

**Board of Adjustment  
Canterbury, NH  
Minutes of Hearing  
15 July 2013**

**Case No. 2013-4 Special Exception**

Present were: Chairman Joe Halla, Barbie Tilton, Gary Spaulding, Web Stout and Christopher Evans (Alternate).

Chairman Halla presented a description of the nature of Mr. Hopkins' application and gave a detailed explanation as to the conduct of the hearing procedure.

Mark Hopkins introduced himself saying he was representing Kelly Short and Steve Blackmer with an application for a church retreat on Foster Road. Mr. Hopkins provided copies of maps to the board as well as a full scale rendition. They are proposing a network of trails in the backland of this property which is under conservation easement. The town holds the easement. They have spoken with the Conservation Commission and they have expressed a favorable opinion on the general concept of the trails, the restoration of the woodlands which was heavily logged in the last nine years. The primary focus on the trails is to provide parking and buildings to support that trail network. The main building is not primarily about this Board but they wanted us to see the scale. In addition they are talking about a maintenance barn for trail maintenance equipment and the possibility in the future of a third building for a resident caretaker. All of the buildings will be located in the portion of the property which is not under easement. The main building will be located dead center of that lot. It's approximately 450 feet set back from Foster Road. It's midway in the width of the lot. There's a cleared area which was used as a landing by the loggers which they will take advantage of for siting this building. They are proposing to use the existing driveway off Foster Road which crosses a wetland and a culvert. They plan to restore the wetland to its former state to repair damages that were done by the logging operation. The driveway will stay in the same location. No major cutting is proposed. No major reconfiguration of the logging roads. He met with Jim Sawicki, Town Road Agent regarding the curb cut or how the driveway jibs with the road. He generally agreed it's in an ideal location. There is a small rise in the north and a dip in the curve to the south. The driveway is located approximately in the midpoint. He did not think it would be an issue in terms of site lines or drainage on the roadway. The idea that's been guiding this primarily is to restore the woodlands and provide a network of trails for people to engage in the forest. They want to provide a place for people in small groups to stay (3 to 15 or so) for lengthier retreats for several days or up to a week. Generally speaking, the cars that would be involved in that function would be parked. They don't anticipate that function to generate a great deal of traffic. The existing driveway is much more accessible from the Baptist Road side so the idea is to encourage that and to discourage any additional traffic coming from the Hackleboro Road side. They intend to provide a parking area for people that are using this property which is invisible from the road and the abutters. They would be expecting to provide parking in the lot depicted on the map presented for approximately 24 cars. There's the possibility of additional parking at the edge of the depicted area, so there will be no parking on the road. There is a possibility of other uses that Steve (Blackmer) will get into. They are trying definitely to make it invisible to the neighborhood. They want to use local materials. It is more in keeping with the idea of a lodge at a park kind of architecture.

Steve Blackmer spoke saying he and Kelly (Short) have been thinking about this for a long time. He has a long history of conservation work with the Society for Protection of NH Forests. Several years ago he left that and went to seminary to become a priest in the Episcopal Church. He will be ordained in September. His change of career paths led him to thinking about a different kind of "church" where people find God, the sacred, the divine outdoors rather than necessarily in a building. He has been very interested in creating a place or community where people can experience the sacred outdoors and come together. That is what this is about. Because of the location of this land and the conservation easement the town placed on it during the subdivision process ten years ago, this particular piece of land fits their dream. They purchased the land in October and have been working with Mark to develop this idea. Consistent with what Mark has been saying about the trails, when he thinks about this as a church, the church is the land itself, not the building in their conception. They are not talking about building a building that is a church in the ordinary sense, but of creating a place that is a church where a particular spiritual practice is outdoors, is through a practice of contemplative walking, meditative practice which Canterbury has a long history of spiritual communities and practices. This fits very well in that history. It fits very well with the conservation intention of this land. While the church is in the woods, because we have mosquitos and black flies and rainstorms and snowstorms, they also want to provide a shelter from those things. The uses that they expect are primarily those contemplative walking uses that people can come individually or in groups. He imagines that in an ongoing basis. The trails will be open to everybody in the community all the time unless they run into some unexpected problems. They will not have regular Sunday morning services in the usual kind of way of church partly because he wants to compliment rather than compete with other churches, but also because he wants to create another kind of spiritual experience. So, his current thinking is they would have gatherings twice a month, perhaps Sunday afternoons first and third or second and fourth at 4 or 5 PM. People would come for their regular practice of contemplative walking in the woods and then a gathering, perhaps a pot luck supper or not. There might well be a weekly meditation group that might gather, but the church practice would be that couple of times a month. They anticipate larger seasonal gatherings, celebrations, weddings, things like that would take place on the property, but those would be relatively infrequently. What they are really seeking is a place where people can gather for silence, for solitude, for stillness in nature, but still as a community. They are seeking to create a particular place dedicated to that.

