

Planning Board Meeting – January 8, 2025

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

Zoom: Emily Thompson

Under Canvas representatives in person. Others in person and on Zoom

Meeting called to order at 7:01 PM

Previous regular board minutes motioned and approved

Previous working board minutes motioned and approved

Under Canvas:

- Ron/Adam: FEMA money should allow Blakeslee to be widened beyond where it is today and was pre-flood. Based on that, the safety for those walking/bicycle riding along that road will be increased.
- Additional signage probably not needed but if so town will make the sign improvements. Even so, Under Canvas was asked to make mention of driving cautiously on Blakeslee and being aware of the neighbors as they drive. Some of their campers will be on pavement all the way from Boston to Dalton and Blakeslee might be their first dirt road ever.
- Based on numbers provided/estimated at the previous working meeting, the taxes should cover one additional road grading per year, what Adam believes will be needed.
- Under Canvas was made aware that the tax assessor will likely need to see the lease agreement in order to value the campground.
- Under Canvas made aware that the current use change fee will be significant. Sounds like it will be paid by Dannis'.
- Board was told that the Wetlands permit has been approved
- All underground water/septic lines will be below the frost line.
- Discussion about well/septic location. Board was told that as a public water supply (more than 4 taps) the well requires an enhanced radius. Also requires annual water quality testing.
- Under Canvas will put up 3 signs to direct their campers from Rte 135 up to the
- Review of Carl's discussion with New Hampshire Municipal Association (NHMA). The board does have the right to request some things of the applicant but it is a little grey since Dalton does not have zoning.
- Discussion with Under Canvas about the Springtime road bans. They are already aware and will be working with local contractors who are already familiar with the situation.
- Does the plan have to be recorded at the county courthouse? Consensus seems to be no.

- Motion: Approve the Under Canvas proposal, contingent upon:
 - 1. State Wetlands Permit is approved
 - 2. State Septic Permit is approved
 - 3. State Public Well permit is approved
 - 4. State Alteration of Terrain (AOT) permit is approved
 - 5. State Subdivision permit is approved
 - 6. Map errors identified by Terri are corrected (abutter names and map/lot numbers)
 - 7. Additional Dalton Planning Board approval required if applicant seeks to substantially change the designs from the most recent Planning Board approved plan-set.
- **Motion was unanimously approved.**
- Under Canvas to send proof of items 1-6 to the Planning Board as they become available.
- Sitework/construction can proceed as allowed by approved state permits.

Bean Family:

- Has brought discussion to Select Board. Select Board willing to sell land (0.5acre?) for \$1 to the Beans if they pay all legal fees for the transaction.
- Will send back to Planning Board and Conservation Commission for review before finalizing.
- Terri found the water rights in old deeds

Discussion about upcoming Special Town Meeting:

Mike brought up item #1, talked about how it would affect the Planning Board. Would it need to be the entire board (and entire Conservation Commission) or representation of each board? Unclear at this time.

Meeting was adjourned at 8:05PM

Next Board Meeting 7PM February 5, 2025