided.

T. Hoopes- you want to combine 15A with 15.

Bob Strodel – Yes

B. Curtin – Is there going to be a driveway going through 15A to get to 15 or are you going to be using the existing one now.

B. Strodel – There is an existing road/access road that we provided to our neighbors on the other side between the two lot areas, so there will be o new driveway between the two.

S. Williams – Is 15A where the house is?

B. Strodel – I am not sure.

S. Williams – There is a white house close to the road.

Approved by the Board 9-20-07

B. Strodel – Yes there is a white house close to the road and it is on 15A and our facility director lives in that house and the camp workshop garage is on 15A also.

M. Jerkins – you can go ahead and you don't need to accept the voluntary lot merger as complete but you do need to accept the site plan as complete.

T. Hoopes - Andreson Drive is a ROW on your land?

B. Strodel - Yes

**Motion made by B. Curtin to accept the application for Case #P07-24 Map 18 Lot 15A as complete, second by C. Balcius. Motion passed with all in favor.**

B. Strodel – We want to be able to provide a safe area for the kids to ride. To expand area for jumping, etc. Not increasing number of kids or horses. The new facility will be able to put horses in individual stalls and teach the kids how to take care of the horses properly.

M. Jerkins – the applicant met with the Planning Department and the reason for the voluntary lot merger is all though they own both 15A & 15, a riding stable is not an allowable by zoning alone because it is considered a commercial use on its own lot in the Lakeshore Residential Zone so being that it is really being used as an accessory use to the camp by merging the lots it basically becomes and amended site plan review where they are going to add it to as an accessory use and therefore it would become allowable.

B. Curtin – Is the riding arena going to be visible from Chestnut Cove Road?

B. Strodel – I don't believe so it is over an embankment. We are putting it where we have proposed to put in a very small septic system we are putting it down below enough so we can drive vehicles in and turn them around. We will not put a fire detection system in the new building. The building is used 8 weeks of the year and we are not planning on putting a fire detection system in the building. The hay will not be in the hayloft it will be down in the lower level on concrete and there will be a steel area around it.

B. Dunbar – Where are you storing the hay?

B. Strodel – In one of the stalls.

S. Williams – Is the arena covered.

B. Strodel – No it is open, it will be used for a summer camp operation, which is about 8 weeks for summer camp and approximately 2 weeks before camp when the horses come, we do rent the horses, we have two weeks to train the horses so they remember where to go.

B. Curtin –Do you have to have insurance when renting theses horses?

B. Strodel – Yes, we have insurance on every single horse.

Approved by the Board 9-20-07

T. Hoopes – Open to the public

Robert Bystrack – What will the total combined acreage be?

T. Hoopes – The parcel being added is 8.9-acres and the existing is 141-acres.

T. Hoopes - Public input closed

**Motion made by C. Balcius to approve Case #P07-27 Map 18 Lots 15 & 15A a voluntary lot merger for the Christian Camps and Conferences on Chestnut Cove Road, second by B. Curtin. Motion passed with all in favor.**

**Motion made by C. Balcius to approve Case #P07-24 Map 18 Lot 15 Site Plan Review for Christian Camps and Conferences, Inc. on Chestnut Cove Road with the following conditions:**

- 1. issues brought up by the Fire Chief be resolved prior to a building permit being issued and Fire Chief forward a letter with resolution.**
- 2. the camp agrees to use the best management practices for manure management put out by the NH Dept. of Agriculture**

B. Strodel – As already stated this application was in quite a while ago and we did not get any information from the Fire Chief. I am only interested in getting this started because I have some kids coming this summer and I sure would like to have the new barn. Could we put a time frame on the response of the Fire Chief that he is required to respond by a certain time, what is reasonable in that case?

S. Williams – I would go in tomorrow and speak with him and get it resolved.

**Motion seconded by S. Williams. Motion passed with all in favor.**

**Other Business:**

1. Old Business – None at this time
2. New Business – None at this time
3. Correspondence – None at this time
4. Any other business that may come before the board – None at this time

**Motion made by C. Balcius to adjourn, second by B. Dunbar. Motion passed with all in favor.**