

# Old Stage Preliminary Consultation Meeting Notes

(17 Nov 21)

**Property:** Old Stage Campground, Tax Map 3, Lot 44

**Owner:** David Redfearn

**Use:** Pre-existing non-conforming commercial use

**Proposal:** To replace the existing camp office / store building with a new building. This structure will also include an owner's/caretaker's apartment/dwelling/etc.

**Background:** The current approved Site Plan is a 2009 amendment of a 2007 Plan. The amendment added 18 new campsites. The Notice of Decision included a legal review and a statement of current conditions including existing permanent structures on the plan. The plan shows an office/store building, but does not appear to show any residences/apartments/etc. Madbury tax cards show a 2 bed, 1 bath mobile home on the property which, per the owner, is serving as their dwelling.

## Basic questions for the Board to determine:

1. Does replacing the existing building with one of a different footprint and number of stories require the site plan to be amended per Site Plan Regulations, Article III?
2. Is the proposal an enlargement or change that requires a Special Exception from the ZBA per Zoning Ordinances, Article XIII and XV?
3. Does adding an owner's/caretaker's apartment to the building constitute an enlargement or change that will require a site plan amendment or Special Exception for a change in use?

## Summary of owner supplied information and answers to questions:

*Q. Is the new building's footprint bigger than the existing building?*

A. No it will shrink the overall footprint

*Q. Does the new building have a second story and or more square feet?*

A. Yes it has a second story but less square feet

*Q. Will the new building have more functions?*

A. It will have the same functions. The complex right now also holds a game room, toilet, storage and laundry of which I am sure are not on the 2009 site plan but were there before.

*Q. Will the new building be used more intensely?*

A. It will be used the same time, we are seasonal.

*Q. Requested clarification on the mobile home's status.*

A. This was on the property when we bought it. We live there next to the store. It is attached to the store.

*Q. Is the proposed caretaker / owner apartment a replacement for the mobile home?*

A. Yes, the mobile home is a mid 60s Nashua Mobile home.

*Q. The mobile home does not appear to be shown on your current site plan. Was there any permitting for it?*

A. Since Paul and Dorothy Raines were the ones who put it in perhaps you could ask David as he works on the Madbury Fire Department. It has been there for a very long time.

Owner Bottom line: There are no additions to this project. At the end of the day we are simply trying to do a one to one swap. Whatever we have we are going to build. Everything is old and run down. This is the last building to fix. I just want to make it better.