

APPLICATION SUPPLEMENT



Document No: | WW-AP-001
Title: | APPLICATION FOR SITE PLAN TO TOWN OF WINCHESTER PLANNING
Revision: | IR
Release Date: | 04/09/2022

Prepared By: | Whippic LLC

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RECORD OF REVISIONS

REV LVL	DESCRIPTION OF CHANGE	PAGES AFFECTED	APPROVED BY	REVISION DATE
IR	INITIAL RELEASE	ALL	Whippie LLC	04/09/2022

RELEASED

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1.0 PURPOSE

The purpose of this document is to provide clarity and satisfy the requirements set by the Winchester Planning Board per the Site Plan Review Regulations. Whippie LLC wishes to provide balanced growth and enhance the town of Winchester with a campground that provides harmonious access to green spaces and pleasant nature views. The Campsite is an innovative take on camping that provides pre-assembled campsites for our guests providing them an outdoor and in nature experience without the need to bring their own equipment. We will utilize American manufactured tents from sustainable / recycled materials. Our tents will be used for many seasons and allow a wholesome nature-oriented experience with all the creature comforts of being in your own home.

2.0 MISSION STATEMENT

Provide a wholesome nature-oriented camping experience that is comfortable for the guests and requires little or no modification to the sites from guest to guest. We value nature and wish to share our piece of heaven with others.

3.0 SECTION V – Scope of Review

This section briefly explains what Whippie LLC wishes to accomplish. Depending on the Boards interpretation we, Whippie LLC opening Whippie Woods, would like to be considered compliant under Section V (C) for the following reasons:

1. The land we are placing the campground is zoned Agriculture.
2. Whippie LLC is not constructing any permanent structures on the land and intends to make more walking trails open to all.
3. Parking is to be an existing field. No additional materials or modifications are being made.
4. Whippie Woods will clear some trees only as necessary to provide adequate spacing for campsites. Maintain 15’ from designated fire pits. Wood being cleared will be re-utilized as firewood.
5. Will expand on a current private road and submit for a name for 911 access.

4.0 SECTION VI – Standards

This section explains Whippie Woods plan to comply with “Section VI: Standards” in the Site Plan Review Regulations.

4.1 A - PARKING

- 4.1.1 The number of parking spaces provided by Whippie Woods is adequate for the number of guests we plan on facilitating (20 sites, 2 vehicles per site). Using an existing field, we have the ability to provide 48 standard parking spots using our existing field which already has a gravel entrance and a tree line on each side. The parking spots are a standard 9’ x 15’ zone. Please see Whippie Woods Proposal drawing 85-ST-MT-001, Detail C.
- 4.1.2 6 parking spaces are wider and will be designated for handicapped persons. Though special site access will be permitted at 2 camping sites for handicaps persons as well.
- 4.1.3 Traffic Control Islands are not applicable.
- 4.1.4 We will not be paving or changing the existing landscape. We have a tree line of separation from the road.
- 4.1.5 Dust will be minimized by control of parking areas. If Whippie Woods sees any dirt forming we can rotate use of area. We have other cleared fields that may provide adequate overflow or alternative parking if dust becomes an issue. On the high traffic area gravel is already present significantly reducing the likelihood dust will be an issue.

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- 4.2 B - LOADING
See drawing 85-ST-MT-001 plan view. Whippie Woods complies with this by providing adequate onsite parking.
- 4.3 C – SNOW STORAGE
Not Applicable. Any pre-season snow storage will be place on the north face of the parking field. Snow will be removed by our Tractor as needed.
- 4.4 D – STREETS, SIDEWALKS, AND ACCESS AREA
Whippie Woods is requesting a waiver on paving the access road on the grounds that it takes away from the natural experience Whippie Woods wishes to provide to our guests and provides unnecessary hardship on our business. However, Whippie woods will comply with providing clear and open pathways with adequate spacing for our campers, signs for each campsite and a primary access road for 911 Emergency Access.

The primary road is already existing but shall be widened over the development of the campground to comply with the 20' minimum width.

