



LETTER OF TRANSMITTAL

TO: Town of Northfield 21 Summer Street Northfield, NH 03276	DATE: 3/18/22	PROJECT NO. 19030
	ATTENTION: Planning Department	
	RE: Winni River Campground Northfield, NH	

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plan
 Samples
 Specifications
 Copy of Letter
 Change Order
 Other: enclosed as noted below


COPIES	DATE	NO.	DESCRIPTION
3	3/18/22		22x34 Construction Set, Sheets 1 – 48
6	3/18/22		11x17 Construction Set, Sheets 1 – 48
			Major Site Plan Application and Checklist
			Abutter List and Labels
			Impact Statement
			Narrative

THINGS ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for dispersal
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review or comment
 Other:

REMARKS:

COPY TO: File

SIGNED 

Winni River Campground
Major Site Plan Application
March 18, 2022

Required State and Federal Permits

- 1) The following State of New Hampshire and Federal Permits will be secured for this project.
 - i) The State of New Hampshire
 - (1) Crossing Permit for the State of New Hampshire Railroad corridor
 - (2) NH Department of Environmental Services
 - (a) Alteration of Terrain Permit
 - (b) Shoreland Water Quality Protection
 - (c) Connection and Discharge Permits from the Winnepesaukee River Basin Program
 - ii) United States
 - (1) Environmental Protection Agency
 - (a) Authorization under the Construction General Permit
 - (i) Stormwater Pollution Prevention Plan

**TOWN OF NORTHFIELD
APPLICATION FOR SITE PLAN REVIEW**

Application for: Design Review Final Application
Level of Site Plan Review Required: Minor Major

Name of Owner: Winni River Campground
Address: 55 SARGENT ST Northfield NH 03276
Telephone #: 603 520 7134 E-mail address: RYAN.P01@metrocast.net

Authorized Agent: _____
Address: _____
Telephone #: _____ E-mail address: _____

Name of Development: Winni River Campground

Location: _____

Tax Map and Lot Number(s): 402-0001-000

Description of Development: CAMP Ground with 210 RV Sites 110 Tent Sites to Be Open From May 15 - NOV 1 Including a REC Hall, OFFICE/STORE, Bath Houses

Current Zoning of Site: _____

Special Exception Granted? Yes Not Applicable

Variance Granted? Yes Not Applicable

Site in Acres: 84 ACRES Site in Sq. Ft.: _____

Total Developable Acres: 45 ACRES

Type Sewage Disposal: Municipal Private Other _____

Type of Water Supply: Municipal Private Other _____

ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A petition for any and all waivers. The petition shall state fully the grounds for each request for waiver and all of the facts relied upon by the petitioner.
3. All other requirements as per Section 5 of the Town of Northfield Site Plan Review Regulations.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: FEB 10 2022

Signed: *Steve Panting*

**TOWN OF NORTHFIELD
ABUTTER'S LIST FOR
SITE PLAN/DESIGN REVIEW APPLICATIONS**

An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. **Include all engineers, surveyors, authorized agent and the applicant.** If applicable, all holders of conservation, preservation or agricultural preservation restrictions must be included in the abutter list.

	NAME	ADDRESS	TAX MAP AND LOT #(s):
1.	Park Cemetery	414 W Main St Tilton	
2.	Kill Army II LLC		
3.	New Franklin App	380 W main St Tilton	
4.	Sandra Marshall	438 W main St Tilton	
5.	Maya Properties LLC	PO Box 400 Tilton	
6.	PJM LLC	462 W main St	
7.	Dawn Barbuto	492 W main St	
8.	Helen Belvia	522 W main St	
9.	River View Farm	134 (Ross Mill Rd)	
10.	James Thomas	47 Spruce St Northfield	
11.			
12.			
13.			
14.			
15.			

Design Review : \$100.00

MAJOR Site plan :
\$300.00 + \$150/living unit or
\$150/1500 sq. ft. commercial

MINOR Site Plan:
\$100.00 + \$150/living unit or
\$150/1500 sq. ft. commercial

ABUTTER NOTIFICATION/ABUTTER \$10.00

Total # of Abutters X \$10.00 _____

Application Fee _____

Total Due: 1360.50

Date Received 3/18/22

**TOWN OF NORTHFIELD
MAJOR SITE PLAN REVIEW CHECKLIST**

Applicant Name:

Winni River Compliance Steven Partridge - manager

Date of Application:

FEB 10 2022

Submittal Requirements: Please check N/A if an item is truly Not Applicable. Otherwise, a waiver request will be required, in writing, for any items not submitted as part of the application. The waiver request must be made at the time the application is made at the Town Offices. This checklist provides guidance regarding minimum requirements for **Major** Site Plan Review. Other information and documentation may be required within the Town of Northfield Site Plan Review Regulations and at the discretion of the Planning Board.

