

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
January 06, 2021**

DATE APPROVED: 2/3/21

TIME: 7:00 p.m. – 9:00 p.m.

MEMBERS: Gary Sparks- Chairman, Susanne White-Vice Chair, Bob Hansen, Adam Charrette, Ed Sauer, Melinda Gehris

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Denise Deforest

Excused: Denise Deforest

Others Present:

Consultant: Glenn Sheppard GWTS LLC

Public:

CNHRPC: Steve Henninger

Town of Washington: Jean Kluk, Andrew Hatch, Nan Schwartz

Conservation Commission: Richard Head

Abutters: Harry Andersen, Marilyn Jost, Donna Andersen

Chairman Sparks called the meeting to order at 7:00 PM and read the “Right to Know Meeting Check list” (at end of document).

Chairman Sparks called the roll:

Susanne White-Present; with Carol Davenport in the room.

James Bailey- Present; no one in the room.

Melinda Gehris- Present; no one in the room.

Ed Sauer- Present; Meg Curtis-Sauer in the room.

Gary Sparks- Present; no one in the room.

Bob Hansen- Present; no one in the room.

Gary Sparks said, if anyone who wanted copies of the minutes or recording to contact Planning Director Robyn Payson.

Minutes

12/16/20 Bob Hansen made a motion to approve the minutes. Jim Bailey seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The minutes were approved.

Gary Sparks announced that the purpose of this meeting was to listen to comments and concerns about the project. He said there would be no time limit but asked that the participants be concise.

The board will be taking comments from the Central NH Regional Planning Commission, the Town of Washington, the Conservation Commission and the Abutters/Interested Parties. I'm here to represent a reporter and our guide to a.

Gary Sparks called on Steve Henninger who was present to speak on the project as a Development of Regional Impact.

Mr. Henninger presented the Planning Commission's findings on Regional Impact (see attached).

Gary Sparks called on the representatives from the Town of Washington.

Vice Chair Jean Kluk said that Chairman Andrew Hatch and Secretary Nan Schwartz of the Washington Planning Board were present. Ms. Kluk said she would be the spokesperson. She asked for confirmation that the two letters from the Planning Board had been received. She was told that they were (see attached).

Their primary concerns were road safety impact. They didn't think that a "virtual" traffic study was sufficient and wanted to see one performed "on the ground. They were particularly concerned about East Washington Road up to Eccardt Farm where there is a hard right, a hard left out of RTE 31 and the Village center of East Washington is just 1.1 miles from the turn on to Carr road. They were also concerned about the impact of 40ft RV's on the roads.

Erik McCauley said Hoyle and Tanner developed the scope of the traffic study. Mr. McCauley said they were not interested in omitting or adding or changing anything to the traffic study other than what the Board thought would help.

There was further discussion regarding the "class" of RV the park was aimed at and the route's a GPS might direct RV-ers to the park.

Gary Sparks thanked the representatives from the Town of Washington for their comments and recognized Richard Head of the Conservation Commission.

Richard Head said the primary concern the Conservation Commission expressed was the impact on the north-south corridor that runs along Beard Brook. He said he gave the Conservation Commission comments in a letter (see attached). He recommended reviewing the Natural Resources Inventory (NRI) report located on the Conservation Commission page of the Town website to learn about the natural resources in Hillsborough.

He said the Conservation Commission's main concern with this project are the wetlands that run up against Beard Brook, which will impact wildlife.

There is also the concern about runoff erosion, sedimentation flowing into the wetlands and the brook itself. It also impacts the water body itself, brings nutrients into the waters, and creates accelerated growth, which creates additional problems.

There was discussion about the prohibition of the guests using ATV's on the property and other uses in the park and their impact on erosion. The pads on which the RV's will be parked was also discussed.

Kevin McCauley said that the sites that are up against the wetland have been removed.

Richard Head brought up the gravel that the RV's would be parked on.

Erik McCauley said it could be cement, white gravel or blue stone.

Richard said that white stone would make it clear in the event there's a vehicle that is dripping liquid, that is quickly identified, quickly remediated.

The Conservation Commission is looking for things that are likely to be causing impacts to wildlife. They would be looking for conditions to try to minimize those things at nighttime, to have a certain type of lighting, so that it's not sort of creating a disturbance to wildlife to minimize noise to have at night.

He said they would also be interested in the applicant considering placing the parts of the property that won't be used in to a conservation easement. There are two very large conservation parcels, one directly across the road from this park, and then one a little bit to the south-west of it, that are both maintained by the by the Forest Society.

Erik McCauley thanked Richard for his input. He thanked him for bringing these issues to their attention that they are already actively started because they think they are really good ideas. He said he and his father discussed the Conservation Easement and they were very excited about that. He said if they had an easement, they would want to have a discussion about prohibiting hunting because of the negative affect to the environment. Mr. McCauley said "So, I, uh, we wouldn't, and we certainly wouldn't encourage it, but, you know, I would say we just kind of adhere to the local rules and regulations and laws at that point."

As for the gravel, Erik McCauley said that the intention was to use good quality blue stone because he didn't have any difficulty identifying oil stains. He said good quality bluestone is used traditionally, and more than white stone.

