

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
OCTOBER 8, 2018
MINUTES**

SITE WALK AT 53 SCRIBNER ROAD, NORTHFIELD

Members Present: Kent Finemore, Keith Murray, Kaitlin Lounsbury, Cathy Keyser,
Brian Brown, Scott Haskins

Public: Steven Partridge, Cori Partridge, Stacy Partridge, Christina Beadle,
Charlie Page, Karen Carey

Site Walk Minutes: Members of the Board and public arrived at approximately 5:30 pm.

Site walk began at the edge of the Winnepesaukee River, it was noted that the river is wide and has access to be able to put canoes and kayaks in. It was stated that there are rapids upstream by the railroad trestle in Tilton as well as another set of rapids just beyond the transfer station and again after Blais Park.

The site walk continued along the path that has been cleared and used for vehicles, we continued along the Winnepesaukee River, taking in the view of the land to the left that has mostly been cleared. The walk continued and we crossed the power lines along the path.

Kent Finemore asked Steve Partridge about the wetlands and Steven stated that the wetlands start not too far from the power lines.

Karen Casey asked Steven Partridge if he had a timeline for the project. Steven stated that as soon as the permit is issued the project will begin.

The walk continued along the path and circled back to the river.

Discussion amongst board members and Steven Partridge regarding the ratio of guests to bath houses. Steven also stated that there will be pools installed and the campground will be on well water and not hooked up to city water.

Steven stated that the roads will be paved, the entrance will be gated with access via key card, and the exit will not be gated per request of the fire department to allow easy access in case of emergency.

Karen Casey indicated that the edges of the river are not too steep and would provide great access to campers to enter for canoeing and kayaking. It was also noted that access to the river along the riverbank could erode the top layer of ground causing issues.

Kent Finemore – As far as the Zoning Board goes, the reason Steven Partridge is before the Board is because this is a use that is not listed on the table of allowable uses so Steven needs a variance for relief from Article 7, Section 7.1. I don't even think we have campgrounds on the list. Part of the reason that I recommended that we come out here is that it is a big property and we have an opportunity to get a sense of just how big and the proximity to the railroad and how separated it is from other properties. The wetlands work as a buffer between this property and

adjacent properties. The other boundary is Williams Brook which comes in and goes under the trestle.

Steven Partridge – I am going to have a sewer pump house station and a place where guests can empty their campers before going home that will be closer to the exit gate.

Kent Finemore – Are there any questions for Steven?

No Questions noted. Meeting Adjourned 6:25 pm

Minutes approved October 22, 2018