



The Conway Daily Sun

FRIDAY, JULY 8, 2016

VOL. 28 NO. 120 CONWAY, N.H.

MT. WASHINGTON VALLEY'S DAILY NEWSPAPER 356-3456

FREE

Is Your Dog Afraid of Thunder Storms & Fireworks?

We Can Help!

Thundershirts & Anxiety Remedies for Pets!

- Doggie Ice Cream, Frozen Bones, On-Site Pet Bakery!
- K9 Travel Needs & Outdoor Gear!
- Gifts for Pets & Pet Lovers!
- Full Line of Dog, Cat, Bird & Small Animal Supplies!
- Saturday Morning Playgroups!
- Pets Welcome!

(Must be on a leash & up to date on vaccines.)

Four Your Paws Only
PET GIFTS & SUPPLIES
DOG GIE BAKERY

Route 16
N. Conway, NH
603-356-7297
www.fouryourpawsonly.com



District 2 Fish and Game Conservation Officers (from left) Mark Hensel, Ron Arsenault, Lt. Brad Morse, K-9 Sig, Sgt. Alex Lopashanski, Joe Canfield and Chris Brison flank the memorial that was erected in the late Sgt. Brian Abrams' honor at Crawford Notch State Park. Abrams died in 2013. (COURTESY PHOTO)

Fish and Game officer memorialized

By TOM EASTMAN
THE CONWAY DAILY SUN

CRAWFORD NOTCH — The late Fish and Game Conservation Officer Brian Abrams of Conway has now been memorialized in two separate markers in the area.

Abrams was killed in an off-duty motorcycle accident in Wolfeboro on Aug. 6, 2013.

Signage on the Kancamagus Highway (U.S. Route 112) was dedicated to him in May 2015 by current and former members of New Hampshire Fish and Game Law Enforcement District

2 a mile west of the Route 16-Route 112 intersection in Conway.

Abrams, who served 22 years in the Conway area, had been instrumental in acquiring the property from the state Department of Transportation. The sign at the entrance reads: "New Hampshire Fish & Game Department, Sgt. Brian E. Abrams Memorial Law Enforcement Facility, Conway, N.H."

More recently a plaque on a granite monolith was erected in Crawford Notch State Park near

see **ABRAMS** page 9



Brian Abrams spent 22 years at Fish and Game before his untimely death. (JAMIE GEMMITI FILE PHOTO)

Campground expansion under scrutiny

By DAYMOND STEER
THE CONWAY DAILY SUN

OSSIPEE — Ambitious expansion plans recently outlined by Westward Shores Cottages and RV Resort, a campground on the northwest shore of Ossipee Lake, have area residents concerned about what that

might do to the lake.

Meanwhile, the Ossipee Planning Board has awarded a bid to an engineering firm to examine the plans to see if they conform to the town's ordinances.

Located at 110 Nichols Road in West Ossipee, Westward Shores is seeking plan-

ning board approval to add 246 new RV sites to its existing 258 campsites. The entire parcel is about 308 acres. However, 45 acres will be placed in conservation.

It is owned by Grand Rapids, Mich.-based Northgate Resorts through its

see **CAMPGROUND** page 8

All Surya Area Rugs are 25% off from now until July 31st!

Rt. 16/302, Intervale, NH
603-356-6031
milfordflooring.com

NORTHEAST ATV Rentals
325 Main Street, Gorham, NH - northeastsnowmobile.com
CALL TODAY 1-800-458-1838

OSSIPEE
603-539-2020
250 Route 16B
(Indian Mound Shopping Ctr)

Wholesale ZONE Premium Wireless Retailer

Via Roma
603-356-6622
White Mtn Hwy, N. Conway, NH

Pizza • Subs • Wraps
Falafel • Chicken & Beef Shwarma
And More!

