

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
May 5, 2021

DATE APPROVED:

TIME: 7:00 p.m. – 8:50 p.m.

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

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Denise Deforest, Bob Hansen

Excused: Denise Deforest, Bob Hansen,

Others Present:

Consultant: Glenn Sheppard GWTS LLC

Applicant: Kevin and Erik McCauley

Public: John Segedy, Teal Baldasaro, Marian Baker, Ann Poole, Donna Andersen, Riche Colcombe, Harry Andersen, Adrienne Noel, Marilyn Jost, Linda White, “ipad” “Mike”, Mr. Scaramellino, R Shamel, Susan Shamel, “Cody”, Audrey Bethel, Susan Hofstetter, Joyce Bosse, Peter Beane Jo..., Martha Stark, Daniel Bailey, “ipad GG”, Laura Buono, “Bills ipad”

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

Chairman Gary Sparks called the roll:

Adam Charrette-Present; no one in the room.

Melinda Gehris-Present; no one in the room.

Susanne White-Present; no one in the room.

James Bailey- Present; no one in the room.

Nancy Egner-Present; no one in the room.

Ed Sauer-Present; no one in the room.

Minutes

04/26/21

Susanne White made a motion to approve the minutes. Nancy Egner seconded the motion.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-Y, Ed Sauer-Y, Melinda Gehris-Y. The minutes were approved.

PUBLIC HEARING

Map 1 Lots 21-1 & 27

25 & 31 Carr Rd.

Kevin McCauley

Case No. 2020-02

Gary Sparks opened the Public Hearing. He announced that this was a Public Hearing to review the proposed Conditions of Approval for the application. (see attached). Comments must be directed specifically toward the Conditions of Approval.

The Board needs make a decision on two of the conditions before public comment is taken.

Each speaker will be given five minutes to comment. After the public comments are finished, the McCauleys will be given the opportunity to give a statement before the Board begins deliberations.

The Board will have the option to vote at that time. Gary said he expected everyone to be civil and friendly. There is no need to be nasty about anything.

Gary asked the Board members to take a look at conditions 18 and 19 which call for deadline dates.

Following discussion, the Board agreed that 12 months was an appropriate amount of time to fulfill the conditions. If the applicant could not meet that deadline they could ask the Board for an extension.

Nancy Egner made a motion to require conditions 8 and 9 be completed by 5/5/2022. (see attached for approved conditions) Melinda Gehris seconded the motion.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-Y, Ed Sauer-Y, Melinda Gehris-Y. The deadline was approved.

Gary Sparks opened the Public Hearing and gave directions on how to participate. Consultant Glenn Shepherd will be calling on the speakers in order. Gary said that each person who speaks is to give their name and address before they start speaking. Each person will have 5 minutes.

Marilyn Jost of 295 Sleeper Road was recognized.

She said that she just found out that the property is 126.27 acres, but there is a second section that is 5.19 acres that's inside of that. Is that indicative of being a wetland? Why is it separated from the rest of the acreage on the map?

Gary Sparks asked what condition she was speaking to.

She said those are the conditions. We are talking about whether this is an appropriate thing for the Planning Board to be deciding on based on the current zoning laws.

Gary Sparks asked which of the 25 conditions she was speaking to.

Marilyn Jost said that this is currently zoned as a residential non-urban area ...

Gary Sparks said that this was not a condition that is being talked about. He said the conditions have been available to the public for a couple of weeks and are entitled "Rocky Valley Resort Proposed Conditions of Approval" and each condition is numbered 1-25.

Ms. Jost said she did not have those in front of her.

Gary Sparks said that what she was talking about was not one of the conditions.

Ms. Jost said the conditions are what that property is appropriate for, if it is zoned for commercial use.

Gary Sparks said the property is appropriately zoned for the activity that the owners wish to use it for.

Ms. Jost said that was not her understanding.

Gary Sparks said this was not something that was mentioned in the conditions so he said they were going to have to move on.

Ms. Jost said she had been working on this for months already and she didn't understand...

Gary Sparks asked Glenn to move on to the next speaker.

Donna Andersen was recognized.

