

Wayne Planning Board

Meeting Notes

July 13th, 2023

Attendees

- Board Members – Andrew Gorrill, Chair; Ed Bergman Vic Chair; Tom Moran, Doug Farris, Megan Stevenson (Mitchell Cob and Jeannie Burnett were both absent)
- CEO- Chip Stephens
- Public- Alyson Steele, Recording Clerk; Charlie Brush, Ken Spalding, Catherine Levesque, David Levesque, Mike Clark, Joan Sandidge, Janet Bernhards, Vic Bernhards, Theresa M Kerchner, Jim Perkins, Sue Waterman, Dennis Waterman, Tom Wells, Nancy Hronek, Michael H Cox, Ted Tucci, Pat Scheib, Jessie Macdonald, Margret Lane, Fred Hurley, Carol Harley, Martha Hoddinott, Chuck Scheib, Robert Anderson, Bill Messer, Daniel Flores, Thomas Doyle, Chris Brandeon, Scott Campbell, Katy Hallgren, Katherine Mahoney, Lynette Stinneford, Betsy Clark, Elaine Lincoln, Amy Black, Luanne Theriault, Cathy Lavet.
- Online- Robin Barnes, Jerilyn Bergdahl, Jeannie Burnett, Kit Barnes, 1-860-664-4402
- Meeting was held as a public Hearing

Meeting was called to order at 6:34pm (Bergman/Farris). (5-0)

Minutes for June 1st Planning Board Meeting were approved with amendments (Bergman/Farris). (5-0)

Public Hearing Opened

The Meeting began with a presentation by Tom Doyle, a representative of Jelly Stone Park. The purpose was to highlight Jellystone's proposed improvements to Pool and existing amenities including Roadways, Parking, Pool, Playground, Jump Pillow, Ranger Station addition for a camp store, Mechanical Buildings, Beaver Hall Pavilion improvements, Drainage features including a Bio retention area to treat pool water backwash, and major septic improvements.

Planning Board Questions

Andrew Gorrill: How often would they be backwashing the pools and would they be backwashing more often on hot days?

Ed Bergman: Will these improvements increase population visits and usage?

Tom Moran: Can you Talk about what ifs, what happens if things don't go as planned?

Doug Farris: Where is Jellystone in the process of receiving both State and Federal approval? Would there be no need for their application to be approved by Federal Engineers?

Andrew Gorrill: Could you talk about what the DEP is saying about the Parks improvements? Is the DEP looking at impacts on the Bog and Lake?

Megan Stevenson: Could you discuss more about the erosion and sedimentation control plans in place for during construction?

Public Questions

Margret Lane: Is it true that nothing is going to happen until state approval? Why is the Town giving provisional approval?

Robin Barnes: Wouldn't it make sense for the Board to wait for State approval before giving theirs?

Betsy Clark: How is the Camp getting approval for these improvements when they are not zoned for them and are zoned R2?

Bill Messer: What chemicals are you going to use in the pool for algae and bacteria control? How will hydrocarbons be reduced?

Ted Tucci: Were in the application is the overall environmental impact shown? What is the new Camp capacity? What is the environmental impact of grey water backwash?

Charlie Brush: Is this a 6.7-million-dollar project? How are you going to recoup the cost of the improvements without increasing the number of camp sights?

Lynette Stinneford: What is the pool capacity of visitors of the proposed improvements?

Katy Hallgren: Is the pool usage for park guests only?

Cathy Lavet: How many guests can each camp sight invite to use the pool?

Dennis Waterman: We're are the plans leading us in the future?

Doug Farris: What is the number of current camp grounds?

Janet Bernhards: Are these improvements or expansions? How much water is being used and where does it go? Expressed concern on how much stress the pool backwashing would put on the wetlands and lake. Expressed that she felt there was no need to rush on approval and that there wasn't enough information available yet to give approval.

Ed Bergman: Are any of the plans going into resource protected areas?

Martha Hoddnott: If the camp is zoned as a low-density area, how can they go through with all of these improvements?

Andrew Gorrill: Does the application contain a zoning map? What is the pool area being placed in?

Nancy Hronek: Did they state the camp is zoned R3?

Bill Messer: Expressed concern about the chemicals used in the pool entering the lake and wetlands. Emphasized that the lake was fragile and couldn't handle the chemicals.

Betsy Clark: What are the heights for the multi-level structures going to be? Will they be bigger than current structures?

Ted Gutchy: Did the applicant ask engineers were improvements could be placed and if not why? Were other areas explored?

Margret Lane: Asks the Planning Board to not approve this application and expressed concerns that the lake and wetlands were fragile and couldn't handle them.

Work Session Opened

The Board opened discussion with members on the presentation and application from Jellystone Parks proposed Pool and Playground improvements. It was decided to make a list of questions to address at the next meeting and to pass a motion to keep the Jellystone application open and not vote on it tonight. (Bergman/Stevenson). (5-0). The list of questions for next meeting are as followed.

Questions for Applicant/Lawyer

- Application lists it as "Rural residential" on first page of application, which in Wayne is R-3 - zoning map and plan shows R-2 and R-4.
- Is the area outside the IWWH also considered nonconforming? (Where the majority of the pool expansion, and the ranger station expansion, is occurring.) (Related to previous question.)
- Article VIII, B, 3 - does this count as an increase in density/intensity of use, given that 3.a) explicitly cites waste water, etc.?
- VIII, C, 1.a - The pool is considered a structure. (Correct?) Though overall development is pulled back from the "normal high water mark", the pool itself, a structure, is being expanded. Does this expansion violate VIII C 1.a?
- If expansion is not permitted in the zone, is a net-positive impact permitted? (Some expansion, more reduction.)

- What is the difference in occupancy between current Dept. of Health approved occupancy and Dept. of Health approved occupancy after proposed improvements?
- Could the applicant confirm/check with their other locations to confirm that they're only using chlorine? (Responding to local concerns that chlorine will not be adequate and algicides etc. will be necessary.)

Motion to adjourn was approved unanimously at 9:05 pm. (Stevenson/Farriss). (5-0). The next meeting is scheduled for August 3rd at the Ladd Center 6:30 pm.