

Wayne Planning Board

Meeting Notes

August 3rd , 2023

□ **Attendees**

- Board Members – Andrew Gorrill, Chair; Ed Bergman Vic Chair; Tom Moran, Doug Farris, Mitchell Cob and Jeannie Burnett (Megan Stevenson was absent)
- CEO- Chip Stephens
- Public- Aaron Chrostowsky, Town Manager; James Katsiaficas, Town Attorney; Alyson Steele, Recording Clerk; Charlie Brush, Fred Hurley, Susan Reed, Carol Hurley, Nancy Hronek, Ted Tucci, Betsy Clark, Mike Clark, Pat Scheib, Chuck Scheib, Pam Chenea, Paul Chenea, Anita Lovejoy, Lawrence Brown, Karen Tatem, Jack Trull, Graeme Prat, Peter Weiskel, Kate Weiskel, Evelyn Roberts, Kate Weiskel, Cindy Reed-Brown, Ken Roberts, Lisa Roberts, Beth Breazeale, Jim Breazeale, Jeff Breazeale, Tracy Breazeale, Nancy Hasenton, Sue Waterman, Dennis, Andrec Pakulski, Bill Haigney, Steve and Molly Saunders, Martha Hoddinott, Tom Wells, Linda Gatti, Kathirene Mahoney, Patrica Mahoney
- Online- Henry, Linda Tucci, Janet and Vic Bernhards, Jessie and Doug Macdonald, Jo Moore, Van Cott, Terry Brooks, Rich Tatem, Julie Bornstein, Nelson Walker, Stan Davis
- Meeting was held as a public Hearing

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

□ **Motion to resume the Public Hearing Opened (Moren/Farris). (5-0).**

The Meeting began with legal council from the Town Attorney James Katsiaficas who explained relevant information around the legalities of the Town Ordinances as they apply to the Jellystone Improvements application. He would remain in the meeting to answer legal questions as they arose from both the Planning Board and the Public.

Andrew Gorrill explained how the meeting would be formatted as well as the purpose of the Jellystone Application for grounds Improvements. Then he opened the meeting for the representative from Jellystone, principal engineer Dan to speak.

The principal engineer for the Jellystone project Dan answered questions asked by both the Planning Board and the public proposed to them at the last Public Hearing on July .

□ **Planning Board Questions**

Jeannie Burnett: If we are adding structures to protected areas, how is the 250-foot setback not part of the resource net reduction.

Ed Bergman: If you are adding over 50 percent to the pool area that is currently provided will you be moving it closer to the protected Bog Brook area? Is the pool in the protected area? Is it moving closer to the High-Water Mark of Bever Brook?

Tom Moran: Do you have information on how much more treated water the new system will use? What chemicals will be used in the treatment of that water? and how it will the treated water effect the area?

Ed Bergman: What is the Jumping pad and will it be removed in the off season? If removed will the level of none permeable soil be changed in these times? If there is a 17.1 change to 17.3 percent of coverage of impervious area, does that calculate the total lot?

Public Questions

Ted Tucci: Opened the public question with his presentation of what he believes the facts of the situation are.

Chuck Shide: Believes that the camp needs to have a second entrance/exit for emergencies.

Nancy Hasenton: If there was never a conditional use approved before why can they make changes now?

Jim Breazeale: Will there be an increase in the current number of campers and are these improvements made to support more people than the camp can currently support?

Susan Reed: Why is their no environmental impact reports?

Online participant Janet Bernhard: How is this not an expansion?

Betsy Clark: How can these improvements be called improvements rather than expansions, especially the pool area?

Nancy Hasenton: Is it true that the Supreme Court has stated that none conformist use should be abolished?

Charlie Brush: What is the total cost of this application?

Jeff Breazeale: This area is a R2/R5, are you re-permitting it? I think it should only be what is there not expanded upon.

Betsy Clark; Is the ranger station 40 by 40 or 40 by 60? Is it going to be 1 story or 2? Can we get more details?

Motion to close Public Hearing (Bergman/Farris). (5-0).

□ **Work Session Opened**

The Board opened Deliberation on the application from Jellystone Parks proposed Pool and Playground improvements. After discussion a motion to continue this at the applicants request in 30 days was passed. **(Bergman/Farris). (5-0)**

Application was left open to be continues on the meeting being held August 3rd.

Motion to adjourn was approved unanimously at 9:10 pm. (Farris/Moran). (5-0). The next meeting is yet to be determined and will be posted on all Public Forums when determined.