General

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. On a completed Site Plan Application form completed and endorsed by the property owner(s) and his/her agent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Include an attached statement authorizing the agent, if any, to act on behalf of the property owner. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Include a fee in accordance with the fee schedule in Section 12 of the Regulations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Include six (6) black or blue-line copies of a site plan as described in Section 6 of the Regulations and six (6) copies of each other required plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Include ten (10) sets of reduced plans not larger than eleven by seventeen (11 x 17) inches. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Include the names and addresses of all abutters. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Include all required State and Federal permits or evidence that the permit has been applied for. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Include a statement <u>describing the development</u> including the use or uses to be conducted on the lot, or change of an existing use, or augmentation of an existing use |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Include an impact statement in narrative form addressing the proposed project's purpose, scope of operation, and impact on the immediate area and the town (see Section 5.3 of the Regulations). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Include written notification of a building permit denial outlining the reasons for such a denial. This notification is available on a form completed by the Selectmen, or their Authorized Agent (Building Inspector). |

- | YES | NO | N/A | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Include a written request for required waivers. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. If the development is to be in stages or phases, include a description of the projects in terms of such stages or phases. |

Site Plan Requirements

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. A completed Site Plan prepared by a licensed land surveyor or certified engineer registered in the State of New Hampshire. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. A completed Site Plan must be drawn to scale of not less than one (1) inch equals fifty (50) feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Plan size (margin to margin) shall be a minimum size of 8 ½ x 11 inches, and a maximum size of 22 x 34 inches. Appropriate lines shall be used for plans exceeding the maximum limit. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Include a Title Block which includes: <ul style="list-style-type: none"> a) Title of plan; b) Owner's name and address, and that of any agent; c) Date the plan was prepared and dates of subsequent revisions; d) Scale of the plan; e) Name, address, and seal (if applicable) of the preparer of the plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. A North Arrow. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. A Bar Scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. An approval block containing the statement "Approved by the Northfield Planning Board," and two lines for the signatures of the Planning Board Chairman and the Secretary, and a blank date line. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. A 2 x 1 ½ inch (approximate) space adjacent to the approval block containing the following statement:
<p style="text-align: center;">PURSUANT TO THE SITE PLAN REVIEW REGULATIONS OF THE
 NORTHFIELD PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED
 HEREON EXPIRES ONE YEAR FROM THE DATE OF APPROVAL.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Boundary lines of the entire parcel showing bearings, distances and monument locations, and be stamped by a licensed land surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Distances of all existing buildings and structures from boundary lines and all existing/proposed buildings or structures. |

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Distances of all proposed buildings and structures from boundary lines and all existing/proposed buildings or structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Names of all abutting property owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Location and layout of existing and proposed buildings, structures, and signs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Existing and proposed contours at two (2) foot intervals for the area of work and five (5) foot intervals for the remaining area. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Area of entire parcel in acres and square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Zoning and Special District boundaries.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Deed reference and tax map number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. Location, width, curbing, and paving of access ways, egress ways, and streets within the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. Location and layout of all the on-site parking and loading facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Location and size of all municipal and non-municipal utilities appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground. The Plan is also to include profiles of water, sewer, and drainage. If not serviced by municipal utilities, the Plan shall show the location of wells and septic system designs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Type and location of solid waste disposal facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. Location, elevation and layout of catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Location of all physical/natural features including water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stonewalls.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Dimensions and area of all property to be dedicated for public use or common ownership.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. Location of Flood Hazard boundaries.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Date and permit numbers of all required state and federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Location of all buildings, wells, and leach fields within one hundred and fifty (15) feet of the parcel.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	28. Dimensions, area and minimum setback requirements of all existing and proposed lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Proposed landscaping plan including size and type of plant material.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30. Pedestrian walks providing circulation through the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Location and size of proposed signs, walls and fences.

