

Zoning Board of Adjustment LER Realty Variance Site Walk

June 15, 2013

Members present: Chris Stafford-chairman, Tara Burkhart-vice chairman, Joe Luna, and Curt Springer

Excused members: Roger Denison, Janet Denison(clerk)

Others present: Tony Fiore(applicant), Karl Dubay(applicant), Ron Peverly(abutter), Chris Giordano(Selectman), Peter Camasso(applicant), Wayne Brown(abutter)

1. Minutes

The Site Walk of Map 4 Lot 46 Long Pond Road began at 9:05am.

Karl Dubay explained that the Conceptual Recreational Plan has been updated with a trail map to assist in the site walk. He passed out the updated plan. He marked key areas of the plan with red flags on the trails. Chris explained that the purpose of this ZBA site walk was to better understand the lot and proposed plan as it pertains to the Variance criteria for a change in Use of this lot from residential to commercial use. The walk started at the current entrance to the site which is across from the driveway of Sheri L. Kaminski. The applicant indicated that there was plenty of site distance on both sides of the entrance. Karl indicated that they plan to have a sign of similar size to the Adventurelore sign down the street and there was some flexibility in the exact location of the entrance to allow for an offset from the Kaminski driveway if requested. There was some discussion about traffic entering and leaving. Tony stated that he expected typically 100 people to arrive in the morning between 8 and 9 for the first event. Many people car pool so this may equate to 30 cars. Events would occur throughout the day so traffic in and out of the area would continue until the end of the day. Some groups would spend all day. Some groups may come and go throughout the day.

There was some discussion about ATV's as they currently use the power line trails for recreation. Karl indicated that they do not want ATV's going thru the property and would need to determine how to stop this activity with barriers and signs. Danville Action Games would have people on site to enforce this restriction during event operation.

The group walked the site following the trail from the proposed parking area west to the Platform F region. Karl acknowledged that the platform on the plan was close to the stone wall designating the Peverly property boundary and could be moved to a greater distance from the property line. Ron Peverly indicated that he may want to develop the property in the future and he was concerned with the impact.

Following the trail onto the Peverly property(4-45), the group proceeded south to the Platform E region. Continuing Easterly, the group walked the trails reaching the platform B region. During

this portion of the walk, Tony demonstrated the firing of the paint ball gun and explained that the maximum distance that a paint ball could travel without obstruction was 200Ft and the paint ball was biodegradable. Chris Giordano stated that the adjacent property buffer in the commercial zone was 50Ft.

The group was interested in the noise impact. Tony and Peter proceeded to the Speed ball field 2 region and the rest of the group followed the trail to the Meadowlark Right of Way. While the group was at the Meadowlark right of way, Wayne Brown came down from his house and joined the group. Tony proceeded to fire the paint ball gun multiple times. A lawn mower was running in the neighborhood, but no one was able to hear the gun fire. Tony proceeded to yell loudly and the group could hear him yelling.

Wayne returned to his house and the group followed the trail back thru the high ropes course area and into the Speed ball and Welcome Center region. Joe indicated that he had been to paintball games in the past and based on his experience, the primary noise is from the crowds cheering or players communicating with each other during the competition.

During this site walk, Tony explained that the speed ball games are very short and typically last 3 to 5 minutes. The woods games could include up to 100 people and last up to 30 minutes. There are 2-3 referees per game to ensure rule and safety precautions are followed.

At the end of the walk, Chris Giordano asked for the decibel level of the gun. Tony indicated that he did not know, but would find out for the next meeting.

The site walk ended at 10:58am.

Respectfully submitted,

Christopher H. Stafford – Chairman ZBA