

PLANNING BOARD

SEPTEMBER 18, 2014

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board at their next meeting.

Planning members present: Kevin Lee, Chairman; Bryan O'Day, Mike Howard, Don Hill, Ken Jacques, Peter Keene and Darrin Patten.

Others present: Mike McCrory, Upper Valley Lake Sunapee Region Planning Commission Planner; George McCusker, Lama Samten, Jim Kirby, Scott Sanborn, and John Trachy.

Meeting called to order at 7:00 p.m.

Minutes of August 21, 2014: Corrections: Members Present: ~~Dallas Patten~~, Darrin Patten; add Don Hill. Ken made a motion to accept the August minutes as amended, seconded by Peter. Motion passed. Mike Howard abstained as he was not present.

Wonderwell Mountain Refuge Consultation: Present: Jim Kirby, Lama Samten, and Scott Sanborn, from Cardigan Mountain Land Surveys, LLC. Scott Sanborn presented a preliminary site plan. They expect to be ready for a hearing in October. Wonderwell property is 25 acres in size with 8 acres open and in field and the remaining 17 wooded. The septic was designed in the late 1990's and based on current DES guidelines they believe the septic is adequate for the 16 bedrooms they offer which includes accommodations for staff. Wonderwell has begun to keep records of water usage since the beginning of 2013.

The existing driveway is paved with two entrances. The proposal will be to change the internal flow of traffic and build an additional exit. The plan is to construct an additional parking area for 30 additional cars, keeping the area as natural as possible. Existing driveway exit does not meet existing town sight distance and is problematic. A handicap entrance is proposed with spaces in the new parking area for handicap parking. Currently parking is haphazard.

There is an existing drilled well with no issues with supply. They practice water conservation as much as possible. Storm water management has been addressed with planned open and green spaces.

The plan has not addressed fire suppression and they are looking for guidance as to how to address that. The Board recommended they speak with the Pete Lacaillade, Fire Chief, and it was possible that Pete would consult with someone to assist him since this use is not something the Fire Department handles frequently.

Conceptually there are 3 retreat cabins and at some point in the future they would like to be able to rebuild/renovate the existing barn which will have its own septic system.

The Board reviewed the plans and addressed specific concerns: Retreats take place about 20 to 24 times per year, ranging from 2 to 14 days with an average of about 20 guests, but at different times up to 45 guests at the facility. On the 4th Sunday they are open to the public for worship with 60-70 people for the day. The public may use bathroom facilities in the guest rooms since the "public" bathrooms,

especially since those on the first floor are limited. For large events, they bring in porta-potties. Mr. Sanborn will look at how other churches and religious organizations handle peak-flow for large one-day events. Recommendation was given to check with the State to see if their water supply is considered a public supply and subject to additional testing, and is a parking area allowed within a protective well radius. Concern was also noted with ADA accessibility and the distance from the handicap parking to the access, especially along the existing narrow paved road. It was also recommended that they check with the State from the health inspection and building code side of things for meals being provided from the kitchen. They may be required to have a rooms and meals license. Tenting is allowed on the property as a more affordable option to room rental, and sometimes as needed for overflow. Tenting areas need to be shown on the plan, keeping in mind emergency response issues and the need to get apparatus to appropriate areas to access the building. The Board recommend that Wonderwell include plans for proposals planned for the immediate future on the site plan.

Wonderwell is required to apply to the Zoning Board to request a Special Exception. The Board discussed the dates of upcoming meetings and recommended having their plans in order. They may make a request, in writing, if they wish to pursue a joint hearing with Planning Board and Zoning.

Twombly – Consultation: The Twombly's are looking at purchasing the property at 4112 Main Street (Map 25, Lot 372-373) and questioning whether it would be possible to build a garage on the property. The lot is 5 acres. The wetlands map shows that the existing house is in the overlay area as is most of the available land. The lot was legally created prior to the 2006 Zoning Ordinance creation of the Wetlands Overlay. The Planning Board advised the Twombly's could seek a variance through the Zoning Board, and suggested a wetlands specialist could delineate the exact line of the wetlands as it may vary from the lines shown on the overlay map. The characteristics of the lot as they exist, could constitute a hardship.

Correspondence:

Notification of Storm water Application and Permit for Springfield Power to enlarge retention pond.

Inquiry from Tracy Crowell regarding sign requirements if they want to replace the former "Foxstand" sign with one advertising their farm. The Board recommended consulting with the Zoning Ordinance for size requirements.

Wetlands Project: Mike McCrory has completed the timeline for review and prep requirements for zoning amendments for the March 2014 town meeting and will e-mail it to Board members. He will continue working on drafting language for the changes and then will kick it to the attorney for review. Mike will also send a link to Board members for the interactive online mapping tool so Board members can get a visual sense of the buffers mentioned discrepancies in Article X. Janet noted Attorney Tanguay has had some input on that and she will check with him for language. Mike will send his draft via e-mail to Board members no later than October 1st.

Meeting adjourned at 8:25 p.m.

Minutes submitted by,

Janet Roberts

