

Dalton Planning Board

Minutes of 4/5/23

On Zoom: Adam Finkel, Terri Parks

In Person: Carl Lindquist, Steve Ordinetz, Jo Beth Dudley, Erik Nilsen

Meeting Called to order 7:02pm

Steve/Jo Beth motioned Erik to become voting member, all approved.

Previous meeting minutes motioned/approved.

Carl and Terri agreed to continue terms. Board motioned to accept. Carl to email selectboard.

Gardner Kellogg appeared for Chet Savage (Chet joined by speakerphone)

-Showed planned subdivision off private road by Mirror Lake.

-Chet to send us homeowners association (HOA) sample agreement that his lawyer had drawn up. Said he has used this in the past successfully. Planning Board will discuss at next meeting.

-Chet will also send us roadway standards that he has

-Gardner will send us a pdf of the plan

-Existing camp owners have right of way (ROW) over the old logging road but they must maintain. Logging road crosses several properties.

-11 parcels total. 1 would have to access off Mirror Lake Rd instead of the private road

Chris Cyr talked about Team O'Neil future thoughts/plans

-Currently 26 full time staff with benefits Tim O'Neill founded the school in 1997. Chris came on board around 2012 and is now the majority owner.

-Some interaction with Ridgeline but no formal partnership/agreements. He is aware of the noise issues related to Ridgeline.

-2500 room nights/yr brought to the Littleton area by their customers

-Interested in building a hotel in Team O'Neil vicinity to take advantage of that. Probably dining of some kind too. Definitely going to do it, how/where is the question.

-Rally school is M-F, not weekend

-Current facility is all dirt, no pavement. DES is on site from time to time, evaluates road construction. They use 3 water trucks to manage dust.

-Interested in another piece of land in town with a 1-2mile paved road course to take advantage of that line of business. Potential for night training. Currently they are doing some rental of NH Motor Speedway (~20 days/yr) for pavement work

-Interested in expanding off-road(technical with coaching, not ATVs), maybe aligned with Mt Washington or Mt View Grand as a guest activity. Create hub for customers to drive roads/trails in the area? Longer point to point drives as opposed to just very technical like Jericho ORV

-Snowmobile hub, tie into Parker Mtn Trails?

-Planning to get back to public road rally in Dalton, maybe 1yr out. Sunday River Maine Rally is hosted by Team O'Neill now, they spend about \$30K to regrade the roads after the event. Would pay something to Dalton in the same way if a rally happens.

-Helicopters coming this summer as part of govt contracts. Currently about 70% govt, 30% retail customers. Hoping to move toward 50:50 if pavement and offroad come together.

-Team O'Neill open house, probably September

Motioned to adjourn at 8:31pm

Next meeting will be on 5/3/23 7pm