Mark Hopkins spoke again saying the things most important to him were the impacts of noise, traffic and how it fits into the neighborhood because he lives there too. By its nature quiet and solitude are pretty innocuous ideas, so it's substantially different than a private club that would enjoy the land in a different way. They are looking at different seasonal activities like snowshoeing, cross-country skiing, a nice place to walk whether you are involved with the church or not, a neighborhood park of sorts. The times people would be staying on the property, the nature of their visit would be contemplative with no expectation for noise or rowdy behavior.

Steve asked Kelly (Short) to hold up some posters with pictures showing some of the flora and fauna on the property. He advised the property was heavily cut by loggers a number of years ago and it caused some significant damage and they hope to restore it. There are a large number of logging trails that are growing back. They are going to hire Charlie Marino to assist them advising about restoration work for the land. He is an expert in forest and land management. They may do some timber harvesting in time but only in a way that fits in with what they want to do to restore the property and how they want to use the land.

Chairman Halla asked how big the building would be. Mark advised roughly the size of Peverly's barn...around 4500 square feet. The idea is to scale it from the approach with its presence low to the ground and take advantage of the solar on the backside of the building. It will include a meeting space similar to the Quaker Meeting House on the Oxbow and will fit comfortably 50-80 people. There would be provisions for someone to stay to watch over the place on a permanent basis. There will be provisions for a restroom and shower facility open to trail users at the end of the building. There will be a small office a kitchen that can serve those on retreat of up to a dozen people comfortably in this building. They are planning for 5-6 separate sleeping rooms. He thinks of the larger meeting space as an alternative to meeting out of doors and most needed during black fly season, inclement weather and the like. For whatever purposes evolve, they want to make the building as self-sufficient as possible. The roofline is designed to accept and end to end bank of photovoltaic panels to pull in solar energy. The anticipation is to run all the utilities under the ground so there will be nothing visible in the woods except the buildings.

Steve advised another significant thing they haven't mentioned yet is parking for larger gatherings. The thought would be for offsite parking. They are designing now for small scale parking of no more than 24 cars. They would shuttle people in by bus from perhaps Shaker Village. That would be their first choice, in the event of a wedding, etc. They do not want to create a large parking expanse on this land.

Chairman Halla asked about accessory structures. Are they referring to a maintenance building and do they have a size for that? And in the future there might be a place for someone to live? Mark said that is in its early stages in exactly how they accommodate the program. The idea was to have the maintenance building/equipment barn be up to 1,000 square feet, essentially a two or three car garage sized barn to house a small tractor and hand tools. The other possibilities are a separate building for what might traditionally be thought of as a parsonage or it would be for the permanent caretaker for the property, a stand-alone structure, 1500 square feet. Chairman Halla asked if they are shown on the plan. They are depicted. Steve added there is also the possibility of adding some small, two-person retreat cabins 12 x 12. Chairman Halla responded he is having a problem with them adding on things. The Board needs to know what they are planning to do or they are going to end up having to come back over and over again for approvals. He thinks this fits into some kind of religious use, but also into a whole bunch of other stuff. You're talking about people staying there, now talking about individual cabins and a possible house is this all part of the application? Steve responded it's all part of creating a retreat center. Chairman Halla asked if those are on the plot plan and where the cabins are going to be and how you are going to deal with septic systems and water. Steve replied they will not have septic at all. Chairman Halla asked what they plan to use. Steve replied people would return to the main building. Chairman Halla asked if there would be rent involved for those people staying in the cabins. Steve replied there will be fees involved. Mark said it would be comparable to an old farm in Vermont. However people find it through non-profits, sometimes will rent that facility as a place to hold a retreat on about the same scale of a group of 10-20 people. The purpose being recharging as a group. Steve added the focus is on people going on a spiritual retreat.

