

Town of Roxbury
Planning Board Minutes
3 Jan 2017

Present: Amy Bodwell, Gerry Davis, Glenn Mallet, Josh Hicks, Don Tardiff
Absent: Marika Stuhlsatz, Chip Drogue
Guests: John Baybutt & Fred Baybutt from Granite Gorge, Ted Fellows, engineer for Granite Gorge

The meeting was called to order at 7:05pm.

Minutes from December 2015 were approved.

Granite Gorge (GG) was at the meeting to share their amended site plan. Ted Fellows, began the discussion by reviewing previous plans and projects completed. He mentioned the addition of the walkway on the bridge (previous approved by the PB). It has been working well. He said about 200ft of boulders have been added between the parking lot and Otter Creek. This addressed PB issues regarding runoff into the creek. Fred and John introduced a new emergency plan developed in partnership with Roxbury and Keene Fire Departments and approved by them. It also calls for staff training on the plans at least twice a year. Addressing safety issues was a previous PB recommendation. GG has designated an alternate escape road that can handle pedestrians and or vehicles if needed. While there is no exit, it allows people to move away from any dangers.

GG is requesting a total of 50 parking spaces on the slope side of the mountain. There are currently 12 approved. This would enable them to have overflow space when the large lot is full, allow coaches and teams better parking during practice and those doing parties access and parking for caterers, etc. They prefer to encourage people to park in the large lot. They plan to have staff at the turnaround near the entrance every day and staff at the bridge on peak days. They have created a wide turnaround near the entrance that can even handle tractor trailers.

This Site Plan is applicable for alpine skiing only. **(Should we include parties at Visitor Center as well since mentioned above)**

The PB recommend the following:

1. Designating several spaces in slope side parking for handicapped parking. It was discussed there should be designated handicap parking spots in the large parking lot as well.
2. Recommend signage directing people to the alternate route in case of emergency.

3. Having a staff person at the turnaround at the entrance everyday and at the bridge during peak hours and emergencies.

GG has requested a public hearing for 1 February at which time they plan to submit their final site plan for the parking lots changes- 50 in all, emergency access and handicap parking. They will drop off the fees on Monday.

Josh introduced a letter from Attorney Daniel Corley, requesting a meeting for his client, Alan Klotzbier at an upcoming meeting. The client requests a meeting to seek a lot line adjustment and consolidating properties in order to build two homes. It was agreed any time after February would be a good time. Amy will send a letter confirming.

Meeting adjourned at 8:50pm

Respectfully submitted
Amy Bodwell, Secretary, co-chair
Roxbury PB