Donna Andersen. I live with my husband, John, at 43 Sleeper Road. We are part of the 36.1%, noted in the Hillsboro Master Plan, of the community that have lived and paid taxes here for over 20 years. As a matter of fact, in our case the Andersen houses have been here over 75 years.

Ms. Andersen said she had a statement that she had sent to Robyn and that the Planning Board has received. All of it has to do with the conditions.

Gary Sparks asked what conditions specifically were being referred to.

Donna Andersen said, unfortunately, as proposed, the Rocky Valley Resort RV Park will be a commercial enterprise, with owners living out of state...

Gary Sparks asked for the number of the Condition she was speaking to.

Donna Andersen said she would speak to the density. It was the 6 people per site.

Robyn Payson said it was Condition #5.

Donna Andersen said she had a map to be show by the Jost's (but they were cut off), to show the northern part of this area.

Ms. Andersen read from her statement.

Supporting lower densities in the Town's rural areas will not happen with this project, but rather this project will dramatically increase the density in this rural district. Under this proposal, the number of individuals allowed per pad is 6 - for a total addition of 192 additional people when the park is full! If we stick to the McCauleys' estimated occupancy rate of 80% that number of additional occupants is still 154. That number from this one lot is considerably larger than the entire current population of all the homes on Sleeper Road, Severance Road and East Washington Road to the Hillsboro/Washington line.

She went on to address Condition #2.

Two vehicles are allowed per pad not including ATVs, UTVs or motocross. 64 additional vehicles from this one lot will certainly create additional traffic and havoc on our under-maintained country roads and impair pedestrian safety.

East Washington already has to accommodate larger vehicles and heavier farm and town equipment. East Washington Road is a favorite for walkers, cyclists and runners. The road is very dangerous at night because of the lack of street lightning.

Already highlighted many times are the dangers on the corner of East Washington Road and Sleeper Road, the corner of East Washington Road and Mill Pond, on Beard Brook Road and the narrow sections on all these roads.

The McCauleys have stated that occupancy would likely average 80% but they have not addressed minimum night stays. I was in the Hospitality Industry for 17 years - weekends was a two-night stay and holiday weekends, 3 nights.

We will see RVs coming and going on a daily basis to maximize the revenue stream. ATVs, UTVs and motocross can be used to enter or exit the Park but they are also not prevented from entering dirt roads nearby. Sleeper Road is right around the corner and an individual with an ATV will try to go over privately maintained roads and woodland paths to go over the mountain.

You this evening are talking about all the permits that have to come. Both times it was stated by the McCauleys that the permits had been applied for. I checked with the appropriate individuals at the State offices and no AOT permit whatsoever, for the McCauleys or anyone else has been issued or applied for Hillsborough since 2016. As of today there is nothing in the pipeline for either McCauley, for the LLC or for any of the engineering firms that have been assisting them. He has a gravel pit and has built a pond without an "AOT" permit.

Gary Sparks thanked Ms. Andersen for her comments.

Audrey Bethel was recognized.

Audrey Bethel of 117 Gleason Falls Road: She said she was speaking specifically to the condition #2 “no more than two motorized vehicles being allowed per site.” As a person who lives in the upper village and knows East Washington Road very well, I am concerned. She said she doesn’t know who is going to monitor this condition or any of them fireworks, maximum occupants.... She said she saw there is either going to be potential police presence needed (which is going to cost the town), or they are not going to be enforced. She said it already sounded like a lot of motorized vehicles to her. She said she wanted to know if in condition #2, if ATV’s would count as one of the motorized vehicles, (but it sounded like it was not). She said it was disturbing to her that you could have two motorized vehicles and then a bunch of ATV’s. That sounds like that will be difficult for our roads to handle for the safety of everybody, and for the general quietude of the neighborhood. She then asked who would be enforcing the conditions.

Gary Sparks said if these conditions are adopted as part of an approval, no ATV’s will be allowed to operate on this property.

Audrey Bethel said she understood not on the property, but people will trailer their “ATV”s and it’s just a concern because she lives on a Class VI road and a whole network of old snowmobile trails and I don’t think we know what we are in for if we don’t include ATV’s. She said that she thought the limit should be two vehicles including ATV’s because those are motorized vehicles. So she suggested changing the language because to her an ATV is a motorized vehicle.

