

## DRAFT

Meeting minutes March 17, 2019 Canaan Zoning Board

Board members present : Morgan Wade, Gail Fisher, Fern Brown, Julie Giroux, Cheryl Cote, Julie Nadeau, and via phone Bob Lee

Town members present, Todd Lambert, Julie Lambert, Odette Crawford, Greg Noyes, Margaret Knapp, Corrine Puliafico, Guylaine Rodrique, Jesse and Brenda Carney, Gerry Devost, Mike Daley, Ken Couture, Bob Rowe, Jamie Rossini, Chris and Sabrina Rainville, Kari and Wayne Dugas.

Meeting started 7:04 pm  
Introduction of board members

Application from Todd Lambert to build a campground on R 22003 (24acres) R22003 C (12 acres) Proposed 15 RV sites with water, electric and sewer, 6 sites tent only, a playground, restrooms/shower house

Not a listed use in R-2 bylaws. Morgan read aloud R-2 permitted uses, does not include campgrounds.

Todd Lambert presented his plan to build a campground. He addressed visual campsites from all adjacent lots, noise, as well as his current contact with Act 250. Todd said he feels a campground would help grow the area.

He proposes 24 sites, 15 RV sites 50X16 each and 6 tent sites. Todd passed out maps of his proposed plans to the board and the town members. He has plans for 2 docks on the lakefront with a maximum 6 private boat launches, as well as a new road that will connect to the existing one. Todd plans on developing 15 acres total. He addressed how he felt the campground would effect the neighboring lots. Lot 12, Never Home Boys camp would see 8 sites, 800 ft. to the closest camper according to Todd's plan. Diane Guay would be 450 ft. from tent sites but will not be visible. Wayne Dugas would see 3 RV campsites with 450 ft. from the closest campsite. Paul Fink would be over 1000 ft. away and Dana Mason 1000 ft. away from the closest campsite.

Todd has surveyed for flood sites and river corridor. Act 250 will check site when snow melts. The tent sites are in the river corridor, and he is going back and forth with the Act 250 on that issue. State of Vermont will determine how he can build the sites, gravel pads, septic, electric and water. Septic is subject to change depending on Leach Field location and new artesian well. All these plans depend on Act 250 findings.

Morgan told everyone they have 45 days to make their decision. They could give Todd a range of sites etc. She also explained that Act 250 is a Vermont land use law. They control development, no billboards, environmental run off, paving. Keeping Vermont looking like Vermont.

Odette Crawford explained that Canaan is Act 250 certified.

Todd continued with his proposed plans. A restroom housing 3 5x4 stalls in the men's side and 4 5x4 stalls in the women's side with toilets and showers, as well as laundry with 3 washers and 2 dryers.

No dump station, as all 15 RV sites will have sewer to the Leach Field.

Kari Dugas asked if she will see the bathroom building. Todd said no, there is tree coverage.

Lot 17 Jamie says he will see the tent area.

Mike Daley said he is concerned about crowds and traffic.

Todd addressed noise concerns, as he is targeting a family demographic, age 48 plus with kids, and a curfew / quiet time of 10:30 pm –8:00 am, not allowing car stereos, no radio/tv outside of RV. Todd says his target is a higher income crowd 48-55 years old.

Todd filled out Act 250 application and Ct Valley Design is working on the septic design, flood ways, Leach Stream, soil erosion, and transportation.

Kari asked if she could be at the table with Act 250?

Morgan said she could call the Regional Administrator as an abutter. There is a window to do that.

Todd read a complaint letter sent by Kari complaining about noise from a renter that had stayed at Todd's property last summer. Todd explained that he uses homeaway.com to rent his current cottage. Kari complained of ATV noise, which Todd said was the neighbor who allows access on his land.

Kari asked if campground was seasonal or thru the winter.

Todd said the goal is to have seasonal campsites that leave by Oct 15<sup>th</sup>.

Morgan asked if Todd would be onsite?

