

**NORTHFIELD BOARD OF ADJUSTMENT
OCTOBER 29, 2018**

WORKSHOP MINUTES

Members present: Kent Finemore, Keith Murray, Brian Brown, David Curdie, Kaitlin Lounsbury, Cathy Keyser and Scott Haskins

Also present: Steve Partridge, Cori Partridge and Stephanie Giovannucci

Steven Partridge – Application for Variance – 53 Sargent Street (Map U02, Lot 1) Requesting a variance from Article 7, Section 7.1 of the Zoning Ordinance, for the purpose of building a 400 site campground between the Winnepesaukee River and the Winnepesaukee River Trail on 84 Acres of land in the Commercial Industrial Zone.

Kent Finemore stated the purpose of this meeting is to work on potential conditions that may be attached to an approval of the application.

Cathy researched other campground policies and noted that most of the towns have a written ordinance for campgrounds that include some of the following restrictions...

- Firewood – can't bring in from out of state and must use firewood provided at the campground or have documentation on where firewood came from.
- Quiet hours – most campgrounds were 11pm to 8am, most towns had noise ordinances.
- Seasonal – opening can closing dates where middle of April and closing October 31st
- No fireworks – every campground
- Entry levels to the river – three entry places for people to access the river, to protect the river banks.
- Checkout times – various times to prevent traffic control.
- Trash collection – own dumpsters. Steve added that they'd have own dumpsters and someone going around picking up trash.

Steve mentioned that he plans on having his own rules and regulation which would include the conditions set from the board(s) and town ordinance(s). These would include pets on a leash, entry to the park, etc.

Kent asked Steve about a possible right of way / easement onto the property which was mention at the last meeting. Steve believes it's for the power line and sewer, he's going to pull the deeds for verification. Kent stated that the variance request is not for access to the property it's for the use of the property. But because there may not be road frontage this maybe an issue in granting the variance and he will consult with the town attorney.

Kent referenced Sue Slack of Lakes Region Planning Commission's email with a list of considerations which includes hardship, special conditions, etc. A copy was given to the board and asked to review it before the next meeting. One specific item brought up was the change to the zoning district, it would still need a special exception and/or permitted use with site plan, to have the opportunity to set conditions. This particular property is unique because it's in the commercial industrial zone, but this is really not a location for C/I. The Master Plan calls for the entire strip along the river to be in the Shoreland Recreation Area, this would have to go to Town Meeting.

Scott asked about lighting, Steve stated they would have pole lights, and the bathrooms would have lighting. This would be followed according the ordinance.

Keith drafted and handed out a list of possible conditions to set on the property. Kent added that the board review the list and agree to have the following reviewed by the town's attorney...

1. No permanent housing allowed.
2. No leases
3. The season for customer usage is defined as the May 15th through October 31st.
4. No off season occupancy.

5. No off season access to be granted. A locked gate will be required.
6. All utilities to the campground will be shut off.
7. Campsites will comply with restrictions set forth in the Zoning Ordinance article 10.4.
8. Campground will institute quiet hours to be observed from 11pm to 7am.
9. The owner(s) of the campground will ensure that there is deeded access to Map U02 Lot 1.
10. The owner(s) of the campground will reach out to police and fire to ensure emergency vehicle access to all parts of the campground.
11. The owner(s) of the campground will make every effort to mitigate the environmental impact on the riverbank, the river, the Winnepesaukee River Trail, other trails and the general environment in and around the campground property.
12. Not to exceed 400 units, in keeping with section 10.4 of the Zoning Ordinance.

Katlyn asked about parking and number of vehicles allowed per site. This is covered under the 10.4 of the Zoning Ordinance. Brian noted that other campgrounds have site parking and a separate parking lot for visitors.

Kent handed out a sheet titled Variance Criteria Guidelines which assists the board in reviewing applications. The Board agreed to include this with the application to assist applicants.

There being no other business meeting adjourned at 8:17 pm.

Minutes approved November 26, 2018