AmeriGas
Driving every day.
NEW CUSTOMER SPECIALS
with Lock-In Price Options
Call Today: Doug Mitchell, Sr. Account Manager (603) 707-9314

Empire, Generac & Rinnai Install Specialists



Property Services

**Building and Grounds Maintenance
Residential Construction and Remodel
Handyman Services • Excavation
Brush Cutting & Stump Grinding
Water and Sewer Connections**



**Structural Foundation Repair
Helical Piering
Waterproofing Solutions
Dehumidification
Crawlspace Lining
Dampness Alarms
Drainage Solutions**



**Outdoor Living Specialists • Decorative Concrete
Overlays Interior and Exterior • Micro Toppings
Hand-Carved Incredibly Strong Concrete
Retaining Walls
Outdoor Kitchens • Fire Pits and Fire Places
Water Features and Water Falls
Man Caves and Wine Cellars
Stamped Concrete and Stenciling • Coatings
Epoxy Garage Floor Coatings**

Check us out on the web at www.rwnproperty.com or call 1-844-356-4759

There's a good reason customers keep coming back!



Try our \$25.00 NH State Inspection special and see for yourself.

(Some restriction may apply) Expires July 31, 2016

Vehicle need to be washed? Come in for any service and receive a free exterior wash. Ask for details.

Visit us on the web at redstoneautos.com • 603-733-5930

159 East Conway Rd., Ctr. Conway • (1/8 mile past Police Station on right on East Conway Rd.) Hours: Mon-Fri 7:30-5:00

CAMPGROUND from page one

Northgate Ossipee LLC. Northgate is owned and operated by the Bossenbroek family. It purchased the campground last December from JB & TA Enterprises LLC, which was managed by Joan Brassill and Anthony Aversa. Northgate also own several Yogi Bear's Jellystone Parks around the country.

In an email, Northgate CEO Zachary Bossenbroek shared details about his family's business. "We're building a portfolio of some of the finest camping resorts in the country," said Bossenbroek, noting that the other principal is his father, James Bossenbroek.

Zachary said sisters Greta and Chelsea oversee operations and development. There are eight other siblings.

On Tuesday, the planning board awarded a bid to Jones & Beach Engineers of Stratham for a cost of \$4,500 paid by the applicant. Planning board members said the proposed project is so large the town needed outside compliance assistance.

"We need a second set of professional eyes," said board member Bob Gillette.

Jones & Beach has a July 19 deadline, the date of the next planning board meeting.

The Westward Shores discussion regarded a presentation of its final plans and input from the public, including comments from people from the area. About 40 people attended.

Many comments focused on the "peninsula area" of the project, which juts into the the lake, according to a map from the developers. The peninsula area would contain 15 campsites.

In presenting the plans, Dan Flores of SFC Engineering of Windham said they have changed the proposal due to concerns raised by the board and Green Mountain Conservation Group.

"We have moved all campsites 50 feet from the water's edge, where they used to be 20 feet," said Flores.

The peninsula, which Northgate bought from the Reynolds Living Trust, whose trustees are Robert

and Phyllis Reynolds, is on a separate lot than the rest of the resort. A lot merger would have to be OK'd by the board before development could ensue.

Robert Reynolds, a Freedom resident on the board of the Ossipee Lake Alliance, created controversy when he wrote a letter of support for project on OLA letterhead to the zoning board before OLA had a chance to review the plans. OLA since released a statement saying Reynolds was not speaking for them and that the SFC should not use the document as an endorsement from them.

Contacted by the Sun, Reynolds said that the letter simply reflects his personal and professional opinion and he tried to make that clear. He said the purchase agreement for the property was signed months before he wrote the letter of support. He denies any conflict of interest.

At the meeting, Flores spoke about septic issues surrounding the proposed site on the peninsula.


There is a septic leaching field on the peninsula for a three-bedroom house that will be moved to a new location 1,000 feet from the lake, though the state requires only 75 feet. Other septic systems for the campground will be even farther from the lake. Flores said septic systems will be watertight and can be capped so flood waters don't mix with the sewage. The peninsula would be open for camping from the first full weekend in May until the first weekend after Columbus Day.