Rather than sidewalks, Whippie Woods will utilize trails and designated paths for our guests to move about the campsites. Each guest will be provided with a map and the paths with be adequately labeled and impressed upon / maintained that guests can clearly distinguish paths.
- 4.5 E – DRAINAGE & EROSION CONTROL
Not applicable. Whippie Woods is not installing any permanent structures that require provisions for storm water runoff.
- 4.6 F – WATER SUPPLY & SEWAGE DISPOSAL
Whippie Woods is not modifying water supply or sewage disposal for this project.
- 4.6.1 WATER SUPPLY
Whippie Woods will provide fresh drinking water to each guest by providing a Water Fill Station at the designated parking area. Instructions for access and use will be provided to each guest.
- 4.6.2 SEWAGE DISPOSAL
Each campsite will be equipped with a bath house that during the guest stays will collect all human waste. After each guest stay, or after multiple day occupancy by the same guest that may fill the localized waste containment, Whippie Woods personnel will empty the waste container into our central sewage storage container near the entrance of the site. The waste container area is shown beside the dumpster on drawing 85-ST-MT-001, Detail C.
- 4.7 G – LIGHTING
All lighting will be solar powered with a low light output, see drawing 85-ST-MT-001. There will be localized hanging lighting at each campsite as well to provide aesthetic lighting and visibility. Only the sign lighting will be visible from the road and it will not negatively affect any Abutters.
- 4.8 H – SIGNAGE
One 4' x 8' sign will be placed by the parking lot entrance. Little signs will be placed throughout the property to guide our guests to their campsites and to any future scenic areas and pathway signs. The 4' x 8' sign will be made from a wood material and will read "WHIPPIE WOODS" with an aesthetic appeal. It will have two directional lights pointing at the words. Extra care will be taken to ensure lights are not angled upward more than a 45°-degree angle as to not create any light pollution.
- 4.9 I – UTILITIES / FUEL TANKS/ GROUND WATER
Not Applicable. Whippie Woods will not be installing any utilities or holding tanks.

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4.10 J – AIR AND NOISE

Whippie Woods will not be outputting any significant Air or Noise pollutants. Whippie Wood campsites will include a designated fireplace for each camper that is a minimum of 15 feet away from any landscaping, tents, permanent or temporary structures. Fire wood burned will be in accordance with New Hampshire Department of Environmental Services limitations. Pamphlet from New Hampshire Department of Environmental Services included in APPENDIX C – ADDITIONAL GUIDELINES.

4.11 K – LANDSCAPING, SCREENING & BUFFERS

Whippie Woods is utilizing the existing natural woods that has developed over the last 100 years of growth as the landscaping. We will not be adding any additional trees or plants.

4.11.1 Landscaping:

This is not applicable to Whippie Woods. No additional plants or landscaping will be completed.

4.11.2 Landscaping of Parking Areas:

This is not applicable to Whippie Woods. No additional plants or landscaping will be completed.

4.11.3 Screening:

The locations of our Waste areas are already screened by existing trees. No additional trees or screens will be added at this time.

4.12 L – AMERICAN DISABILITY ACT (ADA) & LIFE SAFETY

Whippie Woods will as best as possible facilitate handicap people. Direct parking at 2 or more campsite locations will be available to facilitate handicap access. No new permanent structures will be fabricated.

4.13 M – PUBLIC SAFETY

Whippie Woods is not applicable for public safety. The campsite is outside of the town and does not affect public safety.

4.14 N – ARCHITECTURAL

Whippie Woods is not within the Historical District of Winchester. A campsite drawing is provided with this submittal. See Drawing: 85-ST-MT-001.

5.0 SECTION VII: Developments of Regional Impact

Based on the guideline listed in the Town of Winchester’s Site Plan Review Regulations, Whippie Woods campground will not be a development of regional impact. Thus, we shall not be applicable for complying with procedures set forth in RSA 36:54-57.

6.0 SECTION VIII, E – Submission Requirements

6.1 A completed Application form has been / is included with this document.

6.2 Drawing 85-ST-MT-001 has been drafted on 22” x 34” paper and provided on 11” x 17” paper. PDF can be supplied upon request.

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6.3 Minimum Information included in part 3, beneath E. Submission Requirements in Section VII.

