

**TOWN OF BEDFORD
PLANNING BOARD SITE WALK
July 11, 2018
MINUTES**

A meeting of the Bedford Planning Board was held on Tuesday, July 11, 2018 at the site of Camp Foster at 36 Camp Road in Bedford, NH to view the camp in anticipation of a site plan application to be considered July 16, 2018. Present were: Jon Levenstein (Chairman), Harold Newberry, Karen McGinley, Christopher Bandazian (Town Councilor), Rene Pincince, Jeff Foote (Public Works Director), Rick Sawyer (Town Manager), and Mark Connors (Assistant Planning Director).

Representatives were also present from the Boys and Girls Club of Manchester, including Chief Executive Officer Diane Fitzpatrick, Chief Operating Officer Ken Neil and Facilities Manager Keith Moreau.

Assistant Planning Director Connors called the meeting to order at 5:40 p.m and distributed several copies of the site plans. Mr. Connors explained that the site walk was purely informational and should include only questions and answers and no debate or acceptance of public comments.

Mr. Neil led the tour and noted the camp improvements were being pursued largely because of erosion and the toll it had taken on the facilities over the years. He noted that particularly with more storm events in recent years, water does tremendous damage to the camp as it flows through on its way to Sandy Pond.

Mr. Neil pointed out the existing cabins, explained how they are used, and noted that they date back to the 1940s. He showed the approximate proposed locations of the proposed pavilions and central hall. He showed areas where the parking and staging areas of the driveway would be expanded. The group walked to the existing amphitheater. Mr. Neil noted that the amphitheater would remain in the same approximate location but be improved with a concrete base and roof cover. Mr Neil pointed to some sick large pine trees that would need to be taken down because falling trees are an issue during storm events.

The group walked to the athletic fields. Mr. Foote asked how tall the field lighting would be in relation to the pine trees that surround the field. Mr. Connors noted the lights would be approximately 60-feet tall. Mr. Neil indicated he believed that the lights would be lower than the trees. Mr. Neil noted that the Club had a design completed for a second leech field. He said in discussions with NHDES, it was determined the best course was to maintain the existing well due to concerns related to PFOAs.

The group walked toward Sandy Pond and descended down the stairs. Ms. McGinley asked if the neighbors on the other side of the pond would be notified as part of the application. It was noted

that two parcels abut the property across the pond under the same owner. Mr. Neil showed the existing boathouse and noted the Club would like to make some improvements to it.

The group walked toward the pool-house. Mr. Neil noted that the Club wanted to maintain the summer camp feel. He discussed different age groups and how they utilize the facilities and noted the Club has a staff of approximately 55. He noted that the camp relies on shuttle buses so there is limited traffic. He added that another benefit to the project will be adding defined pathways so that the grounds don't take such a beating. This was followed by some discussion regarding the ADA accessibility of the facilities.

After seeing the pool area, the group returned to the parking area. Planning Board members thanked the Boys and Girls Club for hosting the site walk.

Meeting adjourned at 6:25 p.m.

Respectfully submitted by
Mark Connors