

Planning Board Meeting – August 7, 2024

In attendance: Carl Linqvist, Terri Parks, Kris Ennis, Michael Trudeau, Eric Moore

Meeting called to order at 7:00 PM – 3 persons on zoom, several in the room

Previous meeting minutes were reviewed and approved

Andrew Nadeau: presented updated subdivision map #364-1 – spelling corrections made, road frontage 210, no further subdivision to this parcel, abutters were added (Faraway Road), last of the frontage on Faraway Road

Daniel Comeau (abutter) attended - wanted to see the plan, concerns regarding hunters, trespassers, poachers, has had game cameras stolen recently, hunter stand stolen

The Board voted unanimously to approve subdivision.

Under Canvas property: Reed Raskin, Caitlan Cullen, Brent Kohl (engineer), Greg Golden

Hospitality company. Comfort in Nature, have 12 locations in 6 states across the country, have been looking in this area for 2 years.

Greg Golden project manager, on the ground person.

Brenton Cole, Granite Engineering – here to answer questions from abutters and Committee and present plan.

Lot 11, 16, 17, 18 and 19 – sandwiched between Blakslee and Simmons Road. Long-term lease (30 years), must restore property back to the way it was when lease ends. Lots 11, 16, 17, 18 and 19 will be taken off current use, additional lots are wet, no plans to take off current use, possibility of additional phase in the future.

Planning 70 tent sites, there will be guest parking in front, only carts will be used on 8-foot gravel paths. There will be fire pits and minimal food service.

The parking and reception area is approx. 30 feet off from abutters. Need to go to DES for sewer, water permits, etc. DES for Alteration of Terrain (AOT) permit because more than 2.5 acres will be disturbed. There is still a lot of process to go through for sewer, water permits, etc., hoping to present final plan in a couple of months. Plan is for single well and single septic, pump uphill to the leach field.

Carl let audience know that tonight is the first meeting of project, will not be approved tonight, presenting and sharing information with committee members and public.

Question: Will the cows still be there?

Response: yes, deal with this at other properties they own, they want to keep the current landscape as is.

Question: Concern of campers walking on abutter properties, especially during hunting season:

Under Canvas encourages visitors to explore outside of the location itself, NH parks, provide hiking maps, fishing locations, outside activities, etc.

Question: Impact on roads with so many cars?

Possibility of Under Canvas helping with funding of grading, upkeep of roads used for business on top of taxes.

Question: Impact on taxes to community?

Need to get more information from Assessor to figure out cost of taxes to company.

Question: Ronald Sheltry, Chief – brought up the issue of emergency services, need to think about fire and ambulance

Abutter: Mr. Blakslee: questions about hunting at their hunting camp. Mrs. Blakslee brought up that there was Wetland tape on their property.

Response – Hunting should not be a problem. Take the tape down, mistake made by surveyor.

Zoom question: Is lot 12 involved in the project? No

Zoom question: Are there open fire pits?

there are not individuals fire sites, the staff are in charge of overseeing the fire pits, will work with Fire Department regarding level of fire warnings.

Zoom question: Will access to location be off Simmons or Blakslee Road?

Access to be determined, thinking of Simmons. Committee and audience thought Blakslee Road would be more direct access.

Zoom question: Why Dalton?

Beautiful, accessible, close to lots of activities and experiences. They found the right partner with the Dannis family. There will be approx. 1,300 acres under protection, which is important to Under Canvas.

Zoom question: What is the benefit to Dalton?

Taxes collected for the town.

Kris Ennis asked about Corporate Retreats - not something they have the space for.

Kris Ennis asked about noise, do they have live music – they have soft music playing in reception area, have a 11:00 pm noise curfew.

Evie Blakslee raised concerns regarding speed issues on roads. She walks dogs, has been run of the road in the past, very concerned about traffic.

Has not been an issue at other locations.

Kris Ennis asked about signage to property – Most likely, DOT would have to approve

Terri Parks – How did you find the property?

Looking for 2 years for parcels of property that is beautiful and easy access to all NH has to offer. Under Canvas encourage guests to participate in outdoor activities – fishing, kayaking, canoeing, hiking, biking, etc.

Question: How many people can occupy each tent?

2 (could have kid adjacent tents for 2, available. King size bed in all tents). Currently has 65% occupancy at other locations.

Trying to make minimal changes to the land. Tents are on platforms, they work to disturb the land minimally. Focused on maintaining property as close to original as possible (work with property not against it). Minimal disturbance of stone walls.

Question: How the folks that live at the bottom of Blakslee will be affected?

Carl encouraged to all residents in surrounding area to attend future meetings, so there is a clear understanding of proposal and present questions and concerns.

Email question: Is there a maximum night of stay?

Typically 3 days (average), NH regulations are 14 days?

Email question: How will trash be disposed of?

Will contract a local company to remove trash/recycling

Terri Parks asked about how many onsite staff?

Someone is always 24/7 on site, overnight there are usually 3 people, at peak during the day 25 staff – typically have about 40 working for them – possibly hire local folks.

Carl asked about food service –

Not advertised for public, primarily breakfast and dinner service for guests. Counter service, kitchen is basically a food truck. Alcohol available during the hours of meals.

Carl asked about permanent structures

Central lobby tent on a foundation. Carts will be stored near there, modular kitchen stays onsite, laundry facility, staff breakroom, platforms for the tents.

Only open for May to October (seasonally)

Under Canvas like to partner with community-based organizations to come speak to guests

Under Canvas will have local housing for employees, not on property.

Next steps: Under Canvas plans on submitting final plans in 2 months, Committee has 65 days to decide once plan is submitted.

Follow up action:

Tax assessment – speak with other towns that have same type of business, ask about what they charge

Current use – want to talk with town tax assessor but Dalton is currently without.

Traffic study –

Terry had emails to bring to attention:

Next Step Services LLC bought a property, facility for disabled people

Buck Road- question of if it can become town maintained. Terry to email regarding that process.

Kris Ennis reported that Jay was able to access the information on the old computer and downloaded it to a thumb drive.

Meeting was adjourned at 9:11 p.m