

FINAL

Bridgewater Planning Board
July 16, 2024 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Steve Hering, Joe Wilkas, Paul Wilson, Ex-officio- Terry Murphy

Public present: Peter Julia (landowner), Matt Barnard (septic designer, B.A. Barnard Ent. Inc.), Rob Brady (owner, CAMP at Newfound Lake)

Patrick called the meeting to order at 7:00 PM and the members of the board introduced themselves. Patrick announced that the purpose of the meeting was to discuss year-round manager residency at CAMP at Newfound Lake and a possible noise ordinance for the town.

Rob distributed plans to the board that were not yet engineered, but a representation of the current layout and what they want to do. He oriented the members of the board to the plans and handed out a letter that read:

“The owners of CAMP at Newfound Lake would like to alter the use of the existing office/apartment building on site from seasonal (6-month usage), to year-round usage to retain and create a year-round position for our on-site manager. The owners want to employ their manager year-round to maintain the park, keep it safe from unforeseen circumstances, and to retain their manager.

To address restrictions to the operational capacity of the existing septic system CAMP will have to modify the park. These modifications include removing two (2) of the existing sites from use (sites 1 and 5) as well as installing a new septic tank in-line with one of the existing tanks at the park.

To understand the New Hampshire state requirements, CAMP has asked for assistance from Matt Barnard (Engineer) to talk to the state and understand what they would need CAMP to do.

Removing two sites allows for the proper septic loading for a year-round 1-bedroom apartment to be added to the existing leach field. Due to the change in use from commercial to residential a 1,250-gallon septic tank will need to be added between the building and the existing septic tank.

CAMP formally requests the town’s consideration in allowing for a 1-bedroom year-round apartment to on-site and would like to show that the current zoning summary for 792 Mayhew Turnpike Bridgewater, NH is Commercial and Rural Residential.”

Discussion was held regarding the contents of the letter. Patrick asked if the existing building would change in size and Rob answered no. Matt added that they are requesting a conditional approval pending all state approvals. Ken stated that this was a preliminary meeting and that no approvals would be given tonight. Steve asked if the water supply is currently year-round and Rob responded that while it can be used year-round, they have not used it year-round in the past. He pointed out the locations of onsite wells, pump houses, and shut offs on the plans. He stated that if the apartment was to have water year-round moving forward, the water would remain off for the bottom 2/3 of the park during the off season.

Patrick read aloud a note on the plans that read, "Developer restricts anyone that rents or occupies the 45 sites from attending public or private schools." Patrick suggested carrying that condition to this proposal if approved in the future. Terry explained that the park's original use of property was to be part time. Lengthy discussion ensued regarding if the use was altered to include a year-round residence of a manager, how restricting future children to inhabit that residence to not attend public or private schools could be enforced without discrimination of tenants. The total 150 square feet of the unit was brought up and the unlikeliness that a family with children would live in such a small space. The concern was that while right now the request is for a manager, it would not be legal to tell someone with a child they could not live there. Terry stated that adding one child to the residence will put more burden on police, fire, EMS, and \$25,000 in school costs. Matt asked if there was a fire on the property during the off season, would the fire department respond to which Terry answered yes. Matt stated there would be no difference there.

Terry went on to say that the Board of Selectmen's question is how adding year-round manager's quarters, ultimately changing the land use, is in the public's interest and not just in the interest of the business. He stated that public interest says leave the land use as is as a part time RV park.

Rob explained that he lives 1.5 hours away while the previous owners, Bob and Anita, lived roughly a mile away and were better able to keep an eye on the property and respond quickly if need be. He stated that having an onsite manager would rectify that problem and that there are marketing and other duties that are year-round on top of the operational and monitoring that add to the need for a year-round residential manager. Ken suggested hiring someone local to be a manager that could live off site but still respond quickly if necessary. Terry suggested keeping sites 1 and 5 that would have been removed for the additional tank and using that revenue toward remote monitoring of the property.

