



After hearing a few people speak, Clapp got up and addressed the room full of people before taking questions.

Some of the specific issues will be dealt with by the planning board instead of the zoning board as the planning board deals with site plan review.

Clapp spoke and took questions at the meeting for around a half hour.

He said when he first purchased the property he did not plan to do the campground/glampgrounds, which has been a point of contention by people against the project.

Clapp has made some changes to the site plan after the initial public outcry months ago.

These include removal of the safari tents and reducing the number of cabins, which results in reduction of 50% in total rentals, increased landscape buffer to nearby properties to lessen the visual impact, security fencing and gate across the main right-of-way to stop guests from going throughout the island, signage and landscaping so guests do not trespass on other properties, management staying on the property when guests are present, and on-site management that is trained by the American Red Cross for Adult and Pediatric First Aid.

The main villa is designed with 13 guest rooms, and there will be 12 cabins used for the camping/glamping.

Clapp said the income generated from the campground/glampground area will help to restore the villa.

If the cabins are full for the full season, the campground/glampground could bring in almost \$300,000. Clapp said that money will go to help restore the villa.

A common theme echoed by many people who spoke was that “the devil is in the details.”

Clapp said the answers to some of the questions will come out and that he wasn’t supposed to have all the answers yet as it is not quite the time for it.

“It is a process,” he said.

Clapp also said he wants open communication with residents and not just at town meetings. He said that he has spoken with a resident and “got things accomplished in days.”

He said he is committed to restoring the villa and is now saying the villa restoration will be a hotel and not a bed and breakfast.

One man, Mike Hall, who has property on the island, said he was in favor of the project.

“I think it brings in a little bit of business to the community,” he said. “I think it would be good for the community.”

Clapp said he will not be selling the property.

“It’s not even in my thought process,” he said.

No action was taken on the application by the zoning board Monday night, and the application will be brought up at the next meeting in March.

A full-sized PDF of the plans can be found at <http://wdt.me/UpdatedCarletonVillaPlans>.

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