Todd said 600 ft. from site

Todd also said there would be no generators allowed

Margaret Knapp asked if there is area for 6 people to have boats, what size boats? She had concerns for traffic and speed.

Joe Robbason asked how will you control boats?

Todd said there will be 6 rented boat slips, 250 foot docks

Odette asked where will campers swim?

Todd said swimming at the sandbar will be recommended.

Lawrence Leveille read a letter from Gloria Jackson (see attached)

Corrine Puliafico asked how the board can make a decision tonight with so much subject to change.

Todd said he needs the Town to say yes in order to go forward with Act 250

Jamie Rossini asked about security concerns

Todd said he would have to contact the State Police if an issue came up that he couldn't handle.

Robbason asked about ATV'S

Todd said in the past two summers only one ATV owner asked to use their rental property. We are 3/4 of a mile away from the trails.

Mike Daley asked if we would poll the room.

Bob Lee said there would be no problem with polling. Bob also explained that Act 250 will warrant a hearing as well, and warned public hearings will be posted in the paper. Anyone here can participate in the Act 250 hearing. Our 45 day clock starts when we, the board, conclude our final meeting.

Morgan asked Bob if Act 250 notified abutters and Bob said not that he's aware of.

Julie Giroux had many people contact her with questions about environmental impact, garbage, recycling and noise levels.

Odette stated our core Town Plan is to encourage development in our village centers. Todd's district is R-2 (please see R-2 and WP reference in zoning bylaws) in "WP" district a campground is not a permitted use, so a conditional use is needed. Odette said it would fit in "WP" but not in R2 district.

Todd read the village center designation

Odette said the "WP" reads important natural development must be guided for visual appearance to the pond.

Concerns of noise, and echoing are concerns

Mike Daley said, the point is, would the Town want a trailer campground in front of their house.

Greg Noyes said we need growth.

Julie Giroux, said people are concerned that home values will decrease.

Morgan said it would make sense to meet again.  
She told Todd we need site plans that shows all setbacks, the application has to have all the setbacks.

Bob Lee asked if the campground was on Lot 3 and 3C  
Building on Lot 3 would need to be 2 acres

Todd said 5 acres for house and 5 acres for campground

Morgan read aloud site plan approval  
Section 207 and 208 in bylaws  
Explained that we can issue a permit limiting things such as vehicles, speed limits, hours of noise etc. and Zoning Board can impose conditions.

Morgan read through the conditional use sections

Todd explained he is investing \$275,000 into the Town and is designing the campground to be the least bothersome visually.

Morgan continued to read conditional use

Run off concerns will be addressed by Act 250  
Todd explained most concerns will be during the construction, hay / straw fences will be used.

Morgan said there were concerns brought up about loons and eagles.

Todd said he researched it and there were no critical habitants in the location.

Kari says Todd is not accurate in his information, that they have an eagle nest on their property.

Morgan suggested Todd contact the Agency of Natural Resources.

Odette asked If there was a section in Act 250 due to erosion?

Todd replied that Act 250 said he is under an acre on a lot that is over 10 acres in size

Bob sited 208.1 C. Concern of tent sites on bank of Leach Stream

Todd replied RV sites are 50 feet from river corridor, and tent sites are in the river corridor. He planned to dig out a 12X12 area and replace with crushed rock, so soil doesn't change.

Bob Lee recommended to the board that we look at possible petroleum in Leach Stream and put some language in conditions that petroleum usage does not get into Leach Stream. No dumping, no petroleum products in septic, no changing oil on the campground etc.

Morgan continued to read conditional uses

Bob Lee asked if 24 sites is going to be a burden on law enforcement?

Greg Noyes responded it's on a state highway, we will discuss further.

Morgan said we could talk about vegetation screening for noise and visual.

Bob Lee said Todd has more work to do on his site plans and to incorporate shrubs etc. to contain noise.

Question was asked, will there be adequate means to put out fires if needed?

Todd answered, each site will have a 2X2 fire pit that can only burn wood that is bought on site.