Gary thanked Audrey for her comments.

Resident “Mike” of 139 Sleeper Road pointed out that the Jost’s were holding up a map. Adam Charrette acknowledged that the map could be seen. Mike then said he was concerned about the increase in traffic. He said they are a part of that loop that could go potentially from Sleeper Road to Bear Hill Road, and down to East Washington Road. He said they were worried about the safety of their animals, and children, and also road maintenance. He said he was afraid it would turn in to a looped highway. He wanted to know if the police and fire department would have to be there more. He said there is already a speeding problem because they are on a straight away and people come up with their Jeeps and off-road vehicles cruising way past the speed limit.

Gary Sparks acknowledged Harry Andersen.

Harry Andersen of 57 Sleeper Road said one of his concerns was condition #12 showing the days of operation May 15- October 15. He is very concerned about hunting and he is hoping the applicant would consider not allowing hunting by the occupants of the RV park because it could become a real mess.

His next concern was #6 which states no additional campsites will be allowed without Planning Board approval. He said he had no problem with the current number of sites being proposed.

(32 full service sites and 7 with electricity and water only). He said he was concerned with additional development or expansion being proposed after the Special Exception for the current plan was granted. He did not want to see anything “grandfathered”. He felt if there was any proposed expansion, they should have to go before the Planning Board and the Zoning Board of Adjustment again.

Gary Sparks thanked Mr. Andersen for his comments.

Gary Sparks recognized Marian Baker.

Marian Baker of Hillsborough said she lived a mile or so away on Crosby Road and she goes up on East Washington Road quite regularly because she maintains the school house and other things. That is a road (when you talk about the number of vehicles specific to condition #2) and the occupancy (condition #5), that is already congested in the summer. She wondered how they were going to deal with that and asked if they to be putting up signs and making the speed limit much lower than it presently is because it can be extremely dangerous for those who are walking there driving there.

She also said, according to condition #11, you can’t add anything that includes building a structure, but she assumed you can build roads and put in ponds without a permit.

Robyn Payson said that they could not build any roads or ponds that were not approved on the plan.

Ms. Baker expressed concern about Condition #12 referencing the previous discussion about hunting. She said she lives in proximity to a hunting preserve and the shooting is very dangerous to those walking in the area. She then said that lately the Town seemed to be accepting anything that brings money to the town no matter what it does; even if it is going to destroy the town. People who have always come to East Washington and Washington will say “our town has changed so much I don’t want to be here anymore”, and be forced to sell. Some of us do not want to leave. She said she had tried to attend a previous meeting and got no information. It was not on the website. She said there were some frustrated nearby neighbors who are not abutters.

Gary said he was sorry to hear that but said all she needed to do was reach out to the Town Office and ask for Robyn to get information. He thanked Ms. Baker for her comments.

Gary asked for the next speaker, Glenn said there was no one indicating they wanted to speak.

Gary announced again that this was the time for the public to speak. He asked anyone who wished to speak to step forward. The time was 7:48 and he said he would wait until 7:49 for additional comments. No one else indicated that they wished to speak so Chairman Gary Sparks closed the Public Hearing.

Gary called on the McCauleys to ask them if they had anything they would like to say before the Board entered in to deliberations.

Erik McCauley said thank you to the Bakers to the Andersens, Ms. Bethel, and anyone else from the public who spoke. He said their comments were important and appreciated.

He said that if anyone asked if they would be interested in developing an RV park prior to 2015, when his father and he began RV-ing, he thinks he would have had feelings very similar to those with concerns. He said he would have been concerned and worried about how it would impact the local area, and how that would negatively impact the place where he was born and grew up. He said it was very important to him to maintain the rural aspect of the community.

He said he is very much connected to ensuring the spirit of the area is maintained. He said he and his father had that conversation many times and a lot of that is why they have gone with something with such a low density. In terms of what surprised him when he got involved in RV-ing was how quiet RV communities are. He said he knew that people on this call would not necessarily believe him, and he understood that. The camping clubs that offer free camping and cater to high density sites can bring in some “Riff-Raff”. They have seen it and do not like to stay in those parks.

He understands where folks are coming from with their concerns and he is confident they will be having conversations with the neighbors six months past the park opening and folks will be saying they are surprised at how quiet it is and it is not creating a lot of traffic or burden on anyone.