Patrick polled the board. Joe stated that he's inexperienced but sympathetic to Rob. Steve stated that he sees both sides. He cited the note restricting sites 1-45, but that there is no mention that addresses residences or buildings that are not RV sites. He added that children will move to the area regardless and that it is unlikely a large family will move into 150 square feet. Paul asked what the occupancy of the park was currently, in the peak of summer. Rob answered they're full and also usually full on holidays. He added

that during midweek the park is roughly half full. Paul continued that it would be a neater solution house someone offsite. Discussion ensued regarding snow plowing. Steve asked what emergencies or situations they anticipate needing a year-round manager for. Rob answered possible vandalism to arcade games in the lodge, possible electrical fires, and natural hazards/storms. Terry asked if there was a disconnect switch and Rob answered yes but power is kept on. Patrick stated he's hesitant to change the conditions of approval that originally dictated seasonal use only.

Rob asked if there was a way to word the conditions of approval to compromise to which Terry responded they cannot discriminate against a family moving into the year-round residence and that their concerns for the property during the off season can be mitigated differently. He went on to say that adding more people to the town equals more taxes, and that the master plan is to control the growth of the town. He stated that getting the original 45 sites approved was a struggle.

Rob stated the current zoning is in Commercial Residential and allows for single family residences. Rob explained that he invested a lot of money to draw people in who will spend money in the town. Patrick shared his concern that if they grant the change and there is a new owner in the future, they may want to turn that office building plus studio apartment into a single-family home. Terry stated that this does not create a hardship, it opens a can of worms. Steve added it would be setting a precedence; if they approve a studio/one bedroom, then there's an opening for argument for 2, 3, 4 bedrooms in the future. Ken recapped that this was a preliminary meeting that was set up to get a sense of the board and that Rob and Matt now have that. He advised them to update their plans, advertise properly for a public meeting, and come back to the Planning Board to see how they rule officially. The next option after that would be to present to the zoning board, followed by superior court if they so choose. Patrick asked if there were any additional comments or questions from the board and there were none. Rob and Matt left the meeting at 7:40pm.

Patrick moved on to the next item on the agenda- a possible town noise ordinance. He stated multiple neighbors have come to him with noise complaints and that the police department cannot do anything about it currently other than give warnings. Terry stated it may not be a bad idea, but it is difficult to enforce and measure decibels. He suggested finding other towns that have them to use as guides. Patrick added that Plymouth and Belmont have them. Steve stated limits cannot be subjective- must be measurable. Discussion was held regarding sound limits and problems. Terry stated there are other ordinances that should be reviewed as well- Air BnBs, VRBO, renting RVs, RVs not defined as structures in zoning laws, garages and non-habitable use (changed but not found until assessments), commercial fireworks, etc.

Patrick opened the floor to the public. Peter introduced himself as a licensed engineer and member of the Plymouth Zoning and Planning Boards, and stated he was there to request a scheduled informal hearing regarding a residential subdivision of a legacy piece of property from the 1970s. He presented and oriented the board to a plan of the other side of town about 2.5 miles off River Road, Dick Brown Road, and Hunt Road with between

805'-825' of road frontage with the total parcel between 23-25 acres that is currently being surveyed. He added it is a flag lot where the geometry is more narrow than wide. Terry asked how flat it is, and Peter answered not at all and that he had walked it and there are steep slopes and two springs. Terry mentioned the possible need for steep slope ordinances and wetlands. Terry asked how many lots would be made from the acreage and Peter answered mathematically- maybe 3 but would like 4. Steve asked about the road frontage requirement to which Terry answered 300'. Ken asked who was doing the surveying and Peter stated Kevin French. Discussion was held regarding possible options for lots while considering road frontage, shared driveways, twisty/steep road regulation variations, land locked lots and hardships. Peter stated he has read all regulations and is licensed in 22 states. He said he wanted to gage the appetite of the board to see if they would be sympathetic to creating more lots and that his feeling is that they are not. Peter left at 8:30pm.

Ken updated that the Hands have been working on their driveway and have added crushed stone. Steve added that drainage soil was put in where the cottage was.

Pat directed the board to review the minutes from August 15, 2023. He made a motion to accept as written, Steve seconded, and all remaining were in favor. The minutes were accepted.

Ken made a motion to adjourn, and the meeting was adjourned at 8:50pm.