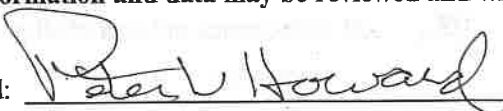
- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 32. Location and type of lighting for outdoor activities. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Location, width, description, and purpose of easements or rights-of-way. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. If the proposal contains off-site improvements, then the areas of off-site improvements shall be a part of the site plan and all pertinent requirements of the Regulations shall apply. |

Location Plan Requirements

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Include a location plan at a minimum scale of one (1) inch equals one thousand (1,000) feet, showing the following: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Property lines of the parcel being developed in relation to the surrounding area within a radius of two thousand (2,000) feet with tax map numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Names and locations of existing town streets including the nearest intersection of said streets. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Names and locations of streets within the proposed development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Names and locations of watercourses and water bodies on and adjacent to the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Nearby community facilities such as any schools, churches, parks, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Condominium subdivisions shall be written at the same scale as the Northfield Tax Map. |

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: 3/18/22

Signed: 

Winni River Campground
Major Site Plan Application
March 18, 2022

NH DOT

9171 9690 0935 0266 4806 98

Abutters List Northfield

- ✓ Applicant/Owner: Winni River Campground
Steve Partridge
55 Sargent St
Northfield, NH 03276
9171 9690 0935 0266 4806 74

- ✓ Engineer/Surveyor: DuBois & King, Inc.
Peter W. Howard, PE
6 Lily Pond Rd
Gilford, NH 03249
9171 9690 0935 0266 4806 81

- ✓ U02-0001-000 Winni River Campground, LLC
55 Sargent St
Northfield, NH 03276

- ✓ R05-0035-001 Kenneth Partridge Family Trust
53 Sargent St
Northfield, NH 03276
9171 9690 0935 0266 4806 67

- ✓ R05-0035-002 Killarney II, LLC
88 Waverly St.
Framingham, MA 01702
9171 9690 0935 0266 4806 50

- ✓ U03-0002-000 Saralee Bergeron-Isabelle
23 Scribner Rd
Northfield, NH 03276
9171 9690 0935 0266 4806 43

U03-0003-001	Shannon L. Coulter 17 Scribner Rd Northfield, NH 03276	9171 9690 0935 0266 4806 36
U03-0003-002	Maria Rita Kingsbury 5 Scribner Rd Northfield, NH 03276	9171 9690 0935 0266 4806 29
✓ U03-0004-000	Kenneth Partridge Family Trust 53 Sargent St Northfield, NH 03276	
✓ U03-0005-000	Winni River Campground, LLC 55 Sargent St Northfield, NH 03276	
✓ U03-0006-000	James D Thomas Sr. Tammy L. Thomas 47 Sargent Rd Northfield, NH 03276	9171 9690 0935 0266 4807 42
✓ U03-006A-000	Ronald P. Mills Sr. Judith G. Mills 49 Sargent Rd Northfield, NH 03276	9171 9690 0935 0266 4807 35
✓ U03-0033-000	NH Electric Coop Inc. 579 Tenney Mtn Highway Plymouth, NH 03264	9171 9690 0935 0266 4807 28

U03-0034-000

Julie Jones

6 Zion Hill Rd

Northfield, NH 03276

9171 9690 0935 0266 4807 11

U-03-0037-000

Dennis A. Lorden

Dorothy A. Lorden

4 Scribner Rd

Northfield, NH 03276

9171 9690 0935 0266 4807 04

Winni River Campground
Major Site Plan Application
March 18, 2022

Abutters List – Tilton

- | | | |
|----------|--|-----------------------------|
| ✓ U08-5 | Park Cemetery Association
c/o Judy Huckins
45 Lambert St.
Northfield, NH 03276 | 9171 9690 0935 0266 4808 34 |
| ✓ R25-1 | New Franklin Apartments LLC
380 West Main St
Tilton, NH 03276 | 9171 9690 0935 0266 4808 27 |
| ✓ R26-1 | 468 West Main St LLC
25 Nashua Rd, Unit #D-3
Londonderry, NH 03053 | 9171 9690 0935 0266 4808 10 |
| ✓ R26-10 | Helen Belair Revocable Trust
Patricia Garcia, Trustee
c/o Patricia Garcia
9 Academy St, Apt 2
Tilton, NH 03276 | 9171 9690 0935 0266 4808 03 |
| ✓ R26-7 | David J. Barbuto Trust
David J Barbuto Trustee
B-1 883 Weirs Blvd
Laconia, NH 03246 | 9171 9690 0935 0266 4807 97 |

R26-73

NH DES Water Resources Div.
c/o Mark Stevens
PO Box 95, 6 Hazen Dr
Concord, NH 03302-0095