He addressed specific concerns expressed this evening:

ATVs

There is no ATV use on the property. It is not only a condition, but they don’t want them on the property running up and down creating a nuisance with the noise the disturbing the wildlife. ATV’s are allowed to be trailered in is because they are allowed on the roads and they are adhering to the current rules and regulations in Hillsborough.

He said he didn’t think there would be very much of that because if you are pulling in a “fifth wheel” vehicle you don’t have the ability to pull a second trailer behind you. He said they were not going to encourage it in any way. Motor homes are typically pulling a car.

Vehicles Per Site

He said in terms of two cars per site, that is one vehicle for the campers use and it allows for one visitor to come to the area. He said he has never seen a “one car per site” limitation in any campground.

According to the traffic study, during peak hour travel (which is 1 to 2 hours in the morning and the afternoon) there would be at most 1 car every 8 minutes and the vast majority would be passenger vehicles. There will be additional traffic, but it will not be substantial according to the traffic study. He said the RV’s drive much slower and will actually slow traffic down. He said he usually has two or three cars behind him before he reaches RTE 31 which means he is slowing the speed of traffic not speeding it up.

Enforcement

Mr. McCauley said they will have an enforcement officer on the property at all times when the park is open. That will either be a family member or somebody who is employed by us.

Hunting

No hunting is already in the camp rules and that is per their insurance company. They have had discussions with the Conservation Commission about putting some of the land in to conservation but that would include hunting. Based on comments from some of the abutters they won't move forward with that.

Six People Allowed Per Site

Six people per site is a standard maximum however the majority of people per site will be two. You can open a "Riff-Raff" kind of park where there are teenagers having parties and packing people in to sites and that is not what we are interested in doing.

Economics

Economically we are not trying to squeeze every dollar out of this property and upset this area. If we were interested in doing that we would probably not choose this area. It is too far off the beaten path to attract people who want to stay for one night.

He said he could build that campground on route 9 and make much more money and pack them all in and charge them nightly because there are very few hotel options in the area. This park is a place where you are going to come in to the area and you are going to want to stay.

In the initial presentation they talked about a two night minimum but they would be open to talking directly with abutters about that. He said this is going to be a learning experience for them as well and they will make adjustments as necessary.

Most economics favor renting out the sites for an entire season. We're discouraging seasonal rentals because we don't want it to look like people are living there. We want to make sure it's clear that everything is removed from every site every season. This park is intended to be on the "upper end" which is how we are going to market it. We are not going to be a bargain basement campground because we want to discourage the people that none of us want on the property.

Mr. McCauley said he wanted everyone to know that they are very aware of the concerns and will continue the dialogue directly and make sure this isn't something that is a nuisance to you.

If it is a nuisance to us as residents, we will just close. They don't think that will be necessary because they are confident they can manage the park and keep the neighbors happy.

He thanked everyone for their comments and invited them to reach out to them directly. He said they welcome any direct conversations about how we can make sure the comments are address and that they can coexist in Hillsborough and be successful and happy.

Gary Sparks thanked Erik McCauley for his comments and asked Mr. Kevin McCauley if he had anything to add.

Kevin McCauley said what he heard the most was the concerns about traffic. He said he spends his winters staying in other RV parks and most of the parks he stays in are 200-400 residents. Even in a park that big they are incredibly quiet. Their park is seasonal, and it “goes away” every winter. At the end of the season this will just be gravel paths and empty fields. To have a place where people can come and experience the feeling of Hillsborough, to touch nature is important to him. He wants people to be able to experience the natural beauty of the property. The Girls Camp was on Coolidge Road. It’s always been an area where people come for summer memories of a life in NH which is something he thinks is very special.

He said they will be sharing it with a small group of people, but that small group will be spending money in the local stores. They will be going up to Eckhart’s and buying a gallon of milk or some of their meat. They will be going to the artist’s communities at the Hillsborough center on the 4th of July spending money. 30 or 35 visiting families will provide an income for those who depend on the tourist economy. They won’t affect the school system; they won’t bring children which would cost tax dollars. It will just be money coming in to the state.