The applicant's engineers also said septic systems for the rest of the property are 3,000 feet back from Ossipee Lake.

Several people were concerned about the proposal for the peninsula.

"When there is a 50-year flood or a 25-year flood or a 100-year flood, those campers need to be moved immediately," said a woman who identified herself as Susan Pohl. "The Bearcamp River floods quickly and fast. ... Where will you put those trailers?"

see **CAMPGROUND** page 12


 <p>TRI-COUNTY TRANSIT A Tri-County Community Action Program</p>		<p>ph. 603-752-1542 www.tricountycaptransit.weebly.com</p>	<p>\$2.00 EACH WAY</p>		
BLUE LOON FLEX ROUTE					
North Conway to West Ossipee					
THURSDAY ONLY					
1	2	3	4	5	6
Memorial Hospital	Settler's Green	Shaw's	DHHS/Conway	TCCAP Tamworth Bldg.	W. Ossipee/McDonald's
9:20	9:35	9:45	10:05	10:30	10:40
	11:45	11:35	11:15	10:50	
12:30	12:40	12:55	1:15	1:40	1:50
	2:55	2:45	2:25	2:00	
3:10	3:25	3:35	3:55	4:20	4:30
5:30	R	R	R	R	
WOLFEBORO CONNECTOR					
Connecting to Blue Loon Flex Route					
THURSDAY ONLY					
1	2	3	4	5	6
Huggins Hospital	Christian Ridge	The Ledges	Hannaford/Ocean State	Indian Mound Ctr	W. Ossipee/McDonald's
9:20	9:25	9:30	9:55	10:15	10:40
3:00	3:05	3:10	3:45	4:05	4:30
5:30	R	R	R	R	

ROUTES RUN
Thursday
9am to 5:30pm

Northbound
 Southbound

Transfer
Blue Loon-Wolfboro Connector

Stop by Request
call ahead/flag down

Like us




This map of the proposed Westward Shores campground project was discussed at the Ossipee Planning Board on Tuesday. At lower right is the peninsula in question. (DAYMOND STEER PHOTO)

RitePrice
Auto Sales

603-539-9000
2350 Rt. 16, West Ossipee
at the junction of Rts 16 & 25,
next to McDonalds
RitePriceAutoSales.com

Want a Safe, Late-Model Vehicle? Bad Credit?



**You Will Be Approved!
We Will Repair Your Credit!
Drive a Newer Car Today!!**

CAMPGROUND from page 8

George Fredette of SFC Engineering said the applicants understand the peninsula is prone to flooding and that the trailers would need to be secured. Northgate is weighing its options.

"The owner is waiting to see the site and understand the site conditions," said Fredette. "Either secure them and raise them above the floodplain elevation or move them."

Blair Foltz and Corey Lane of Green Mountain Conservation Group called for having no further development on the peninsula and for a flood evacuation plan for the entire site. They say the 100-year floodplain elevation is 414 feet, and much of the land at Westward Shores is at 410 feet.

Planning board members disagreed over whether the planning board or fire chief had jurisdiction over an evacuation plan.

In an email to the Sun, Zachary Bossenbroek said he believes flooding concerns are "way overblown." He said the campground is a use compatible with floodplain areas. He said people would be able to vacate Westward Shores if a flood was imminent.

He said the last material flood on Ossipee Lake, in 1998, was caused by a mismanagement of the dam and since the state dam bureau took over in 1999, no significant floods have occurred. The existing campground on the peninsula survived the 1998 flood and prior floods. He added that he and his engineers are working on a flood response plan just in case something does happen.

"With respect to the peninsula, we will comply

with the local floodplain ordinance and FEMA guidelines by anchoring the park model RV cabins and elevating them above the floodplain," said Zachary Bossenbroek. "As such, they will be as unaffected by floods as the cottage that has existed on the peninsula for decades. There won't be any unsecured, ancillary structures, decks or debris/gear on the peninsula."