Name of Project:	Whippie Woods Campground
Location of Site:	85 Stone Mountain Road, Winchester, NH
Name & Addresses of Owners of Record	Provided on Application.
All abutting Land owners (within 200 feet of site)	Provided on Application.
Zoning Districts	Agriculture, See Appendix A, Figure 2.
Tax Map & Lot Numbers	Provided on Application.
North Arrow	Captured on Drawing 85-ST-MT-001
Date of Plan	Spring 2022. Whippie Woods already has established a parking lot, has 4 campsites and the event field.
Scale of plan	20 Campsites with an event field. (Event field is existing and 4 campsites are already existing)
Streets, Sidewalks, boundary lines.	Captured on Drawing 85-ST-MT-001
Lot Size in Acres	Total Usage by tents will be .15 Acres (6,284 sq. ft.), 20 tents with an area of 315 SQ. FT. each.
Structures with sizes and dimensions including easements	No permanent structures are being installed. All campsites and roadways are dimensioned and to scale on drawing 85-ST-MT-001.
Drainage	Drainage will remain unchanged and unaffected by Whippie Woods.
Natural features, stonewalls, wetlands, floodways, etc.	The natural features can be seen on sheet 2 of 85-ST-MT-001 drawing.
Private & Public Utilities, wells & Septic Systems	No private or public utilities will be on the property. A water fill-up zone will be provided for drinking water in the parking lot area.

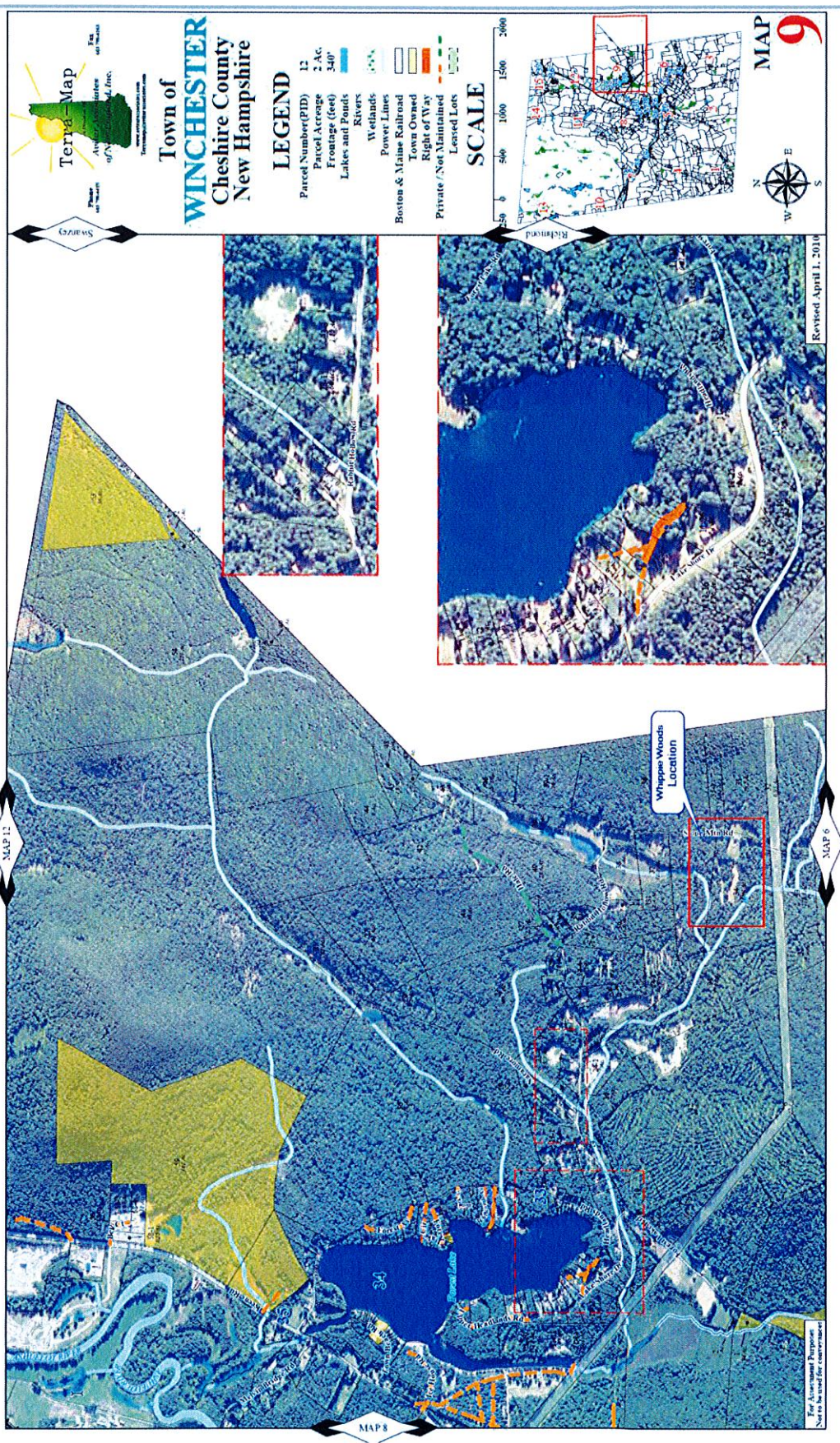
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- 6.4 The minimum information to include per part 4, beneath E. Submission Requirements in Section VII.
- 6.4.1 Drawing 85-ST-MT-001 shows the primary shape, size and use of the proposed campsite. See Appendix B, Figure 3 in this document for additional information relating to Tent heights and appearances.
- 6.4.2 The drawing identifies the standard width of the roadways, paths and the parking slot. The flow of traffic is expected to be bi-directional for the main road. Pathways shall only be used for foot traffic. Pedestrian traffic is also bi-directional. We would like the name of the road to be Whippie Woods Way.
- 6.4.3 48 parking spaces are available. Parking spaces are a minimum size of 9' x 15'. Parking lot is illustrated on drawing 85-ST-MT-001.
- 6.4.4 Lighting is illustrated within 85-ST-MT-001. Lighting is on the lighting layer and is expected to be non-intrusive lighting that is solar paneled low luminescence. The light will not point directly skyward but have a soft glow outward / downward. These lights will primarily be used to illuminate the pathways for our guests. We believe that star / moonlight is part of the attraction for our guests and are minimizing the exterior lighting as much as possible. Some accent lighting may be applied within the ground of the campsite shown within drawing 85-ST-MT-001 but all will be solar lit and low luminescent.
- 6.4.5 Signage is shown on drawing 85-ST-MT-001.
- 6.4.6 Waste receptacles are not necessary as our campsite policy is carry in & carry out with a dumpster provided by the parking lot entrance. However, trash bags will be provided at each campsite to assist with the guest's responsibility. Waste container position is shown in drawing 85-ST-MT-001.
- 6.4.7 No additional permits have been applied for to complete this project.
- 6.4.8 The construction time table shall start immediately upon approval. Campsites will be populated working from the event field in a Western direction. Currently we have space and ability to open 5 campsites. Upon approval we will begin with 5 sites and work to add an additional 10 sites over the course of the summer.

