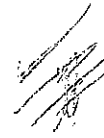


Town of Winchester
Planning Board
Minutes
5-16-22



Meeting opened: 5:30pm at 85 Stone Mtn Road for a site visit for the application of a campground submitted by Kevan & Stephen Whippie.

Members present: Dean Beaman (Chair), Jordan Sharra (V. Chair), Rich Pratt, Gus Ruth (Alt), Colby Ebbighausen, and Jennie Rhodes and Herb Stephens (SR). Margaret Sharra, Land Use Administrator. Public present: Robert Browne, Eric Kredict and his attorney Steve Bonnette, Cherie Rowe, Edward Whippie and Zariya, Fred Lapoint, Keith Whippie, John Gleason, Dale Gray and Barry Kelliom.

First order of business: Site visit

All parties met in parking lot. The LUA explained the rules of site visits. Questions are allowed but no discussion.

The group left the parking lot and followed an interior dirt road into property to a large field. Off to the side of the field was a tent set up for display. A wood stove was noted in there to be discussed later. The site of the porta potties was pointed out. The group then headed north to follow a trail around off the field. Along this trail there was noted 3 other sites for camping. Along this trail the group noted a stream and a pond in the distance. The Whippies were asked where the boundary line was for the property. They did not exactly know. Could not determine if these things were on the proposed campground. It was noted these waters were not on the site plan.

The group then headed east to find a pond we were told about but not shown on plan, as well as the stream on the plan. While proceeding to beaver pond the group crossed a stream that had a makeshift bridge of logs. The group headed back north and out to parking lot just as it started pouring.

The board recessed to the town hall. 6:20pm.

Second order of business: The board reopened the meeting at 6:37pm. The board reviews the additional data submitted by the Whippie's, Steve Bonnette and the Police Chief. The Chair announces Gus Ruth is an acting alternate tonight to cover Kathryn Scoville's absence. The Whippie's are also given a copy of the PD letter.

Public: The same people who were at the site visit are present. Additional people have joined in at the town hall. They are Dick and Marian Whippie, Cindy Tedford, and Bill Deveno. Mr. Deveno submits a letter from Kevin Brostrek.

J. Sharra moves to continue the public hearing on the Whippie application, J. Rhodes seconds. The vote is 7 yes.

J. Rhodes ask Ed Whippie if they will be using the well on the property that also serves the homes? Yes. How deep is it? 750ft.

J. Rhodes asks if each site will have a shower? No. After conversing with NHDES we decide not to because of the requirement for a septic system. She then asks if there are any other drastic changes? Ed replies they changed from separate composting toilets at each tent to porta potties in the field. That is because NHDES required a septic system. She then asks if there are any markers on the boundaries or trails? They plan on marking boundaries and naming the trails. She then comments that drunk campers create a firestorm, what precautions will you have. Ed doesn't see that but will have fire extinguishers at each site if asked.

H. Stephens asks referring to google map photo on page 12, there is a pond on the northern side is that part of the campground. No, its on another property. There is a pond on the south side of this property.

R. Pratt asks if they are aware the campsites need to be 100ft from wetlands? Yes, we realize some are too close. R. Pratt comments he wants them to succeed but there just is not enough info. We need to make sure all is in order and clearly defined. R. Pratt is not seeing it. He also adds that NHDES will need to approve the wetlands crossings.

J. Rhodes asks if there is a designated person to keep an eye on the place overnight? Ed hadn't planned on it yet but will put it in the rules.

J. Sharra asks about paragraph 6.4.8, it is confusing on the number of campsites. Ed clarified it is up to 20.

H. Stephens asks if the Fire Department could have access to the pond for fire protection. The pond is quite remote.

C. Ebbighausen asks if the roads will be widened for emergency access? Yes.

D. Beaman lists his concerns: the map was difficult to follow when on site, ponds are not depicted on the map, campsites are not clearly marked, brook is not clearly defined nor marking of flood stage, no one was clear where the boundaries are, and are golf carts prohibited too?

G. Ruth needs to see the wetlands marked.

D. Beaman suggests to the Whippies to withdraw the current application and go back and spend more time addressing the items lacking in the application. He reminds the Whippies they can always come back in for a consultation and ask questions.

D. Beaman asks both the Fire Chief and Highway Super to give their comments. Chief Kellom voiced concerns on brush piles with the current fire danger. He also needs better signage to campsites. He also will need proof the tents are fireproofed every two years by a certified professional. He also reminds them fire permits for campfires are renewed yearly.

The Highway Super asks if the traffic will be going in and out all day? He has concerns of the road with lots of traffic. The board informs him the occupancy is max of 60 persons in the campground and a max of 40 cars.

Ed Whippie decides it a good idea now to withdraw the application. 7:26pm. The boards accepts.

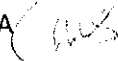
J. Sharra moves to close the hearing, H. Stephens seconds. The vote is 7 yes.

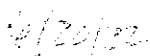
Third order of business: The board reviews the minutes of 5/2/22 for approval. **J. Rhodes moves to approve, J. Sharra seconds. The vote is 7 yes.**

Next meeting is June 20th since there is no business at this time.

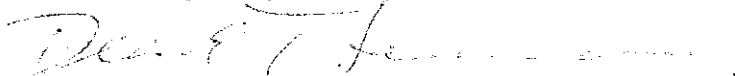
J. Sharra moves to adjourn, H. Stephens seconds. The vote is 7 yes. 7:30pm.

Minutes respectfully submitted by:

Margaret Sharra, LUA 

Minutes approved by the board on: 

Minutes signed by:


Dean Beaman, Chair