

PLANNING BOARD MINUTES

October 18, 2010

Present: Heidi Behling, John Carpenter, Roger Gagnon, Jen Corrigan, Ann Leger, David Redston, Jo Carpenter

Chairperson John Carpenter opened the meeting at 7:10 PM.

David Redston - Timberland Adventures - Possible Site Plan Review

David Redston explained that he is thinking about adding some camping cabins at Timberland Campground. He said that he has been getting calls from people who would like to stay in a cabin.

Heidi Behling asked how many cabins he would like to put in. David said that he would like to start by adding 1 or 2 cabins next year. He said if the cabins work out well he might decide to have 6 to 8 eight cabins at the campground.

John said the Board has been concerned about length of stay in the cabin. John said that the Board does not want to see year-round residence. David explained that he is not open year round and also at least the first cabin will not have a bathroom or any type of water.

The Board reviewed the minutes from the meetings that handled the two camping cabins at White Birches campground. It was confirmed that these were handled without the campground going through site plan review based on the State definition of a campground.

John Carpenter questioned if the Board had made a mistake in not requiring a special exception because he said that campgrounds are classified as recreational facilities with structures and they are allowed by special exception in all zones. Other Board members felt that the two existing campgrounds are grandfathered and adding cabins meets the state definition of campground. It was agreed to consult the town attorney on this matter.

The Board asked David Redston when he would like to install the first cabin. He said that he plans to do it in the spring. The Board told him to continue with his planning and they will have an answer for him soon.

Approval of Minutes

Heidi Behling made a motion to accept the minutes of 9/13/10 as amended- various typos. This motion was seconded by Jen Corrigan and passed unanimously.

Correspondence

1. Office of Energy and Planning - Annual Fall Conference - November 13th in Whitefield at the Mountain Grand

2. Budget request from the Selectpersons

Master Plan

The Board asked Jo to check with the groups working on the various topics and invite one of them to the November meeting.

Other

1. Zoning Changes

Jen Corrigan suggested that the Board make the campground change - define as a tourist accommodation and deal with the issue of the size of the Board - 5 vs. 7 members.

2. Budget Request

The Board briefly discussed this. Since they have not spent their total appropriation for several years Heidi commented that it might be a good time to cut it back to \$2500. The Board also wanted to know when the Master Plan appropriation ended. Jo will look into this for the next meeting.

Adjourn

Roger Gagnon made a motion to adjourn the meeting at 8:07 PM. This motion was seconded by Heidi Behling and passed unanimously.