

Planning Board Meeting – November 6, 2024

In person: Carl Lindquist, Mike Trudeau, Emily Thompson, Terri Parks, Eric Moore, Kris Ennis

Zoom:

Meeting called to order at 7:04 PM

Minutes motioned and approved

Under Canvas

- Expected to submit their application in middle November so that abutters can be notified for the Dec 4th meeting.
- Tax assessment
 - Eric says tax assessor has been hired, effective Jan 1st.
 - Is assessment based on all improvements (septic, well, roads, structures) or just structures? We don't know yet
 - Some property coming out of current use. Landowners to pay 10% of new assessed value, 5% to town and 5% to conservation.
 - Current household in Dalton has ~2 cars. 20% of Dalton taxes go to the town(remainder 20% to county and 60% to education), mostly for road maintenance. Assume taxes on that house + land are enough to cover plowing and road wear&tear from those two cars.
 - Under Canvas will have 40-80 cars/day for 6 months of the year, equivalent to 20-40 cars/day year round. Expect road wear and tear might be 10-20X a typical household. How do we ensure the taxes paid by Dannis/ Under Canvas are fair to the town and represent an equivalent amount of road maintenance?
 - We don't have a tax assessment yet to base anything on. Haven't seen the fee to take property out of current use, either.
 - Might need an formula that total paid by or on behalf of Under Canvas needs to total a certain amount, based on qty of vehicles . Under Canvas would be willing to make up the difference in annual payments if tax assessment is determined to be less than expected road maintenance cost.
- Traffic study-we believe one is being done by Under Canvas but have not seen it. Planning Board would need to review that information to determine if it was done in a way that makes sense to us.
- Road Safety and Quality
 - Need to maintain at least current level
 - Increased signage needed, particularly for out of town folks? Speed limits, blind corner, yield, etc)
 - Under Canvas has said they are willing to do a Memorandum of Understanding (MOU) regarding the road. Accept the existing road condition as baseline, then if

they wanted “better” or “different” they would pay the town directly to achieve that.

- Invite Ron Sheltry and Adam King to Dec 4th meeting

- Other Under Canvas properties
 - Mike did research on a few others (Maine, Montana, Utah). Found 3 sites owned outright and 1 leased (state property) and presented tax info he found.

Approval could be contingent on:

- Driveway 24ft wide with good apron at road for turnoff of fire equipment
- MOU regarding road conditions
- Tax formula. Current use fee + annual tax assessment needs to provide \$____/yr to the town to cover the increased road maintenance needs caused by Under Canvas traffic. If it is not sufficient, Under Canvas make up the difference in semi-annual payments.

Community Meeting re Landfill proposal

- Carl presented draft letter
- Board felt that one representative per municipal entity was enough.
- Some edits identified in the draft letter
- Motion was made for Carl to make necessary edits and send out. Terri/Mike/Kris/Carl in favor, Eric opposed. Motion passed.

Meeting was adjourned at 8:30PM

Next Meeting 7PM December 4, 2024