Christopher Evans said his concerns are more about whether we are talking about a business venture here. How do you define it as a church, is it sanctioned by the Episcopal....Steve responded it will be structured as a non-profit entity. It is not a business. Yes, his doing this is sanctioned by the Episcopal Church. This will not be owned in any way by the

Episcopal Church, but it is consecrated and has the church's blessing. Christopher stated, but your application is to say it's a church. It's going to be in that light? Steve restated it is a church and a retreat. Mark added one of the reasons for planning from the beginning to accommodate a caretaker is the fact that's it's hidden from the road, basically tucked away in the woods, there is a concern for vandalism, ATV's, that kind of event or an alternative use. The whole idea is to have somebody on site to insure it is used in accordance with its intention.

Web Stout said you mentioned cabins, a couple, what's a couple two or eight? Steve responded, no more than four. They have not identified the specific locations where those would fit best. Keeping those away from wetlands and away from trails so they don't intrude on other people's uses... Web asked again, so you are saying four? Steve said he is thinking four and they will be very small, 12 x 12, very simple, no electricity, no septic, no running water. Mark noted this is one of the main reasons the main building seems large. It is so it can accommodate day or overnight visitors, a cooking facility. Web asked so you could possibly have 20 people staying out there at one time with those cabins? Yes, if it were loaded up. Web asked about staff. Steve replied they would imagine one person would be a caretaker; this would be where Steve is working. This would be his job, his role as chaplain of the whole thing. He would have an office there. They would have someone working on registrations, communications. That person does not have to be on site. Web asked you said this is going to have a kitchen? Steve replied yes and staffed only when there is an event going on. Web asked about Sundays? Steve replied, not regular Sundays. Mark reminded the Board of the discussion earlier that if there was to be an event that requires more foods than they can provide, it would have to be catered. Steve concurred, caterers, pot luck certainly. People on retreat he can imagine providing one cooked meal a day at noontime or dinner. Otherwise, they would provide bagels and cereal. Etc. It wouldn't be an ongoing kitchen operation.

Chairman Halla asked to what extent would Steve's presence be at this facility. Steve thought he would be there 3-4 days a week. Would it still be open if he were not there? Yes, it would. The trails would all still be open. We've tried to design a building in such a way Mark said that showers and toilet facilities would be open to the public assuming they don't run into problems with vandalism. That would be open for people to use and the rest of the building would be closed off when nobody is there.

Gray Spaulding stated he wants to see more written information spelling out what all the uses are going to be. He wants a concept plan showing where the buildings are going to be, the out buildings and also the trails system and to get an idea how close are the abutting property lines. He needs more concrete information. Steve said he can show the Board a draft of trails.....Chairman Halla interceded and stated he is looking for a concrete rendering of this property saying where this building is going, where the out building is going, where all the cabins are going, here is where the parking is, here is where all the trails are, here is where the house will be if you build one so the Board can take a look at all of it and the perspective of this thing. You will need it if you go to site plan review with the Planning Board if you are approved by the Board of Adjustment. Mark stated the measurements are as accurate as he can get at this point. The closest any of these building comes to a property line is 60-70 feet. The large building is about 200 feet side to side from the property lines. Chairman Halla asked if the 4 cabins are on the plan now. They are not because they haven't been sited. Mark said the rationale is the trail network is being developed. Until that is laid out finally, it's difficult to

say where these can be located off the trails because the trails haven't been finalized. Gary asked what they are planning because a platform with a tent on it is different than a building. Mark advised the model for this is more like an AMC lean to than it is a building per se. The intent is not to put in any foundations for those particular buildings, The idea is for them to sit lightly on the land, presumably if a location became problematic as the trails evolve over time it could be picked up and moved.

