

Planning Board

- I. Deliberations to consider the special permit
 - a. We appreciate the citizens joining and the public hearing portion is closed
 - b. Document shared; record of proceedings and forms
 - c. Shared a letter from Polly Severance Gray (see picture attached) that includes questions re: length of lease, if the campground fails would it revert back and be non-taxable, and a comment about whether the Moody Foundation would take over the campground.
 - i. Note that there's no lease, but an LLC
 - d. Letter from Holly Wood (see attached)
 - i. Homer asks about the septic; the gardens would be placed on top of that and reviews the topographic map; suggests tents wouldn't be visible from the road
 - ii. Perc test indicates that NMH had filled the field with loam to make an athletic field
 - iii. The property is private property
 - iv. The points in the letter will be included in discussion of the permit and under what conditions the special permit would be granted
 - e. Historical Commission
 - i. Steve talked with the historical commission and town administrator. He reached out to Christian Arnold and he is willing to sit down with the Historical Commission. They will consider this at their meeting on 10/8 and circle back to Steve and the Planning Board.
 - ii. Steve shares the Archaeological Accountability Policy – no legal requirement that we can include on a condition for the special permit
- II. Questions from last meeting:
 - a. A-frames are not considered dwellings and cabins across the country are used as camping cabins. The neighboring campground and KOA in general have cabins. Camp Northfield has an extensive array of lodging and dormitories.
 - b. According to the estimates from Moody, the estimate for cars is approximately 30.
 - c. Quiet time 10 – 8; 4pm check in – 11 check out; security when occupied; occupants for overnight or transient camping; definition of camping is "overnight an transient"
 - d. Moody will need to meet with Board of Health and Building Inspector
 - e. What is the default condition for this kind of zone? If we put special conditions, it might duplicate the default. Up to us to set conditions and building inspector to enforce.
 - f. We could suggest, for instance, the quiet hours (e.g.: 8:30pm instead of 10). We could also put conditions on the construction.
- III. Northfield Zoning By-Laws: Planning Board takes each 3.4
 - a. Use is in harmony
 - i. We see it meets zoning by-law re: development of the Northfield Campus
 - ii. Meets 9.4 Campus Plan development special permit
 - iii. Use of campground under the bylaw; we've consulted with attorneys to see that this fits the definition of the campground
 - iv. It potentially offers jobs

- b. Use is in appropriate location and not detrimental to the neighborhood
 - i. Diverse zoning district; there are diverse land forms and types of buildings; this is one piece of open space that was previously developed and belongs to the campus
 - ii. Buildings will be in the woods and not visible; it fits voter established uses for the district. 8.11C – buildings not placed in open areas.
 - iii. After reviewing the plans, Steve doesn't see it as detrimental to the neighborhood. The special conditions are to try to make certain it's not detrimental. Adds that this is not detrimental, however understanding the passion and spirit of neighbors feelings.
- c. Adequate and appropriate facilitates
 - i. All of the facilities for proposed use have been addressed
 - ii. We might consider conditions that indicate some parameters
- d. Proposed use no detrimental to offensive to adjoining zoning districts
 - i. Lighting is a condition (dark star lighting and minimal lighting)
 - ii. Odors; there will be some campfires / noise will be addressed
- e. Proposed use will not cause undue traffic congestion
 - i. Signs could be posted to support neighborhood pedestrians and cyclists; we're not sure about how the Planning Board would be able to support implementation of signs
- f. To maximum extent possible, proposed use confirms to Principles of Rural Design
 - i. The builders have addressed how they would conform to the principles of rural design; they would screen buildings, concentrate rather than spreading out, bend driveways, preserve trees, minimize cutting steep slopes with roads
- g. Proposed use is consistent with the Northfield Master Plan
 - i. The Planning Board agrees that the proposal is consistent with the Northfield Master Plan

IV. Motion to Approve the Proposed Pierson Road Camp ground

- a. Amend that we approve the proposal subject to conditions
- b. Approve the amended motion – all of us

V. Question: is there an appeal period?

- a. Planning Board indicates that there is a 20 day appeal period after filing with the Town Clerk
- b. Planning Board has had 2 public hearings, has read the rules and regulations and obligated

VI. Conditions:

- 1. Check in 4-7pm and check out 11am
- 2. Quiet hours 10pm – 8am
- 3. No loud speakers for public announcement; no amplifiers for music at sites
- 4. Onsite security 24-7 when campground is occupied
- 5. No firearms, fireworks, slingshots, BB guns or paintball guns
- 6. No hunting
- 7. Occupancy: limited to transients and overnight camping

8. Pets leashed at all times; dogs not to be left unattended at campsites or in vehicles. Pet waste must be picked up and properly disposed
9. Lighting will be approved Dark Sky lighting from the International Dark Sky Association
10. Out of state firewood is prohibited
11. Personal electrical generators are prohibited
12. No ATVs, 3-4 wheel vehicle, or go-karts allowed
13. Construction on the proposed site M-Sat: 8am – 5pm
14. Continued adherence of the principles of rural design in 8.1.1

General Findings:

- Proposed use conforms to the zoning bylaws (Steve will look up) and approved use (3.4C – special permits: decision criteria – adverse effects of proposed use does not outweigh its beneficial impacts to the town or neighborhood....)

Next Steps:

1. Steve will complete Record of Proceedings, Findings and Decisions
2. Steve will review the zoning by-laws to input in the decisions
3. Next meeting is November 21st; include approval of the minutes of the meetings from last 2 meetings and need to be given to Town Clerk
4. Steve will ask Town Clerk / Administrator what happens if there's an appeal and our responsibilities