

Dalton Planning Board

Minutes of 5/16/2024

In Person: Carl Lindquist, Eric Moore, Terri Parks, Kris Ennis, Michael Trudeau

Zoom: Caitlan Cullen (UnderCanvas)

Meeting called to order at 7:02PM

Previous meetings minutes were reviewed and approved.

Andrew Nadeau (Horizons Engineering)

- On behalf of Gary&Michelle Hebert who own a parcel on Faraway Rd and want to subdivide.
- Parcel is 200 acres, interested in subdividing 50acres.
- Heberts wish to build a private road to town standards and create 200ft frontage of that new road on the 50acre parcel. Would enable further subdivision in future.
- Planning Board opinion was that this would be complex and time consuming. Engineered road plan needed, etc.
- Why not sell the 200ft road frontage on Faraway as part of the 50acre parcel? Planning Board stated this would be the quickest and simplest route to a subdivision. Heberts could have a ROW written into the deed of the subdivided parcel so they could retain access to that portion of their parcel.

Chet and Janet Savage

- Wanted to know how the town would verify their private road (under construction) is being built to town standards
- Wayne Lambert is building it. Could Adam visit at different points of construction to witness certain events to verify that the construction matches the engineered plan?
- Motioned/approved Carl to reach out to NH Municipal to get their opinion of a standard procedure for town inspection (if it exists) and reach out to Adam if appropriate.

Caitlan Cullen (UnderCanvas, VP Real Estate and Entitlements)

- Informal review of proposed "glamping" site off Blakeslee Rd. Carl reviewed his notes based on previous walk of the property with UnderCanvas staff a few weeks earlier, Caitlan provided additional feedback and response to Planning Board questions.
- They have 12-15 locations around the country. Closest is near Acadia.
- All state and federal regulations will be followed and necessary permitting will be done.
- Long term lease to UnderCanvas, May-October operation.
- Seasonal staff but ~4 year round employees
- Offsite housing for seasonal staff

- Offsite food prep
- Food for guests only. Not restaurant, more like box lunches or grab-and-go items.
- 100 platform tents max, phased buildout
- Bathroom integral to each tent, tied into engineered septic system(s)
- 1-2 permanent buildings, all tents would be taken down each season and stored.
- Could be light entertainment Friday/Sat nights (ie singer with acoustic guitar) for guests only
- Might be some on-site activities for guests (ie crafts) but mostly aiming for guests to be offsite during the day (hiking, local activities)
- Will be propane cylinders and an approved storage cage on property. Chief Sheltry is aware.
- Expecting to submit a formal application to the Planning Board this summer
- Current use change required for property?
- Planning Board to review RSA 216-I for campgrounds

Selectboard has approved purchase of new computer for Planning Board. Carl to give make/model request to Jeanette for purchase.

Meeting was adjourned at 8:49 pm.

Next meeting Weds 5/1/24 7PM