Odette, lights at night?

Never Home Boys said all headlights from the east are seen in their house.

Todd explained lights, 6 LEDs at bath house, solar pathway lights in the ground. A solar spot light on the sign at the road, pointed towards the sign (6 hours)  
Todd said he wants to stay away from nightly visits and wants to be more of a seasonal campground. He will have speed limit signs, street signs, entrance and exit signs.

Bob Lee said he needs to show any signs on site, where, what size and what kind of lighting that will be used.

Todd says he will add to plan along with shrub placement.

Morgan said we are asking Todd to come back with plan details, showing distance, location of tent and RV sites from waterways, lighting, sign location, size and lighting, shrubs / tree planting for screening to help with noise.

The board heard concerns, for noise, traffic, ATV's, lake, and wildlife. Cheryl Cote will call Agency of Natural Resources for any species of concern.

Bob Lee recommended to the board that we stress to Todd section 208.2, Todd needs to address on his site plans how he will address noise, for example

camper bylaws.

People felt they needed to meet again before the room is polled, with Todd answering the concerns.

A paper was passed around for names and emails.

An additional meeting was set for March 31st at 4 pm. Morgan said they will meet again. If you cannot be here, you can send a letter.

Meeting will continue on March 31st

9:27 pm meeting closed

March 31, 2019 Zoning Board Planning meeting. Continuation of the Todd Lambert application for a conditional use permit to build a campground. Board members present--Morgan Wade, Gail Fisher, Julie Nadeau, Fern Brown, Cheryl Cote, and by phone Julie Giroux and Robert Lee. Meeting opened at 4:03 pm. Morgan asked for an approval of the minutes of the last meeting. It was seconded by Gail and approved by all.

Town members present, Margaret Knapp, Nancy and George Gooch, Kyle Daley, Mike Daley, Bruce Daley, Lawrence Leveillee (Gloria Jackson), Odette Crawford, Wayne and Kari Dugas, Haven Haynes, Ken Couture, Todd and Julie Lambert.

At their last meeting they asked Todd to clarify the map, putting distances from lot lines, where signs would go, curfews, speed limits, and a plan of putting up more shrubbery, and campground rules. They had asked Todd Lambert to bring: Revised plan with correct distances and locations of items (buildings, trees, docks, etc); Information on his contact with the state permit specialist; and any plans he had for septic.

The meeting opened with Todd Lambert presenting a new map with all 24 sites laid out, and an enlarged 25 by 40 foot wash and laundry room, the removal of the tents sites, (addressing Mr. Rossini's concern for safety) showing where a 4 by 6 road sign would be and the hours the sign would be on., signs designating a 5 mile an hour speed on the campground road, 92 trees to be planted along the driveway every 10 feet. He also presented the Board with his Campground Rules.

He stated that he has spoken previously with the state permit specialist but was not going forward without information on whether he was approved or not. He stated that he had spoken with a septic installer but that they had not yet reviewed the site and would not until the snow was gone and the ground was not frozen.

Margaret Knapp expressed concerns of boating safety on the lake. She stated that her two grandchildren were kayaking and a speed boat came right at them playing chicken and veered away at the last minute. The children could see the people laughing about it. Her concern addresses the increased boat traffic coming from people who don't live on the lake nor care about their neighbors. She also expressed a concern on increased traffic along RTE 114.

Many people also expressed concerns about the number and sizes of the boats on the lake now. David Santamaria commented that many of their boating concerns about the larger boats come from the Canadian side, where it is much easier for larger boats entering the water.

Bruce Daley questioned why Todd Lambert is trying to change residential to commercial. He feels that allowing commercial building on the lake will open the door to more commercial development. He has acreage he has considered developing and would probably go forward. Robert Lee expressed that like Todd Lambert, any and all conditional use permit applications would still have to go before the board, and are welcome.

