

Current use of property & Description of Proposal

My name is Kendall Hanna my wife Marie Ring & I own and operate Sandy River alpacas & Sandy River outdoor weddings and events. We own a 40-acre parcel of land that is located on Rt 134 approx. ¼ North of the New Sharon town line. We have 1600+ feet of river frontage on the Sandy River & 1600' of road frontage along Rt 134. We have Two large gravel parking lots on the property with a DOT approved entrance. 1-parking lot measures 75' x 240'. The other measures 120' x 160'. We currently use the property to raise alpacas, cut approx. 13 acres of hay, host an occasional music event and an outdoor wedding event venue. We have not had a music event or wedding since 2019.

What we are proposing and hoping to get approval from the town is for a small wilderness campground consisting of Eight (8) tent sites. The states req. for a wilderness campground is each site must be a min. of 10,000 sq ft. (see attached site plan #2 for size & Elevation. See site plan #1 for setbacks). The approx. capacity if full would be around 32 people. The clearing of area for each site would be approx. 20' x 25' (500 sq ft). Enough room for a 12' x 16' platform for the tent (these platforms are not permanent), fire pit and a small picnic table.

The areas have been specifically chosen to clear nothing larger then 4" in diameter and mostly just alders, brush and dead trees. The idea is to keep the sites private and secluded to keep the wilderness sense of camping and to keep the disruption to the surrounding area to an absolute minimum. There will be a total of Two (2) bathrooms ea. with Two (2) toilets & Two (2) sinks (see site plan #1 for locations) located on the property. John Brochu is currently designing Two (2) septic systems due to each bathroom being in a different location on the property. The States req. is 1-toilet per 4-sites. I will provide drinking water to the campers. We test our water every year at the state lab. Per the States req. I do not have to provide water for a wilderness campground.

The Three (3) sites that are located within the shoreland zone are set back a min. of 85' from the high-water mark (see site plan #1). All the sites are a min. of Eight (8) feet above the flood plain base elevation (see site plan #2 & flood plain map)

The fire pits will be a 30" Iron fire rings set on a bed of gravel with a min. of a 3' diameter of gravel around the fire ring. There will be a min. 10' radius around each pit with no trees or limbs above the pit. We will do daily checks on ea. site and at night when lights are out. Each of our vehicles will have fire extinguishers in them. There will be no allowed cutting of wood at the sites. No one will be allowed to bring firewood onto the property.

Trash: Each site will have a metal trash can with lid. Emptied daily if needed to a dumpster located on the property.

All activity on the property including but not limited to: Noise, drugs, drinking, trash, traffic etc. will follow local, state and our own rules and regulations. These rules will be enforced daily. Every camper will receive a brochure with locations of all facilities on the property, the rules, check in check out times, our contact numbers etc.

Our goal is to create a fun and family-oriented environment for everyone that comes to our place. One that will create little if any at all disruption to the neighborhood, the town, or our property. We take a lot of pride in what our neighbors and the town thinks of us as residents and business owners.