Former selectmen Harry Merrow said he liked the the proposed plan but was concerned about flooding and advised Westward Shores to use that area to launch canoes and kayaks rather than for camping.

Several residents worried that campers could not be quickly removed in the event of rising water levels. One man said he's owned property on the Bearcamp River for about 30 years. He recalled a flood in 1990. He said big floods still occur. He supported the campground so long as the major issues are resolved.

"This is the gem of Ossipee," said the man of the lake. "There are very few million-dollar homes that are not on the lake in the town of Ossipee."

Noreen Downs of Madison wondered if developers would be willing to forego building on the peninsula since it constituted just a small part of the overall project.

But Fredette said it was the focal point to Northgate Ossipee's development, "They see these as being premiere sites. Our job as engineers is to make sure it's done environmentally correctly."

Some people in the audience supported Westward Shores and said it would be a boon for the town. They hoped the project wouldn't be overburdened by

regulators.

Gillette wanted to know how the campground would make sure the sewer outlets would be sealed in the event of the flood.

Fredette said Westward Shores would have the campers cap their sewer connections and managers could also double-check after campers leave.

At the beginning of the meeting, planning board member Roy Barron said he had a concern about the 16-foot-wide access road on the peninsula. He said it was less than 20 feet wide, which he said building codes call for.

"The priority in my book is safety for the people that the fire truck can get there, that the ambulance can get there and people don't get hurt or run over through stupidity," said Barron.

Others said the zoning board and West Ossipee fire chiefs already signed off on a 16-foot-wide road.

Fredette said the road was narrowed to reduce the wetlands impact and there are pull-offs along the way. "We are addressing the concerns in order to earn the right to have campers out there," he said.

Others worried about campers bringing more milfoil into the lake.

Planning Board Chairman Chester Kwiatkowski said Westward Shores has its campers sign an agreement about checking their boats for milfoil before entering the lake.

Fredette said developers would also ask state Fish and Game to advise regarding milfoil and then talk to Westward Shores about how to implement Fish and Game's suggestions.

daymond@conwaydailysun.com

FRYEBURG MOTORS
COMPLETE AUTOMOTIVE SALES & SERVICE
Inspections, Alignments, A/C Service, Check Engine Light Reading

1993 Saab 900S Convertible
5 Speed, Loaded & Clean!
\$3,900

299 Main Street (Rt. 302)
Fryeburg, Maine
next to NAPA, just over the Conway NH border;
office & shop around back.
Servicing all makes and models • European car specialists

SQUEAKY BRAKES? WE CAN FIX THOSE!

207.256.8102 • 207.321.1148 www.fryeburgmotors.com

TURN THE POWER ON.

FRYEBURG CHIROPRACTIC WELLNESS CENTER

Participating providers with most insurances.
CALL 207-935-3500

BlueCross BlueShield Association, Aetna, Medicare, Harvard Pilgrim HealthCare, CIGNA

FRONTSIDE™
COFFEE ROASTERS

now serving **ICE COLD** **ON THE PATIO**

mountain

www.frontside.com

Annual SUMMER TENT SALE

Starting Next Friday, July 1st
Fri, Sat, Sun 10am-3pm; Mon-Thurs 10am-4pm

DEEP DISCOUNTS UNDER THE TENT!

UP TO 20% OFF SHOWROOM PRICES & CATALOG ORDERS
Coffee Tables, End Tables, Dressers, Beds, TV Credenzas, Bookcases, Buffets, Dining Tables, Chairs, Night Stands, Desks and much, much more!

716 Meadows Road-Rt. 115A, Jefferson, N.H.
From Twin Mtn./Gorham turn onto Rte. 115 to Rte 115A.
From Rt. 2 -take a right (by The Old Corner Store) we're about 3-1/2 miles on right.

603-586-7795 • www.cherrypondfinefurniture.com