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Figure 1 - Topographical Town Map with Lot Numbers



7.0 APPENDIX A - MAPS

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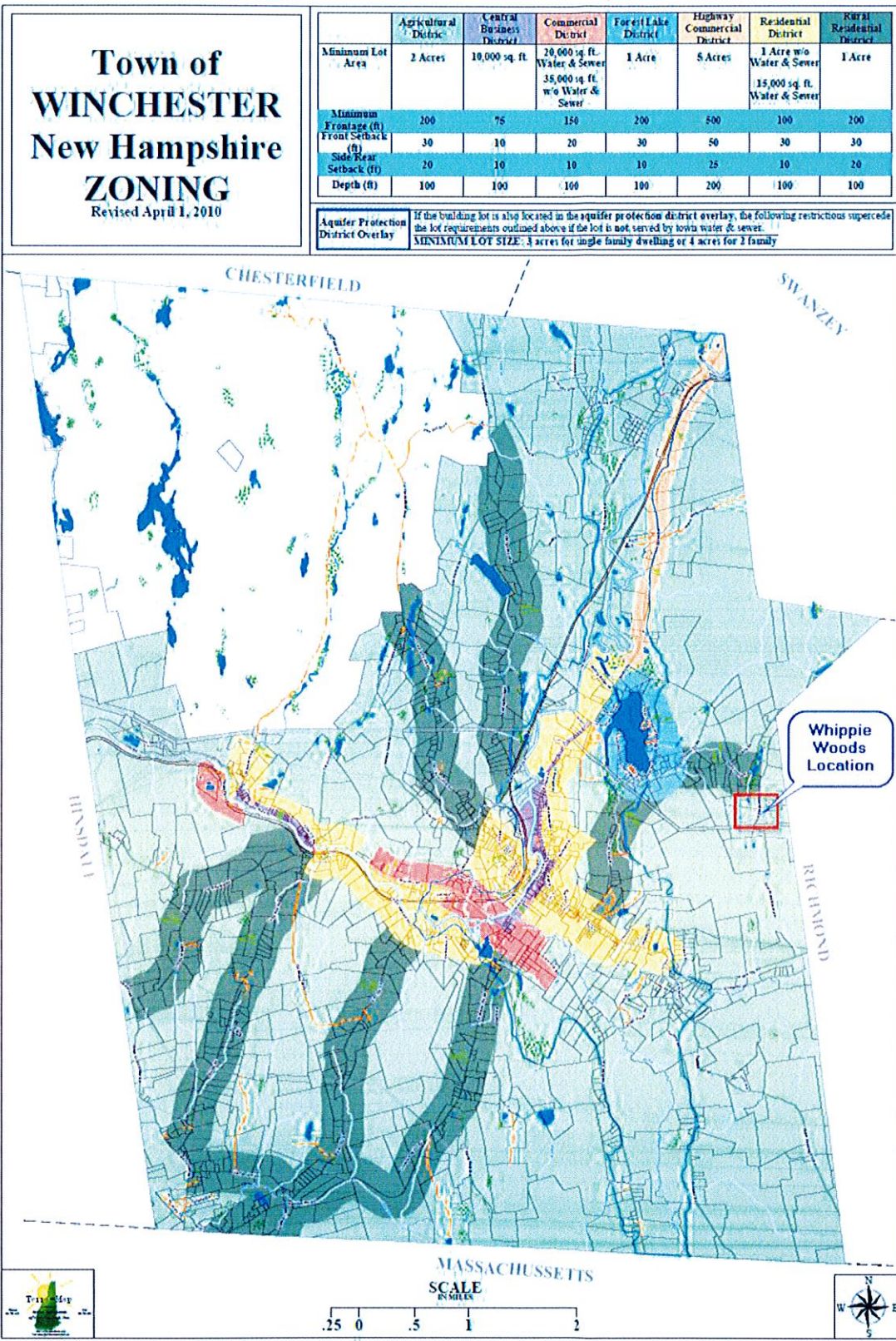


