

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board of Adjustment
945 Battle Street/Rte. 127
Webster, NH 03303
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Zoning Board of Adjustment Minutes September 10, 2013

Case No. 13-07 Commercial Exception to Article V Section 1.F.
Of the Zoning Ordinance in order to add 14 campsites, from
JMJ Resort Properties d/b/a Cozy Pond Camping Resort
541 Battle Street, Webster, NH
Tax Map 5 Lot 54

Present: Chairman Martin Bender, Members - David Barnes, Robert Drown, Jr., Don Koberski, Barbara Corliss, and Alternates – Secretary, Jaye Terrazzano and Dee Blake. Alternate Guy LaRoche recused himself from the Board and sat in the audience because he is an abutter to the applicant. There were no other members of the public in attendance.

7:02 PM: Chairman Bender opened the hearing. Secretary Terrazzano took attendance and read the application. Chairman Bender explained the procedure to the applicant, Mr. Joe DiPrima, and invited him to present his application to the Board.

Mr. DiPrima stated that he and his partner would like to put in 14 more campsites, 10 of the sites will be tent-sites and four will be full hook-ups. He explained that tent-sites have water, electric and cable; full hook-ups have the same plus connections to septic. At this time, the Board reviewed Mr. DiPrima's plot plan of the campground and the location of the additional sites requested. Member Barnes inquired as to the number of sites with the proposed 14 additional. Mr. DiPrima stated the total would be 107. Member Drown asked how many sites would be tent-sites. Mr. DiPrima stated of the 107, 16 would be tent-sites and the remainder would be full hook-ups. Chairman Bender clarified with Mr. DiPrima that the only changes he was proposing at this time were the additional campsites and not anything to do with the store or the pavilion, etc. Mr. DiPrima confirmed Chairman Bender's statement and added that those sites were already pre-existing. Member Corliss asked if Mr. DiPrima had received any complaints from the neighbors. Mr. DiPrima stated that he has never had any complaints. He asked Mr. LaRoche, an abutter, if he had any issues with the campground; Mr. LaRoche stated 'no'. There were no more questions from the Board.

Chairman Bender asked if there was anyone who would like to speak in favor of the application. At this time, Mr. LaRochelle asked Mr. DiPrima what was his ultimate goal. Mr. DiPrima responded that he would like to have around 180 sites. Mr. LaRochelle thanked him for his response. No other members of the public were in attendance, therefore there were no other comments in favor.

No one spoke in opposition, however, Chairman Bender had Member Corliss read an e-mail from Webster resident Dot Proulx of Winnepocket Road, expressing concerns about increasing the number of campsites:

“ZBA: I understand that the campground is looking to add more campsites again. I am not in favor of any further expansion. I live on Winnepocket Road, can already hear the campground noise, and presume that more campsites mean more people and, thus, more noise.

I realize that Webster does not have a noise ordinance, but I hope that the Zoning Board can help limit the noise in exchange for approving expansions. Perhaps ZBA can disallow amplified voices (loud speakers) and amplified music, limit the nights for fireworks to holidays, and suggest other noise abatements.

Please keep my concerns in mind when making your decision.

Thank you,

Dot Proulx

Winnepocket Rd.”

First, in rebuttal to fireworks, Mr. DiPrima stated fireworks are only done one night a year around the 4th of July. This year they were set off on Friday, July 5th around 9 p.m. and were finished by 9:30 p.m. Mr. DiPrima stated that he does not allow campers to bring fireworks into the campground; the owners of the campground are the only ones allowed to handle them. In addition, Mr. DiPrima does inform the Fire Department so they can be on site just in case of an emergency.

Second, in rebuttal to amplified music, Mr. DiPrima stated a D.J. plays once a month at the campground. He stated that the music cannot be heard 200 feet behind the pavilion. Mr. DiPrima stated he did not know what Dot Proulx was hearing, but he stated with certainty it was not coming from the campground. Mr. DiPrima stated he is very strict regarding noise in the campground. Member Drown asked if Ms. Proulx was an abutter to the campground; it was determined that she was not. A brief discussion ensued with regards to the Town not currently having a noise ordinance, which would have to be addressed by the Planning Board. Mr. DiPrima informed the Board that his rules for the campground do include “quiet time” from 11 p.m. to 7 or 8 a.m. He stated that most of

the time he does not have to go out at night to address noise. He stated his campground is not a “party” campground but very family oriented.

There were no other comments.

7:33 PM Chairman Bender closed the testimony and the Board discussion began. Member Koberski stated he had no issues. Member Corliss stated she did not have any issues. No other comments from the Board were made. Member Corliss made a motion to approve the additional 14 camping sites as depicted on the plat; seconded by Member Koberski, and passed in favor unanimously. A brief discussion followed the vote.

7:38 PM The hearing was adjourned.

The next item on the agenda was the review of the draft minutes of July 9, 2013. Member Corliss made a motion to approve the ZBA minutes of July 9, 2013 as written; seconded by Chairman Bender and approved unanimously.

7:47 PM The meeting was adjourned.

These minutes were approved as written at the Zoning Board of Adjustment meeting held on January 14, 2014.

Jaye Bowe-Terrazzano, ZBA Secretary