

Planning Board Minutes
February 27, 2019

Chairman Chris Maron called the meeting to order at 7:09 p.m. with the following members present: Mr. Dwight Anson, Ms. Mary Lou Fitzgerald, Ms. Robin Severance, and Mr. Ken White. Also in attendance was Mr. George Hainer, Building Codes/Zoning Officer. Guests in attendance: David Langston and Steve Denton.

Chairman Maron: The first order of business is the appointment of Chairman, Vice Chairman, and Secretary. We can either do that tonight or at the next meeting when maybe more are in attendance.

Mr. White: We should do it tonight. Do you want the whole slate or one nominee at a time?

Chairman Maron: Might as well do the whole slate.

Mr. White: I would make a motion to nominate Chris as Chairman, Alan as Vice Chairman, and Julie as secretary.

Ms. Fitzgerald: I second.

Chairman Maron: All in favor? Approved.

- **Resolution 2019-1 Position Designation**

Resolved: To appoint Chris Maron as Chairman, Alan Hipps as Vice Chairman, and Julie Schreiber as Secretary for 2019.

Moved by: Mr. White

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fitzgerald, Ms. Severance, Mr. White, Chairman Maron

Opposed: None

Chairman Maron: We have a meeting schedule to approve. We meet the fourth Wednesday of the month, with the exception of holidays.

Ms. Fitzgerald: I move we accept the schedule as is.

Mr. White: I second.

Chairman Maron: Discussion? All in favor? Approved.

- **Resolution 2019-2 Meeting Schedule**

Resolved: The Planning Board will meet the fourth Wednesday of every month at 7:00 p.m. with the exception of November (20th) and December (18th).

Moved by: Ms. Fitzgerald

Seconded by: Mr. White

In Favor: Mr. Anson, Ms. Fitzgerald, Ms. Severance, Mr. White, Chairman Maron

Opposed: None

Chairman Maron: The last time we met was September 26, 2018. Is there a motion to approve the minutes?

Mr. Anson: They're okay by me.

Chairman Maron: Dwight makes a motion to approve the minutes, is there a second?

Ms. Severance: I'll second.

Chairman Maron: Any discussion? All in favor? Approved.

- **Resolution 2019-3 Minutes Approval**

Resolved: To approve the minutes of the September 26, 2018 meeting.

Moved by: Mr. Anson

Seconded by: Ms. Severance

In Favor: Mr. Anson, Ms. Fitzgerald, Ms. Severance, Mr. White, Chairman Maron

Opposed: None

Chairman Maron: Our first order of business will be **Camp Dudley (Tax Map No. 76.2-1-56.000)** because they're here. We have a Special Permit application.

Mr. Denton: I'm Steve Denton, property manager at Camp Dudley. We would like to – I believe you have copies of the plan – construct an under 40' climbing tower. I'm going to let Dave Langston speak. Dave is our Director of Development and is heavily involved in our outdoor program and ropes course.

Mr. Langston: I appreciate the opportunity to speak with you folks this evening. We have a pretty unique opportunity at camp to construct this climbing tower. Last fall we lost a member of our community – a very young almost-leader who had been at camp for a number of years. Through the outpouring of support and his involvement previously with the outdoor program, it was decided that this tribute to him would be fitting. He was very active in leading camp trips all over the North Country and very engaged in our climbing program. This climbing tower would augment our already existing outdoor challenge program, which is in two different locations. For the past few years we have brought several schools from the area to camp to do team building activities. The climbing tower could be an extension of that and be available for us to use with the community as well. There is always some concern when talking about towers within park; we are below the forty-foot minimum that we would need for special permitting with the APA. This is really an asset for our program that would support lots of things within the camp curriculum and it offers us the opportunity to remember Charlie in a very special way. We ask your consideration in terms of building it and knowing that it's no higher than anything else we have existing at camp. It's a little more centrally located and would give

the opportunity for more kids to be able to use it on a regular basis. I would be happy to answer any questions you have. The plans have been approved by an engineer. It's designed by High 5 Adventure; they've done a number of our other buildings.

Ms. Fitzgerald: Is there an age limit for use of the tower?

Mr. Langston: It would be people within our camping program; we teach climbing to all campers, the youngest are ten.

Ms. Fitzgerald: And if you're inviting schools?

Mr. Langston: Within the curriculum that we use, our sixth graders use the low challenge course. It would be the eighth graders and up that would use tower. The issue is not the kids that can use it; the issue is making sure we have certified belayers.

Mr. White: Would this be built for this coming summer?

Mr. Langston: That's the plan.

Mr. Hainer: Is everyone clear exactly where it is?

Mr. Maron: I think so. Is there a fence around it to keep people from climbing on their own?

Mr. Langston: No. This is inside the camp property, near the vicinity of the gym and away from the road.