Web asked if these will be buildings along the trail system that hikers could use to rest or stop, it's not for them to stay overnight in? Steve said they could be reserved for an overnight use. Web asked if this is allowed in the easement. Steve said they would try to keep them off the easement area. They did talk with the Conservation Commission initially as a possibility. They didn't ask their determination on it. They would try to keep them off the easement area if they could. Web asked for confirmation that those were the same 4 they were talking about previously. They are. Steve added the trials as much as possible they would use he would guess to be about half the trails will use existing skid roads that were from the logging that was done 6 or 7 years ago. To turn skid roads into a high quality trail network is adding some dimensions to it.

Barbie asked if they have a brochure. They do not. Chairman Halla asked if the Board had any questions. He asked if anyone wished to speak in favor of granting this. No one spoke. He asked if anyone wished to speak in opposition. John and Fern Schneider spoke in opposition. They stated they have lived on their property for a very long time (Fern for her whole life). She stated Mr. ----- Olson has kept that property pristine for all these years. It is 93 feet from the front lawn of their house to Foster Road. Further up from where their property is to the landing is approximately 500 feet. It is not invisible from their property. You can sit at their kitchen table, eat breakfast and look out and see it. They feel increased traffic, noise; light pollution and security issues will make a tremendous impact on their lives and the neighborhood. It would decrease the value of their property; affect their privacy and the tranquility. He thinks there are a couple of conditions regarding special exceptions this violates. Number two is that the proposed use would not affect the property values in the district. He is certain this would affect theirs. The specific site is an appropriate location for the proposed use. He does not think so. The proposed use would not adversely affect the health and safety of the residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties. It would be detrimental to the use of their property because that is their home. That's where they live. Mr. Schneider advised the Board he had done some research. It is from the Board of Adjustment of New Hampshire, a Handbook of Local Officials dated October 2012, prepared by the NH Office of Energy and Planning, II-5: "Unless a particular use or application is submitted and stated in the ordinance as being explicitly allowed by special exception, the Board of Adjustment is powerless to grant special exception for that use". There is provision for a church, not for what this is. He does not think the map submitted by Mark Hopkins shows the location of their house or Mary Ann Winograd's. He provided to the Board photos of the proximity to their land and that of Ms. Winograd. Chairman Halla asked if they are across the road from where this is proposed to be located. They are.

Mary Ann Winograd spoke saying she does not think this is in the public interest. While this might appeal to a lot of people, it would bring a lot of people into town, but it wouldn't do anything for the people on Foster Road. She believes it would affect the property values of people in the area. By changing the use from a residential lot to a

basically a church or a business, commercial use, it decreases the value of our neighboring properties. It would decrease the number of people interested in buying our properties because they also would not want to be next door to this. It's hard to know what the subsequent owners would be. It's hard sometimes when the people who are making the application are very nice people and they have wonderful ideas about what they want to do with the property, but when this property gets sold, what will happen to it? It cannot be returned to residential use because of all the buildings. She also does not think it's an appropriate location. It's a dirt road, very curvy, lots of hills; it's a narrow road especially during mud season and in the winter. It's a remote location. If there is a residential person there, that's fine, but if there's not it's going to be difficult to monitor the use. This is basically an absentee owner who is not there all the time. The driveway entrance was placed for a single family lot. If this is going to be a commercial lot there is going to be a lot more cars coming and going. People coming over the hill near the Schneider's property come at a fairly good clip. She has slammed her brakes on a number of times. She feels it would affect the safety of others in the area. There is going to be increased traffic, it's going to attract people who aren't familiar with the road. They don't know that Andy Julian's dogs are out in the road, there's a lot of people that walk on the road or bicycle or walk their dogs. Someone was killed in front of the Julian's house just a few years ago because he didn't know that curve was there. It also brings strangers into the area. It will be hard to say only good people are going to be using this facility. The police will have to be involved much more patrolling. The parking lot and accessory structures might be used by others than the congregation. Teenagers, probably homeless, drug dealing, she has a lot of concerns about the many variables. She does not think that granting the permit would be in the spirit of the ordinance. This is a rural zone. According to our zoning, the rural zone is "to reserve from most intensive development those elements served primarily by gravel roads, thus minimizing the cost of additional municipal services and preserving the character of the community". Besides all of this is a church she is concerned about the tax collecting. She feels the proposed use would constitute a hazard because of traffic and lack of supervision.....