9171 9690 0935 0266 4807 80

U08-10

William Robert Joseph
Cheryl Lee Joseph
438 West Main St
Tilton, NH 03276

9171 9690 0935 0266 4807 73

U08-12

PJM, LLC
2 Lisa Lane
Concord, NH 03301

9171 9690 0935 0266 4807 66

U8-11B

Maya Properties, LLC
PO Box 400
Tilton, NH 03246

9171 9690 0935 0266 4807 59

Winni River Campground

Major Site Plan Application

March 18, 2022

Impact Statement

- a. Winni River Campground is a seasonal operation for transient occupant and will have no impact on the Northfield schools.
- b. Winni River Campground will be accessed from Route 132 and Sargent Road. Occupants will be arriving and leaving at scattered times. Many sites will be occupied by seasonal travel trailers and only vehicle traffic will be generated. Although the amount of traffic on Sargent Road will increase, because the traffic will be coming from many different areas and at different times, the volume of traffic at any one time will not be a substantial burden to the community.
- c. Winni River Campground is a seasonal transient operation and will not affect the number of local residents.
- d. Winni River Campground will have private roads, not impact the school, welfare, or other Town Hall services. It will be directly connected to the Winnepesaukee River Basin sewer and therefore not impact municipal sewer lines. The campground will be connected to municipal water but will be a revenue source for them. The campground will be run in a way to monitor activities on site and therefore minimize the need for fire, emergency and police service. All the while it will be a new source of revenue to the Town and aid in covering municipal costs for the rest of the community.
- e. The greatest load on public utilities in Northfield will be on the water system which we understand can handle the demand proposed by the campground. As mentioned, the sewerage from the campground will have no impact on the town sewers and there will be no impact on municipal storms drains from this project either. A major electrical power line passes through this site so any demand for electricity will be provided without have to utilize local power poles or wires.
- f. Winni River Campground will be owned and managed by a lifelong local resident very connected with town operations who has a very genuine concern for good of the community. Activities at this campground will be monitored and directed to maintain public safety to the highest extent possible.
- g. Winni River Campground will be a net positive tax revenue source for the community.
- h. Winni River Campground is completely isolated from other town property and streets because of its location and because it is behind an old raised railroad bed. Drainage will be addressed on site to minimize the impact to the river and will be approved by at least two State agencies and one Federal permit before operation.
- i. The water source for Winni River Campground is from municipal water lines in Sargent Street and will not increase the consumption of groundwater on site.
- j. Winni River Campground will generate refuse but will be collected by private sources and not impact municipal services.

- k. Winni River Campground is designed to minimize water pollution. Stormwater management, sediment and erosion control practices are all part of the design package to ensure the protection of the river and surrounding wetlands. The biggest impact to the air will be from campfires which are an integral part of the camping experience. Only firewood will be allowed as fuel for these fires.
- l. Winni river Campground will be constructed with land conservation in mind to minimize sources of erosion. The area where the campground is proposed has a thinned forest cover today. Care will be taken to minimize the cover removed during construction so as to maintain, as much as possible, a natural setting for the campground.
- m. An extensive report has been prepared by a Certified Wetland Scientist/Ecologist outlining steps to be taken to preserve as much as possible the natural ecology of this area. The design of the campground incorporates the recommendations of this report.
- n. Because of the remote location of the campground no blocking of views will result from its construction or operation.
- o. Winni River Campground is proposed on acreage isolated from the rest of the community by the abandoned railroad track, now walking trail, through town. The site is further isolated by the Winnepesaukee River on the other three sides. A large portion of the property on the south side and west side are wetlands that will not be touched and which provide further isolation of the property from the surrounding area. The road into the campground is 900 feet off Sargent Road and is completely hidden from view from the street. The three rivers area is successfully promoting outdoor activities such as mountain biking and kayaking. This campground will harmonize perfectly with these activities.
- p. Three utilities will be available at the campground that will have an impact on the site. The water will come from a Northfield water main in Sargent Road running directly across the property where the access road to the campground is located. Sargent Road will be dug up to attach to this water line. From the property line along Sargent Road to the campground store, approximately 1,000 linear feet, the water line will be installed using horizontal drilling techniques to avoid impacts to wetlands, a culvert crossing and the railroad. Once within the campground proper the water lines will be installed in a more traditional open trench method. The Winnepesaukee River Basin Project trunk line to the Franklin treatment plant runs under the railroad corridor. The campground sewer will be located within the campground proper and gravity fed into the WRBP sewer line. No impact to Northfield roads will be felt by this utility location. The electricity for the project is coming from the power lines that run through the property adjacent to where the camp store and office will be. No impact to the town will be felt from the location of this utility.
- q. The estimated flow of water when the campground is full when it is in operation between May 15th and November 1st is 17,850 gallons per day.
- r. The estimated flow of sewage when the campground is full when it is in operation between May 15th and November 1st is 20,209 gallons per day. (Water flow plus infiltration)