The Campground Association of New Hampshire stated that a half billion dollars in 2018 came in to the state through campgrounds. 70% of that money came from “out of staters”. Its money being spent in New Hampshire that wouldn’t otherwise be spent here and they are going away and not leaving anything behind. He said he hopes it is a successful venture in that way, that it exposes people to New Hampshire yet does not clutter us with a low quality tourist. He said he thinks people will be impressed with the people who show up at their park and he hoped the Board would vote in their favor.

Gary Sparks thanked Mr. McCauley for his comments.

Gary announced that it was time for the Planning Board to enter into deliberations.

Adam Charrette asked if the AOT (Alteration of Terrain) Permit was included in condition #17 that requires all professional stamps/signatures (including, but not limited to Land Surveyor, Wetland Scientist, Soil Scientist, and Engineer) be included on the final plans. Which shall be tendered to the Planning Department prior to the issuance of the first building permit.

Robyn Payson said it was.

Adam Charrette wanted to address Audrey Bethel’s concern about “motorized vehicles” and asked if there was a definition. Melinda Gehris said she looked it up and said that a “motorized vehicle” was defined as “automobile”. But she thought if they wanted to be very clear, “motorized” vehicles should be changed to “automobiles”. Adam Charrette suggested “registered automobile”.

The condition was changed to:

2. No more than two **registered automobiles** shall be allowed per campsite.

Adam Charrette wanted to address Mr. Andersen's concern about no more sites unless approved by the Planning Board. He asked if they would have to go back to the ZBA.

Robyn Payson said that the ZBA addresses the "use". They would not have to go back to the Zoning Board because the use would not change. If there is a choice to expand the number of campsites, that is something the Planning Board would address. Nothing is "grandfathered" in. If the use doesn't change, the size and the scale of the park is what the Planning Board weighs in on and would have to be approved by the Planning Board.

Adam Charrette said that this condition basically reiterates what would be required and not creating some back door loophole.

Robyn Payson said yes, as in any application if there are any changes to the site they have to come back to the Planning Board.

Susanne White said she wondered if there should be a statement included an owner or employee would be on site to monitor 24/7.

Robyn Payson said she was not sure that was a Planning Board condition.

Nancy Egner said it was because she thought the Planning Board dealt with the physical condition of the site and not the operational side of things.

Robyn said that the applicant is responsible for the fulfillment of the conditions.

Jim Bailey asked Robyn if changes are made to the conditions, do they have to go back to Town Counsel before this can be approved.

Robyn said that if it was a simple change to the conditions it shouldn't need to go back. An example of a simple condition would be condition against hunting on the property.

Jim Bailey said he thought they had covered a lot of the conditions and the Board has done the best they can to anticipate any potential problems. He said he really didn't know if there were any other conditions they could think of. He said if no hunting was an easy one he had no problem with adding it in.

Adam Charrette said that the McCauleys said they didn't want any hunting on the property anyway. That was one of the fears as well if it went in to conservation. If it was a simple addition I think it would please the Board, the McCauley's and the public.

Nancy Egner said she had heard concerns at previous hearings about how people would access the property. She said it had been previously discussed the possibility of putting load limit signs on Beard Road and other smaller roads?

Gary said he understood but the Planning Board can't tell the town and the Road Agent and Select Board what to do. That is more in their purview than ours. The McCauley's can put up

whatever signs they wish and if residents along the way don't mind the McCauley's putting up signs that's fine but we can't force that. But if its recommended to the Town Highway Department they would likely listen.

Jim Bailey said in earlier meetings the McCauleys indicated that RTEs 31 and 9 were going to be the primary access points that they were going to publicize. And to Gary's point. We can put up all the signs we want but we can't stop people from using the roads. There are limits on the roads and bridges already so they wouldn't be on those roads but that has been addressed.

Gary asked if there was anything else the Board wanted to discuss.

Robyn Payson asked if the Board wanted to add a condition on hunting. She shared what she drafted.

The Board engaged in discussion about how to best word that condition.

The result of the discussion was a new condition #26 which was read out loud to the Board by Robyn Payson:

26. There shall be no hunting on Map 001 Lot 21-1 and Map 001 Lot 27 by campers or guests of the Rocky Valley RV Resort from May 15-October 15.

