

Planning Board Meeting – December 4, 2024

In person: Carl Lindquist, Mike Trudeau, Kris Ennis, Terri Parks

Zoom: Emily Thompson

Meeting called to order at 7:05 PM

Previous minutes motioned and approved

Under Canvas:

- Reed Raskin gave introduction and overview
- “light impact on land but with some hotel-like creature comforts”
- Open May-October
- About half of their properties are owned and half are leased
- Currently have lease option with Dannis’. Convert to lease after approval of project by planning board.
- Brenton Cole (Granite Engineering) gave the technical review of the project plan
- 22ft wide gravel access road off of Blakeslee is in the plan, sheet 36. Ron Sheltry noted this meets all state standards.
- Central parking for visitors then walking or golf cart (staff) access to the platform tents
- Fenced in “back of house” on the left of the driveway
- “6 pod” tentlike community center. Stays up year round, on concrete. Canvas walls
- Two ADA compliant tents near the community center
- Alteration of Terrain (AOT) permit is required. Approx. 100K sq ft will be disturbed. Permit required, has been submitted already.
- Wetland area is near community center, about 1000 sq ft would be disturbed. Permit required.
- Utilities:
 - Single septic system (permit required from state), located on higher part of the property. Pump stations located at lower end of property, closer to Simonds Rd.
 - Single well (“public” well permit required from state), need approx. 9500 gallons/day.
 - Power would come in from Blakeslee.

- Ron Sheltry: talked to Emergency Services folks near “Acadia” Under Canvas site. No increase in Fire or Ambulance after Under Canvas began operations.
- Under Canvas says they have had 1 ambulance call over all 12 properties in the last 2yrs.
- Traffic question. Under Canvas has not done a traffic study but did talk to an engineer.

- “Blakeslee can support 800 cars/hr”
- Study had been done on French Road previously, gets 198 cars/day.
- American Association of State Highway and Transportation Officials (AASHTO) would classify as “low volume” road
- Adam is expecting road to need one more grading/yr. Takes 2 days to do Blakeslee
- Need to work out cost/grading
- Board discussed and voted unanimously to accept this application as complete. This starts the 65 day clock: approve or deny decision must be made by the planning board by 2/7/25

Comments from town residents

- Jeff Williams (Simonds Rd), asking about the septic components that are at the lower edge of the Under Canvas parcel, by Simonds. All property setbacks are met by the engineered system design. Simonds road access would only be used for septic pump truck 1 time per year. This is to be gated, informal access to the property.
- Charlotte Nelson. Concerns about existing road width and visibility on Blakeslee, especially after the summer storm damage (not fully repaired).

Discussion about tax assessment.

- Planning Board is unaware of what goes into the assessment for a development like this. No sense of what the total assessment might be.
- Jeanette said she believes all improvements are counted (utilities, concrete, roads, etc). Also said that the town would be working with Skip Sansoucy for this appraisal.
- Current use change. 50% of the change fee goes to town operating income, 50% to conservation?
- Need a followup meeting with Adam and Skip to understand road situation and assessment concept. Carl and Jeanette to coordinate a meeting before end of December.

Bean Family:

Discussion around potential purchase of the Grange Hall with 0.24acres. Not enough property to have well and septic on the Grange parcel. Nicholas (pastor of Dalton church) and family would like to live there but need to sort out well and septic plan before purchase.

- Need to demonstrate a workable septic design before moving forward.
- Zach Pearlmutter is willing to do a lot line adjustment toward his residence but well setback dimensions prevent that

- Steve Heyliger (surveyor) found in deed that this property would have access to spring on Kyle's property.
- Zach needs new driveway permit for his house and then would give up the existing Grange driveway access
- Request from the Beans is to be given 2.5 acres from the town property. Allows for septic to be located.
- Planning Board said we could not make any decision on this. Seems like the Beans would need to talk with the Select Board. Not sure if this is something the Select Board can do on their own or if it needs to be a warrant at town meeting.
- Terry will take a look online to see if she finds anything further.

Meeting was adjourned at 10:03PM

Working meeting will be scheduled with Skip and Adam in the next week or two, date/time to be posted.

Next Regular Board Meeting 7PM January 8, 2025