

Site Walk Minutes
Robert Carleton RV Park
Map 8, Lot 49
June 13, 2011
Approved 6/21/11

Attendees: Robert Carleton, Landowner; Tim Roy, Planning Board; Scott Williams, Planning Board; Tim Morgan, Zoning Board; Paul Monziona, Zoning Board; Lou LaCourse, Zoning Board; Steve Miller, Zoning Board; Paul LaRochelle, Zoning Board; Earl Bagley, Conservation Commission; David Lawrence, Conservation Commission; David Howe, Abutter; Jane Howe, Abutter; John Moore, Abutter; Sandra Esposito, Abutter; Charlene Gordon, Abutter; Kouly Photi, Abutter; Tim Croes, Reporter; Sylvia Leggett, Campground Owner; John Dever III, Code Official; Ken McWilliams, Town Planner

Tim Roy, Planning Board Chair, convened the site walk at 5:05 pm in the Water Industries parking lot. Tim requested people try to limit their questions to where things are located on the site and reserve other questions for the public hearings. The group proceeded south along Route 28 to the location of the entrance to the project where an old woods road was located. The group then proceeded west along the old woods road to the point where it turned to the north. Mr. Carleton explained that his proposal was to construct this first section of the entrance road to Town standards. From this point on the road would be built to the standards outlined in Section 355 Recreation Camping Parks.

Next Mr. Carleton pointed out the location of the check-in station. Following that Mr. Carleton noted the wetlands crossing location on the campground entrance road. The group proceeded generally in a northerly direction to the point where the old woods road intersected with the road used to haul gravel out of the pit. This road came off Route 28 next to the Alton Sports property and proceeded generally westward to the intersection with the old woods road the group had followed into the site. From here the group proceeded in a northwesterly direction until it opened up into the gravel pit area. The group continues in a northwesterly direction until they arrived at the location of the proposed bathhouse and restrooms building that was staked out. The group then proceeded westerly to the proposed locations of the leach fields. Mr. Carleton pointed out the area encompassing the proposed common area.

The group then proceeded westerly generally following the westernmost loop road to the point where the water line was proposed to cross under the river. Mr. Carleton noted that all the pine trees and other vegetation existing within 75 feet of the high water mark along the river would remain. Mr. Carleton indicated the work to tunnel the water line under the river would start on his property inside the tree line and come up about 75 feet

beyond the river on the Pine street side. The water line would be material 6" in diameter with the joints welded or fused together.

Mr. Carleton pointed out that he wanted to retain the line of natural vegetation along the river as a means to mitigate visual and noise impacts. He noted the grading of the site would provide a low berm along the river between the RV camping sites and the river which could help mitigate vehicle head lights impacting abutters across the river. In response to an inquiry from Tim Roy, Mr. Carleton noted the roadway closest to the river is a one-way circulation heading into the RV park in a northerly and westerly direction.

Mr. Carleton noted one six (6) foot wide maintained walkway would be developed between the RV sites and the river midway along the site. Mr. Carleton also noted the original proposal to locate canoe and kayak storage racks and a boat access in the common area in the middle of the peninsula to the east of the campground has been eliminated.

The group exited the site along the gravel haul road back to Route 28 next to the Alton Sports property. Tim Roy noted to the group that the public hearing on the preliminary site plan will continue at 6pm on June 21, 2011 at the Town Hall. The site walk adjourned at 6:30 pm.

Respectfully Submitted,

Ken McWilliams
Recorder