

Planning Board Meeting – August 6, 2025

In person: Emily Thompson, Terri Parks, Kris Ennis, Jo Beth Dudley, Carolyn Keats

Meeting called to order at 7:04 PM

Previous regular meeting minutes of 7/2/2025 reviewed and approved

Carolyn Keats subdivision review

- Carolyn Keats proposes to subdivide 3.087 acres from 34 acres of Lot 402-3-001 to give to her daughter to build a home.
- Driveway permit and septic have been approved by the state.
- Ms Keats has hand delivered the subdivision application to the town office. Currently the office is locked so the Planning Board is not able to review the actual application tonight to ensure that it is complete. All necessary documents have been provided and reviewed and the board unanimously voted to accept the application and schedule a hearing for Wednesday, September 3, pending Jo Beth double checking the submitted application for completeness tomorrow.
- During the discussion Ms Keats reported back that the state of New Hampshire has no minimum linear footage for determining contiguous acreage to be classified together under Current Use, however she will be keeping a 50 foot strip behind the new subdivision to ensure that her property is contiguous. Also it was mentioned that the town of Dalton has no responsibility for Old River Rd which was discontinued when State Route 135 was built.

Email from Danielle Ruzicki regarding 5 Faraway Road

- Danielle Ruzicki emailed the Dalton Planning Board on July 22 regarding restrictions on 5 Faraway Rd Lot 000413-000001. This 1.2 acre lot is directly on Johns River and adjacent to the border of Whitefield. Jo Beth Dudley sent an email on July 29 responding to most Ms. Ruzicki's questions and referring her to the link for Dalton Town Subdivision Regulations.
- In her email Ms. Ruzicki asked about restrictions/limitations on operating a small (1-5 sites) Camp. Although Dalton does not have zoning there are restrictions sited in The Subdivision Regulations Town of Dalton, New Hampshire VII. Campgrounds & Recreational Vehicle Parks. VII.C specifically states that each campground shall be a minimum of ten acres, which would prohibit operating a small Campground on 5 Faraway Road as it is only 1.2 acres. Besides restrictions on the minimum acreage, pages 18 and 19 lists all the other restrictions for a campground which would need to be followed. The Planning Board also mentioned it would be the owner/camp operator's responsibility to make sure to understand all New Hampshire RSA's and DES restrictions especially with regard to the lot's proximity to the river.

Meeting was adjourned at 9:02PM

Next Regular Board Meeting 7PM , September 3, 2025