Ken Couture expressed concerns about weddings, large parties, fireworks, generators, loud music being generated from the RV site. Todd Lambert explained that generators are not allowed, and other noise problems are addressed in his camp rules nor does he have the space for large parties or weddings. Morgan read the camp rules to the group, and copies were passed around.

Morgan read letters from Mr. Rossini expressing his concern for the safety of his family, especially with tents being more transient. Todd Lambert said he addressed that concern and had removed the tent sites from his application. Morgan then read a letter from Gloria Jackson and her concerns. Both letters are on file. She also is concerned about the conditional use permit following future buyers. Morgan explained that permit conditions stay with the land, not the owner. She also expressed a concern over the loon and eagles habitat. She called the Agency of Natural Resources to inquire about endangered species in and around the lake. I was told that there was only native milfoil, and it is not considered endangered. Other questions that need to be addressed are awaiting the snow to melt and the state agencies to have access to the land. Kari Dugas inquired if it was possible for her to attend the environmental meetings, and Morgan gave her the contact information. And a question was asked if a signed petition could be brought in, and of course any and all inquiries and suggestions are accepted and reviewed.

The next meeting is scheduled for May 5th at 4:00 pm in the Canaan Town Office. The public is invited to attend. Hopefully they will be able at that time to grant or deny Todd Lambert's petition. [This subsequent to April 28 meeting]  
The meeting was closed at 6:30 pm

April 28th Zoning Meeting Canaan, VT Application for a Campground from Todd Lambert continued

Board members present, Morgan Wade, Cheryl Cote, Julie Giroux, Julie Nadeau, Fern Brown, Gail Fisher, Bob Lee

Town Members present (not everyone provided their name) Todd Lambert , Julie Lambert, Kari & Wayne Dugan, Mike Daley, Kyle Daley, Nancy Gooch, Brenda Simon, Greg Noyes  
On phone : Ken Couture

4:06 pm Morgan called the meeting to order

Morgan read two letters the board received from Kari Dugus and Les Klinefelter (see attached)

Morgan explained we would hear everyone's concerns and look at the new plans Todd provided. We will then deliberate in a closed session. No new evidence will be heard after we close the meeting.

Ken Couture asked if audience could air conditions if the permit was approved Bob Lee said they will have their say tonight but not after.

Todd showed us his perc test report that was done on the soil. Not all 24 sites proposed can have septic. So now there will have to be a dump site on the campground.

Todd showed us a Project Review Sheet from the State of Vermont, which contained a list of permits needed, Act 250, Waste Water, Prelims on drinking water, ground water, and watershed, construction, Vt food and lodging, taxes, and local permits.

Morgan read aloud the new campground rules (see attached)

Kari Dugas called Act 250, March 18th, read aloud a response she received from them. Act 250 said there will be a chance for abutters to submit letters or concerns. They will then hold a meeting to hear people's concerns. Act 250 gives notice to immediate abutters in the paper ( Caledonia Record) and also online to review.

Kari asked if an approved permit by zoning could be appealed.

Bob Lee said that the appeal process would be available after he acts on the permit, either approving or denying in accordance with the Board's decision. And that the first appeal would be back to us.

Morgan said a hearing would be held only if there was new evidence to be heard. Section 504 in our bylaws, the next step would be appealing to the Environmental Court.



Question were asked about recycling/garbage at the campground. Todd said there would be a picket fenced garbage area away from animals. The campers would have to use town blue bags.

Todd said no winter storage would be allowed and no boat launch will be provided at this time.

Ken Couture asked if more trees could be planted for screening and suggested that full cut off lights be used to preserve the night sky.

Todd said he would check into those.

Mike Daley voiced his concern for the Town's revenue . He said the Town will get no extra tax money from a campground.

Cheryl asked what conditions would people want if the permit was approved

Members suggested: No motorized boats and no winter storage

Public meeting adjourned at 5:11 pm.

Julie Giroux moved to go into deliberative session  
Gail seconded

Board discussed possible conditions if permit was approved  
They looked at R2 permitted uses

Deliberative session will continue on May 15th @ 7:00 pm