Figure 2 - Town of Winchester Zoning Map

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8.0 APPENDIX B - REQUIRED INFORMATION



Figure 3 - 16' Bell Tent Size

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9.0 APPENDIX C – ADDITIONAL GUIDELINES



BACKYARD BURNING QUICK GUIDE

Improper backyard or bonfire burning releases toxic compounds to the air that will impact you, your family and your neighbors' health.

MATERIALS ACCEPTABLE FOR BURNING

- Campfire wood.
- Charcoal.
- Clean pallets.
- Brush (<5 inches in diameter).
- Clean lumber scraps (homeowner, at primary residence).

MATERIALS NOT ACCEPTABLE FOR BURNING

- Plywood and painted, stained, glued or otherwise treated wood.
- Construction/demolition debris.
- Tires and plastics
- Household trash.
- Used oil and hazardous waste.
- Plastic- or wax-coated paper or cardboard, and magazines.

Additionally, brush and clean lumber scraps cannot be transported off-property for burning elsewhere.

STOP

In the last five years, people in New Hampshire who violated the Open Burning law have paid fines ranging from \$1,000 to \$4,000 dollars.

Don't be one of them!

NHDES Air Resources Division
(603) 271-1370
www.des.nh.gov



Figure 4 - Fire Safety 1st Sheet

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- Burn brush or other materials when the ground is not covered by snow without a written fire permit from the Forest Fire Warden.
- Burn in an outdoor fireplace without a fire permit.
- Kindle certain categories of fires between 9 AM and 5 PM except when raining. When raining, a fire permit is still required. Please check with your local Forest Fire Warden to determine allowable burning times.
- Kindle a fire for any purpose on land of another without written permission of the owner or owner's agent and a written permit from the Forest Fire Warden of the town, except in authorized recreational areas where suitable fireplaces are approved by the Forest Fire Warden.
- Fail to totally extinguish any fire before leaving it.
- Discard matches, cigarettes or other burning substances from vehicles or otherwise.
- Throw any flammable waste material on, near, or adjacent to a public highway or private way in or near woodlands.
- Fail to report a forest or brush fire or fail to respond to a Forest Fire Warden's call for assistance.

Violations of the law (RSA 227-L) are subject to the following penalties:
Violation – May be fined up to \$1,000
Misdemeanor – May be fined up to \$2,000, or imprisoned up to one year or both.

Report all Fires to your Local Fire Department.



For fire permits or information on local open burning restrictions, contact your local Fire Warden or other authorized agent.

Your Efforts to Help Protect our Woodlands are Appreciated

Director, Division of Forests and Lands
(603) 271-2217
www.nhdf.org

Figure 5 - Fire Safety 2nd Sheet

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