Melinda Gehris made a motion that the Planning Board add condition #26 as read by Robyn. Jim Bailey seconded the motion.

Ed Sauer had a computer malfunction and left the meeting.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-Y, Ed Sauer-AB (not present for vote), Melinda Gehris-Y. The condition was added.

Gary asked if there were any more motions.

Jim Bailey made a motion to approve the application with the conditions that were stated. (see attached)

Robyn Payson read the conditions.

Susanne White seconded the motion.

Ed Sauer re-joined the meeting by phone. Ed said he heard the motion and conditions.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-Y, Ed Sauer-N, Melinda Gehris-Y. The application was approved.

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Gary asked if there was any other business before the Board. Robyn said there was not.

Nancy Egner made a motion to adjourn. Susanne White seconded the motion.

Meeting Adjourned at 8:50 pm

Respectfully Submitted,

Robyn Payson, Planning Director

DRAFT FOR PUBLIC HEARING

Rocky Valley Resort Proposed Conditions of Approval

1. No ATV's (including but not limited to Motocross Bikes, UTV's and other similar items) shall be operated on the Rocky Valley RV Resort Property; however, Resort overnight guests arriving on or with State registered motorcycles are allowed to use them on the main Resort roads to go to and from Town maintained roads.
2. No more than two motorized vehicles shall be allowed per campsite.
3. Fireworks are prohibited on the Rocky Valley RV Resort property
4. All lighting in the RV Resort shall be "Dark Skies" compliant.
5. Occupancy shall be limited to no more than six people per site at the Rocky Valley RV Resort.
6. No additional RV or camping sites shall be added to the Rocky Valley RV Resort without Planning Board approval.
7. The pad materials will be crushed bluestone and stone dust or the equivalent.
8. Events that attract additional visitors to the Rocky Valley RV Resort are prohibited.
9. Members of the public not staying overnight at the Resort shall not be invited to or allowed to use the amenities at the Rocky Valley RV Resort.
10. No amenities requiring construction other than the planned Bathhouse can be added to the Rocky Valley RV Resort without Planning Board approval.
11. Accessory uses allowed without Site Plan amendment at the Rocky Valley RV Resort are limited to a Bath House, Game Courts, Horseshoe Pits, and Picnic Areas which do not include building of a structure.
12. Annual days of operation of the Rocky Valley RV Resort shall be limited to May 15-October 15
13. Quiet hours at the campground shall be 10:00pm-6:00am each day.
14. "Park Model" Recreational Vehicles or their equivalent are prohibited
15. The wetlands shall be reviewed in the spring of 2021 and the plans shall be stamped with approval from NHDES before issuance of the first building permit.

16. Test pits in relation to the modeled infiltration rate be performed in accordance with Standardized Test Pit / Boring Protocol outlined in Chapter 2-4 of the NH Stormwater Manual, Volume II (dated December 2008) as published by the New Hampshire Department of Environmental Services (NHDES). The results of the test pit information (infiltration rate, depth to ledge and to seasonal high groundwater table) be included within the drainage report and the location of the test pits be graphically illustrated on figures included in the drainage report; and, the updated report be submitted to the Town for review.
17. The Applicant's signature, and all professional stamps/signatures (including, but not limited to Land Surveyor, Wetland Scientist, Soil Scientist, and Engineer) be included on the final plans. Which shall be tendered to the Planning Department prior to the issuance of the first building permit.
18. The Applicant is required to obtain all Federal and State approvals on or before ____ 2021
19. The Applicant is required to obtain a Special Exception from the Zoning Board of Adjustment for a Campground in the Rural Zone on or before ___, **2021**
20. Should the NHDES require one, the Applicant will undertake a Wildlife study.
21. A pre-construction meeting with the Applicant, the Applicant's Contractor, the Hillsborough Town Engineer, the Highway Director, Building Inspector and Planning Director to be completed prior to the issuance of any building permit. Topics of discussion will include signage, construction and drainage oversight.
22. The Applicant shall provide the Town a surety (cash or letter of credit, not bond) before issuance of the first building permit (see enclosure) to cover construction costs related toward the drainage infrastructure and erosion control. Gale Associates Inc. has calculated the construction surety estimate of \$60,000.
23. Certification that all Town Engineering Review fees have been paid in full prior to the signing of the Site Plan by the Planning Board Chair.
24. A Lot Line Adjustment Plan shall be prepared for Tax Map 001 / Lot 21-1 and Tax Map 001 / Lot 027 to accommodate an encroachment of the proposed development on Tax Map 001 / Lot 027 to remedy all encroachments and locate the entire development on a single lot. Said Plan must be tendered as soon as practical for review by the Planning Board, which will hold a duly called and noticed public hearing to consider and potentially approve said Plan within 65 days of receipt of the Plan. Assuming that said Plan is approved by the Planning Board, the associated Deeds and Releases of Mortgage must be tendered to the Town within 30 days of the Board's vote to approve so that the Deeds and Releases can be reviewed and approved for the Town's attorney. Said Deeds and Releases shall be then signed by