Chairman Halla asked if anyone else wished to speak in opposition. Andy Julian spoke saying he came to the hearing in favor of the application. He likes the concept, the trail system and the church thing. But hearing the scope of it it's a little too big for that road. He lives at the farm at number 63 and he moved there because it's a dirt road, one of his priorities is that it's quiet. He has a number of dogs that are confined to the property, but get loose occasionally. They walk that road at night with them and they are lucky if one car passes them in the evening or most daytimes. He is just concerned about bi-monthly services or meetings or functions and the traffic going by his house. He noted it's not going to go by Mark's house because he is at the other end. The scope of it is a little too big for that area. He thinks visually it will be nicely done, but it sounds like there is going to be a lot of usage coming and going with traffic on that road.

Richard Gray asked what they plan to do for light or heat in these cabins. He is worried about a fire hazard. Steve responded that's good question. They will not be having electric lights, probably battery or some other alternative. No candles. Mark said he is presuming their use will be during warm weather and they will be pursuing solar powered lighting options to mark the trails from any of the cabin locations to mark the trail back to the main building and rest room facilities and for safety reasons. But, they are not talking about a massive amount of lighting for the parking area. What amenities they provide in the cabins will be similar to what you use in a tent. There is no intent to provide a wood burning stove or anything else. The scale of them is like a platform with walls.

Chairman Halla asked if anyone else wished to speak in opposition. Jackie Powell said she is very concerned about the traffic on the road. If some of the services they are anticipating or weddings will be busing people in, she does not think the road can handle buses. If they were to have caterers come in there will be trucks on the road and she does not think the road can manage that either. Her concern is that the road is not designed for that much traffic. Even though you may not have a retreat of 12 people, but you are saying it will be open daily for anyone to use, that's daily traffic being added to the road. When they moved in there weren't even telephone poles along the road.

Clint Powell spoke saying the magnitude of this project is totally inappropriate for this road, the neighborhood and the noise and dust that will result from dirt road traffic. He is concerned about the loss of property values, safety issues. He thinks water and sewer is going to be an issue. He is really concerned about how you limit future expansion of the compound. Should it fail or need to be sold how will we ever be able to limit future uses of this compound? And what about the fact that this would take this property off the tax rolls? This will have a negative effect on all of the tax payers in the town.

Lee Dakin spoke saying he agrees with what everyone else is saying that it's an inappropriate use for the area and the road. The building if you look at it from an elevation view really has a commercial look to it. It's very nice, but it doesn't look like someone's home, it looks more like a motel. The reason that he built a house on the corner was because it is rural and wasn't looking to move in next to a developed area that is commercial. He referred to the house next to him he believes has been rezoned commercial. Chairman Halla thought he was in error about this presumption.

Dan Therriault said his main concern is traffic. When that land first went for sale it was going to be a 15 house subdivision. They did traffic patterns about Foster Road and determined it was unable to handle it. Their plan was to put in a back road into the back property. Having this facility there would be the same thing. You'd have that many cars and people coming and going. They made them do improvements on the road and even at that it is a challenge to pass two cars on the road now. Service vehicles going in and out of there for trash or caterers or anything else is just too much.

Wesley Noyes spoke saying he has lived there for 29 years and walks the road all the time. The one thing about this, you have so many activities, the one activity that will draw people is a trail. Everybody is looking for somewhere to go off on a Sunday or any day. But when you open it to the public you are going to have problems.

