

**SANBORNTON ZONING BOARD OF ADJUSTMENT**

P.O. BOX 124

Sanbornton, NH 03269-0124

**MEETING MINUTES**

**May 25<sup>th</sup>, 2021**

**GENERAL BUSINESS**

Present: Audry Barriault, Secretary/Clerk and alternate, Melissa Anderson, member, Chair Tim Lang; Doug Rasp, member

Chair Tim Lang called the meeting to order at 7:05pm. Audry Barriault was seated as voting member.

The meeting took place virtually; roll call votes required for all motions. Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, a statement was read by Audry Barriault explaining that the ZBA was authorized to meet electronically.

Chair Tim Lang made a motion to approve the draft minutes of 3-23-2021 and 4-20-2021. Melissa Anderson seconded the motion and the motion passed with votes as follows:

Lang/Yes; Anderson/Yes; Barriault/Yes; Rasp/Yes

**a. Public Hearing - Application for Special Exception (ZBA 2021-3).** Sanbornton Zoning Ordinance Article 4, Section U. Applicant: Ulrike Bauer, 35 Parker Hill Rd, Tax Map 16/Lot 54-1. Applicant seeks operation of campground at farm.

Chair Lang explained that there is 4-member board tonight. He stated that the public hearing can still happen and then he can take a straw poll of members to find out if they are in or not in favor of the project, and then Rickie can decide if she wants to move forward with a 4-member board instead of the full 5-member board. She agreed with this process.

Rickie Bauer explained that she owns Paca Hill Farm and raises alpacas, grows fruits and vegetables. She had campsites open for use last year where people help around the farm and then stay overnight; mostly between Friday and Sundays, May through October. The Fire Chief had permitted 8 fire pits last year but this year he told her she should go to ZBA for a special exception which is required to operate a campground.

Chair Lang noted that if this special exception is approved it will then go to Planning Board to approve the actual site plan which will include issues like number of people, sanitation, noise, etc. as outlined in Article 4. Melissa Anderson asked if this operated successfully last year; Rickie responded that it went very well though she would like to have less people camping as it was too much in 2020. She plans on 8 campsites with 2-4 people in each, though will allow larger families if needed. She has not had issues with trash and only had to talk to one person about noise last year. Chair Lang stated that the Planning Board will probably want to see firm limits around number of people to limit traffic, public health and safety.

Doug Rasp asked how close the nearest neighbor is; Rickie responded that the Swains property line is about 50 feet to the nearest campsite but their house is about 700 feet away. Doug also asked if there is a Health Officer in Town; Chair Lang responded that there is and he would be involved with the Planning Board's review of the plan. Audry asked if there are sink and shower

facilities; Rickie stated she has a porta john with a full hand sanitizing station and has a set up for two hoses. A second kitchen in her home is available to guests with a sink and small refrigerator. There is also a barrel shower that guests can use but no soap is allowed. Audry stated that not having a contained basin for this may be an issue for the Planning Board but it will be in their purview.

Abutter Claude Cormier stated that Rickie's plans show 10 ten sites; Rickie explained that only 8 will be used at a time depending on where campers want to be. Claude stated that he is concerned with the house's septic system handling the added water use in the second kitchen, and worried about noise, bears, people stealing firewood from his trees, and people hiking on to his property. He also stated that the Swains house is actually 500 feet from the nearest campsite and not 700. He stated that there need to be firm guidelines in place about what is and is not allowed for campers. Chair Lang asked if Claude had issues with the campsites last year and he responded No. Rickie noted that she had even more guests last year than she plans to moving forward.

Abutter Larry Cramer stated that he feels a wildlife scientist should flag the wetland areas on Rickie's property. He also wants the portable toilets and campsites moved away from the wetland areas. Rickie responded that she has everything delineated as wetlands/non-wetlands on a map and can talk about this as part of the Planning Board process.

Allen Thibault stated that he lives diagonally across the road and explained that he is worried about noise, fireworks and dogs. Rickie asked if noise was an issue for him last year and he responded No. She also stated that she plans on having fireworks every July 4<sup>th</sup> that end at 10pm and she has done this for 12 years, and she does not allow campsites to have dogs. Allen stated he is in favor of the project.

Melissa Anderson made a motion to approve the special exception for Article 4 Section U to Rickie Bauer for campground operation at 35 Parker Hill Rd, Tax Map 16, Lot 54-1, to next be reviewed by the Planning Board. Audry Barriault the motion and the motion passed unanimously with votes as follows:

Lang/Yes; Anderson/Yes; Barriault/Yes; Rasp/Yes

**b. Zoom or In-person meetings** – Audry stated other Town boards are moving to in-person meetings again and it's up to each board to decide if they want to do the same. Chair Lang stated that until there is permanent audio equipment for use by boards and committees he would to continue with Zoom meetings as long as the emergency order is in effect. Members agreed.

**Meeting adjourned at 8:05pm.**

Respectfully submitted, Audry Barriault