

**Town of Kensington  
Minutes of Public Meeting  
Tuesday, May 18, 2010  
6:00 PM**

**Council Members Present:** Mayor Gordon Coffin; Councillors Mill, Chessman, Caseley, MacLean and Spencer.

**Staff Members Present:** Town Manager/Administrator, Geoff Baker and Deputy Administrator, Wendy MacKinnon, Administrative Assistant, Maria Hickey.

**Regrets:** Councillor Gary Gallant.

**Visitors:** Edna Ferrish, Rena Simmonds, Everett Simmonds, Patty Perrin, Leona Wall, Gerald Wall, Cory Jeffrey, Glenna Lohnes, Donna McAndrew, Tayla MacDonald, Tammy MacDonald, Marlyne MacDonald, Lewis Foster, Heather Hamilton Irving, Quinn Hamilton Irving.

---

**Mayor Coffin** called the meeting to order at 6:00 PM and explained the purpose of the meeting.

**PURPOSE:** To allow residents and other interested persons an opportunity to make representation concerning an application made by the Haunted Mansion, 81 Victoria St. West, PID # 80234, # 76521, # 76513, # 76505, # 76497 to further develop part of the property in the form of a small fenced in amusement park.

Mayor Coffin welcomed Councillors, staff and residents.

He addressed the meeting by reading two letters received from residents in support of the development and two phone calls against.

Letter received from William Semple, 75 Victoria Street West, stating his approval of the project for the Haunted Mansion. He could not foresee any major problems.

Email received from Charlene MacKay stating her approval of the project.

Phone call received from Joseph Dyck indicating his support of the project also. He had no problem with this initiative.

Phone call from Beth Smith, 13 Francis Street, stating her disapproval of the project. Her issue was the noise generated from the rides.

**Mayor Coffin** then called upon the public for their concerns or comments regarding the development of the Haunted Mansion property.

**Gerald Wall**, 91 Victoria Street West, brought forward the issue of the noise.

John Davison, the developer, assured him he would do all he could to minimize the noise. Things like planting shrubs could help.

**Patty Perrin**, 89 Victoria Street West, asking what exactly was being erected on the property.

John Davison responded by showing a drawing of the proposed development and a brief presentation on his plans.

**Edna Ferrish**, 87 Victoria Street West, stated she had no problems with the planned development but was wondering about future development if the property ever sold.

Town Manager responded by saying that any new development resulting in further intensification of the property has to be submitted to Council for approval.

**Leona Wall**, 91 Victoria Street West, concerned about the noise. She questioned Mr. Davison on what exactly he could do as there is only so much that can be done to minimize noise.

The developer responded with the idea that he is willing to work with the residents if an issue arises.

**Tayla MacDonald, Tammy MacDonald, Marlyne MacDonald**, 76 Victoria Street West, had concerns about the traffic as it gets congested at times now.

The developer responded that he realizes this could be an issue but does not think it will make a huge increase. Ideally a turning lane would be a solution but likely not a reality.

**Glenna Lohnes**, Executive Director with the Kensington Area Chamber of Commerce, made comments on the positive impact this could have on our Town. The family oriented amusement facility would bring much needed revenue to our area. She gave statistics on the traffic presently passing through Kensington and a small percentage stop and stay for the day therefore this would be a very positive venture for our Town. Also, she stated the developer is a well known business man and any problems arising, Mr. Davison would be the first one to try and solve the issue.

**Patty Perrin, 89 Victoria Street**, asked when he planned to be in operation?

The developer replied that he hoped by August, if possible.

**Tammy MacDonald**, asked about the type of animals he planned on having?

The response from Mr. Davison was that he would have no roosters, but instead, chickens, and

some other small farm animals. He would not have any noisy or odorous animals.

**Edna Ferrish**, had a concern regarding the fence that will be erected around the property. She wondered how close to the houses it would be?

John Davison replied that it would only go around the amusement area and the gate would be locked at closing time of 7:00 PM.

**Donna McAndrew**, 93 Victoria Street West, asked if the property value of her home would be affected?

John Davison replied that he purchased a few houses in the area and each time, they cost him more.

**Cory Jeffrey**, NBS Radio, had very positive comments regarding the development. He supported John Davison with his vision and thought it would be very beneficial to the Town.

**Mayor Coffin** made a comment regarding the jobs this initiative would create and asked the developer how many positions would be available?

Mr. Davison replied it would create eight new positions for the summer.

**Donna McAndrew**, 93 Victoria Street West, made a comment she was not opposed to the park but was concerned about the possible decreased value of her home with such development.

Mr. Davison replied he would work with the public if any problems arise.

**Patty Perrin**, commented that should there be water slides.

Mr. Davison commented that to have water slides, you have to go through a very specific procedure and there will be no water slides on this development.

**Mayor Coffin** asked for any other feedback from the residents and there being no further questions or comments, the meeting was adjourned at 6:40 PM.

---

Wendy MacKinnon,  
Deputy Administrator

---

Gordon Coffin,  
Mayor