

Planning Board Working Meeting – Dec 18, 2024

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

Skip Sansoucy, Adam King. Other town residents

Zoom: town residents

Meeting called to order at 5 PM

Skip has had a chance to review the plans submitted by Under Canvas.

Planning Board would like to understand how a valuation would be done. What is included, what is not included, etc. Can we get to understanding a ballpark number for what this project might be valued at, so that we can understand what taxes would come to the town as a result? We'd like to understand if that approximate tax payment seems reasonable for covering the extra road maintenance that would be required.

Skip Sansoucy:

- Might want an escrow account ahead of time to manage expenditures
- Alteration of Terrain (AOT) is part of the valuation. It defines the minimum area of the development and also defines the timing of the current use change tax timing.
- Current use change would be Forest Land → Commercial
- Current use change fee could be in \$50-\$150K range. Is applicant aware of the potential size of that lump sum payment?
- Road, water, sewer, power all part of valuation. Concrete, any structure including tent platforms. Sitework. Storm drainage.
- Will value anything that gets capitalized, including engineering work.
- His back of the napkin estimate: \$2-6M valuation
- "Public" water system is anything that has more than 4 taps, this would apply here. State permit required.
- He has some concern about the proximity of well and septic. May meet state standards but should the well casing be deeper than usual?
- Lease hold interest-capitalize the lease payment into a land value. Example, cell tower lease of \$20K/yr on 0.5 acre site would be used to calculate value of the land for tax purposes.
- Could the applicant (or future owner) change the usage in future to something very different? Looks like nothing below frost line so this could only ever be a seasonal use facility.
- Is there a "return to original state" clause in contract with Dannis?

- Example, at \$15/\$1000 assessed: \$3M assessment results in \$45,000 in taxes. 20% of that to the town, about \$9,000. Remainder \$36K to county and school.
- If road rework is required for safety, road bond needed.

Adam King:

- Estimating 1 extra road grading/yr required for the extra vehicle usage.
- Grading cost range looks like \$250-\$1000 per acre. @15ft wide road that works out to ~2900 ft length per acre.
- Adam estimated \$1000 labor to regrade, seems to match data above fairly well
- 11 miles paved and 26miles dirt rd in Dalton. 2-3 days to grade Blakeslee.
- Estimating 20-25 cars currently used by residents in this area of town.
- Under Canvas would bring ~70 guest cars 2x per day, plus delivery trucks and staff vehicles.
- Current Blakeslee condition: being rebuilt after 2024 flooding. FEMA funds are available but will only bring road back to original width (~1.5 lanes). Seems like there would still be a width/sightline concern. Adam/Ron/Jeanette working with FEMA on the funding.
- Spring road bans not an issue for the campground during regular season but will likely be an issue for initial construction. Need to make sure applicant is aware-they will pay for damages if their vendors drive on the road and cause damage while bans are in place.

Notes:

- Some map discrepancies on neighboring lots which need to be corrected
- Traffic survey needed?
- Is tax assessment paid by town or Under Canvas?
- Reimbursement to town for Ron, for both health officer and fire chief roles?

Meeting adjourned 7:15pm