Rob Lawrence spoke saying he is new to the area and owns 70 and 72 Foster Road. He is hoping to build on the property. One of the things that drew him to it is the rural nature of the area. There are two things he is concerned about if the special exception is granted. The nature of the area is going to change significantly. He did his own traffic study by just walking the properties. There are roughly 16 populated blocks along Foster Road. If everybody has two cars you are only talking about a total of about 50 cars on a given day. If he brings in his two cars he is going to increase the traffic on that road by 4%, just himself. The parking that's needed here, the 24 cars he believes is only associated with the 4500 foot building. For the other additional structures there is going to need to be two additional spaces for every dwelling, the cabins as well as the utility building and the caretakers dwelling as well. So we are actually talking

about 30-40 parking spaces that would be required if he is interpreting the zoning correctly. He is heavily concerned about the character changing because of the population of the people on the road; just that one property for a single event is going to triple the population of people. Certainly the traffic he has driven it in terms of going onto the property, there are seasons when it gets mushy to pass and in the winter it's tough. For those two reasons he would not want to see a special exception granted.

Dominique Gibeau bought their house in February and had this thing been there in they might not have purchased. It sounds lovely, but the scope of it is too large for this rural country road that they moved onto.

Chairman Halla asked if anyone else wished to speak in opposition. No one spoke and he returned back to the applicant for the final time. Mark said he doesn't have an answer for every concern that was brought up. He'd be happier if he was the only person on his road. Some of the specific things that were raised are arguable. Two cars per tent site is not in our ordinance. In general they did say that Steve is willing to listen to concerns if there is a possibility of making changes, of building restrictions into the special exception....some of those things if it were to go on from this Board, some of the concerns would be addressed probably by the Planning Board. All he can say in the light of everything that has been brought up is that neither Steve nor he has any interest in spoiling the neighborhood for themselves or generations to come. Steve concurred and said he would like to continue listening to people. He'd like to figure out if there is a way to do this, to create something he thinks is very much needed which is a spiritual retreat center in a way that does not harm the values of all the people that live on the road. He completely understands that. This is a place where stillness can happen in solitude. He recognizes that that is why people are living there. They are trying to do this in a way that honors that and is in keeping with that and are open to working with people to find ways to minimize the impact.

Barbie Tilton said she has a concern saying to her it feels and looks like it's a pretty big commercial operation. It doesn't seem like it's a rural special exception for a little conservation thing. She would like to see a brochure or a website or how you are going to promote this thing. She has a hard time seeing that it's non-profit. She understands them thinking it's a church and maybe there is a section of something out there that's a church. If that's a church and there's room for people to stay and there is a room for someone to live in that end and the showers are going to be open and it's all non-profit....who is paying for the toilet paper, just as a small example. Who knows how many hikers will go in and out of that and use your facilities and your showers and run up your water bill...she just has a problem thinking it's non-profit and you talk about weddings and you talk about caterers and renting the cabins, you talked about putting the functions for the people to stay overnight in groups of 12 and the food and bagels...who is paying for that if it's non-profit? How is that going to work out, it sounds like a business to her. Steve replied that even non-profits have people pay for services (such as some schools, hospitals, etc.). Services can be paid for, but profits are not generated. They will not be creating brochures at this point that would be premature.

Chairman Halla asked in the Board had any other questions or if the applicant had anything further to add. No one else spoke in in favor or in opposition. The question was asked if any other properties had been considered or was this just one that they picked and decided this looks good. There is a property near Shaker Road with a paved road and lots of access to nature and it's not residential. Steve responded he has not seen a property that would better suit this. There



is also the drawback of the racetrack which severely limits the ability to have the experience of silence. Christopher Evans concurred. Steve advised there are limited parcels of property available and this one was particularly attractive because of the conservation easement already on it. Mary Ann Winograd noted they are talking about solitude in the woods, but on a quiet day all that sound is magnified. Even on the day you took some people through on the trails she could hear everything that was said even way back in. Mr. Powell asked if they have any plan to compensate the taxpayers for the services that the town.....Steve responded their intention is to either arrange a payment in lieu of taxes or simply volunteer to pay the property taxes absolutely. No one else spoke in opposition.