Gary Sparks moved on to accepting comments from abutters and interested parties.

Gary acknowledged Harry Andersen of 57 and 43 Sleeper Road.

Mr. Andersen asked why the McCauley's wanted to do this project.

Erik McCauley said his father has owned the property since the mid-seventies. He said his father is almost 70 and property taxes are a challenge. He wanted to develop the property in a way that could sustain his retirement and do it in a way that has a very limited impact to the environment.

Harry Andersen asked what if the business fails and you have an empty trailer park? What happens to the site?

Erik McCauley said if it was empty you wouldn't be able to see it and it would be difficult to know it is there.

Harry Andersen asked what they would do about people trespassing with ATV's.

Erik McCauley said if it were people from the campground they would be removed from the campground. But how does anyone enforce someone who's breaking the law of trespassing? He said "We call the police and have that person deal with the consequences of breaking the law. In our original proposal we mentioned that we would have somebody on site 24/7 to police and manage the campground rules. The only thing that we're going to allow is walking trails."

Robyn Payson said that no recreational use of ATV's had already been discussed and the McCauley's agreed to that being a condition of approval. She asked Erik McCauley to confirm there would be no recreational use of ATV's on the property.

Harry Andersen said the conservation aspect was positive and keeping the area quiet was important.

Gary Sparks thanked Mr. Andersen and recognized Marilyn and Don Jost of 295 Sleeper Road.

Marilyn Jost said they are abutters on the rear of the property. She continued "Regarding the traffic on the road, everybody's talking about how well the milk trucks go down the road, and they get around that point and just fine. People don't seem to understand they're doing that late, at night. There's another truck that comes from Budweiser to supply the animals with what they need, and when Don, came home from work he could not get to our house because the truck had been sent by GPS down our road and got stuck. It took until about one in the morning to get somebody to drag him out of the woods and get his truck out."

"People are still going to get stuck on our road. Our road is the class six, which means we keep it up. Recently, there was some logging on our road, and they cut off one of the water supplies to go down off the road, and the rain at Christmas opened up a section of our road and we had to pay to have rocks dropped to make it passable and it cost \$380. I just don't need more people coming and trashing our road because they're coming for a joy ride, or they're going to look at the area, or they're doing whatever. I really find it impossible to believe that 32 RV's are not going to impact sound and light in our area. It may not be much but it's still not going to be as silent and dark as it is right now. It's going to impact us, whether we like it or not. Not tons maybe, but enough. I bought this property to be, in the dark, in a quiet place, we own this property for that reason, and I just don't see how it's going to be good to have this large park down there, even on a temporary basis."

Gary Sparks thanked Marilyn for her comments.

Erik McCauley thanked Marilyn and her husband for their comments. He said he has traveled the road in a Jeep wrangler, Rubicon, and almost gotten stuck, so he knew what they were

talking about. He said he didn't know why there is not more signage on that corner to prevent folks from going up Sleeper Road. He said "I think that would definitely be something that I would suggest to the town to they have to keep people off this road specific to the RV park. It is closed during mud season and during most of the time of year where you see most of the real damage to that road. But either way, you don't want anyone on the road. He said, I hear what you're saying. All I can do, is do my best to mitigate the challenges and concerns of the abutters.

I think I've done a decent job today of explaining what we're really looking to do. At the same point, we want to develop the property based on what was available for us when we purchased it and this is one of those approved uses. We're open to suggestions on how we can make that work for folks, especially signage to try to direct people. Imagine my customer service nightmare with that customer, who's gotten pulled off of your road. That would be a bad day for us, too."

Marilyn Jost said, "just so you know, we actually did go down that route. We asked the Highway Department to put a sign up with an "Eckhart this way" arrow away from sleeper and that lasted about three months until somebody stole it. They are constantly stolen. And, aside from that, I really don't want 8000 signs all over the place either.

It's just if this is a residential area and having a business in our residential area just seems exactly opposite of what we should be doing in Hillsborough right now."

Erik McCauley said I just don't know if, if there's much we can do other than keep the park small, keep it clean, keep it quiet and follow the rules, adhere to what we've told you today.

Gary Sparks asked Robyn Payson where the application stood.

Robyn said that the applicant's engineer was still working on the plans and they will be meeting with the Town's engineer for the Site Plan, Drainage and Traffic Study review. She recommended the Board continue this hearing to February 3rd.

Susanne White made a motion to continue the Public Hearing to February 3rd. Melinda Gehris seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The public hearing was continued.

There being no other business, Jim Bailey made a motion to adjourn. Susanne White seconded the motion.

Meeting adjourned 9:00 pm.

Respectfully Submitted,

Robyn Payson, Planning Director

**Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 01/06/2021**

As Chair of the Hillsborough Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

We are utilizing the GoToMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/316509901>

You can also dial in using your phone.

Phone Number [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 316-509-901

We previously gave notice to the public of how to access the meeting using GoToMeeting and instructions are provided on the Town of Hillsborough's website at: www.town.hillsborough.nh.us.

If anybody has a problem, please call Planning Director, Robyn Payson at **603-464-7971** or email at: **robyn@hillsboroughnh.net**

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