Winni River Campground
Major Site Plan Application
March 18, 2022

Narrative

Winni river Campground is a proposal to construct 208 RV sites and 108 tent camping sites on an 84-acre parcel of land along the Winnepesaukee River off Sargent Road. The land is currently owned by the partridge family and used in support of the family construction business. Stockpiles of construction soil of various types cover a small portion of the otherwise lightly wooded tract. It is nearly level, although there is a grade change from one side of the site to the other. The site is isolated physically and hydraulically by an abandoned rail line that is now used for a walking trail. This trail crosses the entire frontage of the proposed camping area. The other three sides border on the Winnepesaukee River. There is nearly a mile of frontage along the river and Williams Brook.

The site has been studied for any archeological importance and none was found. The site has been mapped for wetlands and approximately 33% of the area is either wetlands or wetland buffers. A Wildlife Habitat study has been conducted on the property and the site was found acceptable for the proposed use. The NH Natural Heritage Bureau has cleared it of endangered species.

Mr Partridge is proposing to site the 316 sites in loops around the property staying behind the 50' shoreland buffer protected by the Shoreland protection Act.

The soils have been investigated by a NH Certified Soil Scientist. They are well drained as evidenced by the lack of ponding of water on the site. Most of the rainwater runoff drains away from the river and towards the wetlands, although the site is so level and there are so many pockets where the rain settles into that very little water actually exits the site other than by infiltration.

We are proposing to mimic this drainage in the post development condition. Instead of collecting and concentrating the rain water we have called for numerous rain gardens scattered throughout the site to collect, treat and infiltrate the runoff.

The campground will have an office and store, a community building and five bath houses with water, toilets and showers. All the RV sites will have access to three-way hookups. A sewer clean-out provision has been added to the site plan for RV that will need to empty sewage storage site. The tent sites will be supported by the bath houses.

Garbage will be collected on site. A minimal amount of dark sky compliant sighting will be scattered throughout the site and along the access road from Sargent Road. There will be a paved access road about 1,000 feet long from Sargent Road into the camping area.

Water will be gotten from the municipal water lines and sewage will be deposited into the Winnepesaukee River Basin Project trunk line that runs along the railroad corridor adjacent to the site. Electricity will be gotten from power lines that run through the property today.

The campground will be managed and run by Mr. Partridge. His family has owned and used this property for decades and it is his intention to develop and maintain it responsibly in support other local enterprises like the nearby bike park and river enthusiasts from Franklin.

The campground will be seasonal only and operate from mid-May to the end of October, beginning of November. Every effort will be made to preserve the rough character of the site and make it a pleasant camping destination for young people and old alike. This campground meets and exceeds the criteria Northfield has required for this type of facility.

Winni River Campground
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Fee Calculation

Permanent Building Structures:

Community Center	4,800 sf
Office/Store	1,344 sf
Bath Houses 5 @ 1,084 sf each	5,420 sf
Total area of permanent Structures	11,564 sf

Fee for Structures = \$150.00 / 1,500 sf

$$11,564 \text{ sf} / 1,500 \text{ sf} \times \$150.00 = \$1,156.50$$

Abutters & Professional notification:

\$10.00 / person

$$25 \text{ notices} \times \$10.00 / \text{notice} = \$250.00$$

Total Fee Due **\$1,406.50**

Winni River Campground
Major Site Plan Application
March 18, 2022

Fee Calculation

Permanent Building Structures:

Community Center	4,800 sf
Office/Store	1,344 sf
Bath Houses 5 @ 1,084 sf each	5,420 sf
Total area of permanent Structures	11,564 sf

Fee for Structures = \$150.00 / 1,500 sf

$$11,564 \text{ sf} / 1,500 \text{ sf} \times \$150.00 = \$1,156.50$$

Abutters & Professional notification:

\$10.00 / person

$$\begin{array}{r} 21 \\ \cancel{25} \text{ notices} \times \$10.00 / \text{notice} = \end{array} \quad \begin{array}{r} 210.00 \\ \cancel{\$250.00} \end{array}$$

Total Fee Due

\$1,406.50

1366.50