Chairman Halla closed the testimony. Gary Spaulding spoke saying he has a hard time seeing this as a church. Chairman Halla said the Table of Uses specifically says churches, educational facilities and the bent of this thing is that it is a church, but he thinks what has surprised some of the people and this Board is the scope of this, the type of buildings and what is going to go on there. He is not 100% clear about all of these uses, when they are going to occur, where all of this stuff is, what the other buildings are going to look like. Two way to approach this: one is to deliberate and reach a decision tonight to approve or disapprove, the other option is to not vote tonight and give the applicant another couple of weeks to be very much more specific on uses, times, places, scope, size of all buildings, all future use, etc. It could be either one of those two and he has no problem with either.

Gary said he would be in favor of tabling it and letting the applicant come back with a more detailed outline of the uses, where things are going to be, what they are going to be, seeing if they can address some of the concerns of the abutters. He'd like to see a development area in the 106 acres, a development envelope that says they are not going to expand beyond this outline. He would be more comfortable with more detail.

Christopher Evans stated there are complicated uses. As he goes through the principal uses he sees fits. There is no doubt about it. What surprised him was the scale. The scope is very large. The traffic, road use issue is what concerns him primarily. Some of the other uses he thinks can fit, but their scope is very large. He would recommend detailing to a much greater degree exactly what their intentions are and to see especially if they can allay what some of the abutters concerns are.

Web Stout concurred. He thinks it's changed. It's fairly large and what one of the abutters said about the subdivision. He attended a Planning Board meeting where that same traffic study was discussed. This could possibly have up to 20 people at one time. Web also wants more details.

Christopher Evans said he thinks also the church definition, they spoke well to that. But defining or making delineation between a commercial activity and the spiritual one, this church activity, he thinks could be a little clearer. It does look like a fairly large scale commercial activity going up. Some clarity on that would be helpful too.

Chairman Halla asked the Board if it wanted to table this for a period of two weeks and reconvene rather than voting. He would say very specifically that he does not think they can say this is a church. In terms of what is generally considered to be a church like the one that is out the window (CUCC). That was the intention of the zoning allowing a

special exception in this zone. He is certainly not saying that it isn't a church. There is a part of this that almost fits under outdoor, commercial, recreational use which is allowed by special exception. By way of example, the disc golf special exception that was approved. Part of the questions that were raised tonight are how do these people become aware of this facility, how do they book into coming to it, what are the limits to this facility, do you have to be part of a church to use this or can somebody come up and say this is a great place and come back two days later with forty people and say hey, we're going to use the trails, ok? They go like this, they say they believe in God and they go....that was not clear. It was not clear that anybody had to be part of your church or any church or anything. He thinks the scope of this, the size of the lot, the size of this building, the idea that people are going to be sleeping there, none of this....if you asked 50 people tomorrow for the definition of a church, this would not be it. He thinks a lot of those issues need to be clarified and defined very specifically and we'll make a motion to come back in two weeks.

Gary added that he needs to hear a plan for the 4 out cabins and how they plan to manage those, because he can see those becoming a hangout for high school kids if there is no one around monitoring the hours. They have to have some type of system or caretaker who can kick people off the property in case they decide to use the lean to structures. Christopher added there was mention made of a portion of the building could remain open to the public without any supervision. He thinks that is problematic. Steve responded they were doing that simply as a way of being hospitable, but having heard this he understands the other side.

Chairman Halla called for a motion and a date. Mark asked for more time than two weeks and promised far more detail about the building drawings. Chairman Halla responded this Board is more concerned with a land use footprint of all the buildings, their sizes, where they would be locating them and their uses. The Board will meet again in a month on a Monday night. August 19<sup>th</sup> was decided as the date to reconvene.

Respectfully submitted,

Lisa Carlson, Clerk  
Board of Adjustment