all necessary parties and recorded at the Hillsborough County Registry of Deeds within 30 days of Town attorney's approval.

25. All conditional approvals granted by the Board shall expire eighteen (18) months from the date of conditional approval unless fully implemented by that time in accordance with chapter 185-10, D of the Town of Hillsborough Site Plan Regulations.

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APPROVED by PB 5/5/21

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Stormwater Manual, Volume II (dated December 2008) as published by the New Hampshire Department of Environmental Services (NHDES). The results of the test pit information (infiltration rate, depth to ledge and to seasonal high groundwater table) be included within the drainage report and the location of the test pits be graphically illustrated on figures included in the drainage report; and, the updated report be submitted to the Town for review.

17. The Applicant's signature, and all professional stamps/signatures (including, but not limited to Land Surveyor, Wetland Scientist, Soil Scientist, and Engineer) be included on the final plans. Which shall be tendered to the Planning Department prior to the issuance of the first building permit.
18. The Applicant is required to obtain all Federal and State approvals on or before May 5, 2022.
19. The Applicant is required to obtain a Special Exception from the Zoning Board of Adjustment for a Campground in the Rural Zone on or before May 5, 2022.
20. Should the NHDES require one, the Applicant will undertake a Wildlife study.
21. A pre-construction meeting with the Applicant, the Applicant's Contractor, the Hillsborough Town Engineer, the Highway Director, Building Inspector and Planning Director to be completed prior to the issuance of any building permit. Topics of discussion will include signage, construction and drainage oversight.
22. The Applicant shall provide the Town a surety (cash or letter of credit, not bond) before issuance of the first building permit (see enclosure) to cover construction costs related toward the drainage infrastructure and erosion control. Gale Associates Inc. has calculated the construction surety estimate of \$60,000.
23. Certification that all Town Engineering Review fees have been paid in full prior to the signing of the Site Plan by the Planning Board Chair.
24. A Lot Line Adjustment Plan shall be prepared for Tax Map 001 / Lot 21-1 and Tax Map 001 / Lot 027 to accommodate an encroachment of the proposed development on Tax Map 001 / Lot 027 to remedy all encroachments and locate the entire development on a single lot. Said Plan must be tendered as soon as practical for review by the Planning Board, which will hold a duly called and noticed public hearing to consider and potentially approve said Plan within 65 days of receipt of the Plan. Assuming that said Plan is approved by the Planning Board, the associated Deeds and Releases of Mortgage must be tendered to the Town within 30 days of the Board's vote to approve so that the Deeds and Releases can be reviewed and approved for the Town's attorney. Said Deeds and Releases shall be then signed by all necessary parties and recorded at the Hillsborough County Registry of Deeds within 30 days of Town attorney's approval.

25. All conditional approvals granted by the Board shall expire eighteen (18) months from the date of conditional approval unless fully implemented by that time in accordance with chapter 185-10, D of the Town of Hillsborough Site Plan Regulations.
26. There shall be no hunting on Map 001 Lot 21-1 and Map 001 Lot 27 by campers or guests of the Rocky Valley RV Resort from May 15-October 15.

Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 05/05/2021

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

Join Zoom Meeting

www.zoom.us/join

Meeting ID: 849 1770 1814

Passcode: 552604

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)

We previously gave notice to the public of how to access the meeting using ZOOM 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.