Ms. Fitzgerald: Is the property currently supervised at nighttime? During the off-season?

Mr. Langston: There is no off-season security present. The tower itself is secure as far as having people climb it. There is a tarp that goes around the outside of it and the lowest of holes would be removed to prevent climbing.

Ms. Fitzgerald: Do you have to have extra insurance coverage for this?

Mr. Langston: This is covered within our standard insurance plan for all climbing activities. We are already insured for the climbing tower that we have indoors as well as the climbing activities that we have outside.

Mr. Fitzgerald: My only concern is people just walking in and using it.

Mr. Langston: It's part of our standard protocol at camp for any of these activities that access is limited for the high climbing piece.

Ms. Severance: And it won't be placed where it blocks your neighbor's view of anything; it's not in the way of any other property.

Mr. Langston: No, I don't believe so.

Mr. Denton: Our closest bordering neighbor is Affinity Group (Rolling Hills) and they're quite a long way away from where this is proposed.

Chairman Maron: Looking at the picture, people can't get on the roof can they?

Mr. Langston: No. The roof is included to give us extended life for the tower. It gives some cover from precipitation.

Ms. Fitzgerald: I would assume you'd have a lot of interest from outside that would like to rent and use it.

Mr. Langston: We'd love to have those conversations.

Mr. Denton: We don't offer unless our staff utilizes it. We rent out our facilities, but not the ropes course. Our staff has to man it.

Mr. Langston: One of the other things regarding any of these big constructions, and you'll see in on many of the other tall structures that we have, it's all engineered with guide wires to withstand wind.

Mr. White: I would move we accept this proposal as presented.

Chairman Maron: I think we need to rule it complete and set a public hearing.

Mr. Hainer: Yes that's correct.

Chairman Maron: Ken made the motion to deem it complete.

Ms. Fitzgerald: I'll second.

Chairman Maron: All in favor? Approved. We'll set a public hearing for March 27, 2019 at 7:00 p.m.

- **Resolution 2019-4 Special Permit Application**

Resolved: To deem Camp Dudley's (Tax Map No. 76.2-1-56.000) Special Permit application complete.

Moved by: Mr. White

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fitzgerald, Ms. Severance, Mr. White, Chairman Maron

Opposed: None

Chairman Maron: We're ready to move on to the **Pierce (Tax Map No. 56.4-1-3.211)** minor division. A minor division is defined as "the division of a parcel of land such that no new building lots are created and not adversely affecting the development of the

remainder of the parcel or adjoining property and not in conflict with any provision or portion of the town land use plan or zoning regulations or policy set forth.”

Mr. Hainer: The Pierce farm is separated by the northway; the northway came through and made a landlocked piece of property. The Spears wish to buy this piece. The APA sent a non-jurisdictional letter to us. The Spears are going to combine all three parcels into one and come up with a new deed. What you have to do is classify it as a minor division, in which case Kevin Hall will get the maps to sign and then it's a done deal.

Ms. Fitzgerald: Go through again which parcels go together. The pink will go together?

Mr. Hainer: They own all the pink now; they're all separate lots. They're going to merge the lots into one tax map number – into one lot. When the northway came through they created all these parcels that were landlocked. To have access to this you have to get a right-of-way.

Chairman Maron: Do they have access to that parcel now?

Mr. Hainer: No, though they may have had some sort of unwritten agreement.

Chairman Maron: So are they selling it to them?

Mr. Hainer: I believe so.

Chairman Maron: “Where the Planning Board determines that a particular division constitutes a Minor Division, it shall so notify the applicant who may then proceed without necessity of Planning Board approval of the division or public hearing.” If we make the determination, they can proceed, and we won't need to do anything else.

Mr. White: It's not much more than a lot line adjustment.

Chairman Maron: Is there a motion to classify this as a Minor Division?

Mr. White: So moved.

Ms. Fitzgerald: I'll second it.

Chairman Maron: Discussion? Are there any concerns? All in favor? Approved.

- **Resolution 2019-5 Project Classification**

Resolved: To classify the Pierce (Tax Map No. 56.4-1-3.211) division as a Minor Division.

Moved by: Mr. White

Seconded by: Ms. Fitzgerald

In Favor: Mr. Anson, Ms. Fitzgerald, Ms. Severance, Mr. White, Chairman Maron

Opposed: None

Chairman: We have Local Government Day coming up April 3 and 4. We also have a vacant alternate position.

Ms. Fitzgerald: Is Mike Brankman still with us or not? We haven't seen him, but he hasn't said anything officially.

Chairman Maron: I'll ask the next time I see him.

Mr. White: I move we adjourn.

Ms. Fitzgerald: I second.

Chairman Maron: All in favor? Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Julie Schreiber, Secretary