

Planning Board Meeting  
June 10, 2010 – 7:00 PM  
Library, Elementary School  
347 Rte. 125. Barrington, NH  
Public Hearing – Recreational Campgrounds and Camping Parks

Members present: Chairman John Huckins  
Alan Kelley  
Edward Lemos  
David Mott  
Dawn Hatch (Alt)

Town Planner: Constance Brawders  
Fire Chief: Rick Walker  
Residents present - 11

Chairman Huckins opened the meeting at 7:00 for the third hearing on the Recreational Campgrounds and Camping Parks. Rick Townsend presented the Board with a copy of Chapter 216-1, Motor Vehicle Registration Renewal Notice, and his suggestions, comments, and recommendations for the proposed regulations.

Townsend said he thought that the regulations should be for commercial campgrounds so not to deprive individuals from their company, visiting friends or family. He pointed out that the way that the proposal was represented if a person had 2 sites it would considered a campground. Townsend gave examples of 7 states that benefit from this type of regulations. He said that there was zero impact and the states gained revenue.

Townsend said that there were member owned organizations that were not commercial. They were people that had sold their homes, bought motor homes and traveled across the country stopping at various places such as farms, Wall Marts, etc stay over night, then move on to the next place. Townsend suggested that we could tweak the proposal so that it would not inhibit people from coming. He said to impose an ordinance would mean that it would have to go before the Board for site review.

Huckins said a site would need water, sewage, and comply with the regulations so it would not be detrimental to a neighborhood. Townsend asked what would happen to a person's tax base if he went before the Town with an application. He said he could not afford an increase in taxes. Townsend said an appraisal would be needed for a commercial park. He gave an example of a friend of his that went commercial for camp sites and his taxes rose to \$80,000.00. Townsend stated that there should be a difference between a commercial campground and one with a few sites for family and friends.

Huckins said he heard Townsend's arguments but the Board had to look at the zoning. He said a conditional use permit would need to be proven for location in a Neighborhood District. The 9 items would need to be addressed. Townsend said commercial should be included in the heading. Mott asked how we would deal with

family camping or recreational vehicles vs. residential use. Townsend said he thought that these regulations were developed for commercial campgrounds.

Townsend said residential use could mean no charge or no money passed. He said most recreational vehicles were self-contained so water and sewage were provided within the camper. Townsend said 15 years ago there were about 15 million recreational vehicles and growing, now people with incomes between \$50,000 and 1 million dollars were traveling. He said one would never know whether these people were wealthy or not, they were all the same. Townsend said recreational parks were being expanded at a high rate.

Townsend said that no one wants to see “trailer trash” and we need ways to prevent this. Huckins said this was the reason regulations were needed. Townsend said we should not impose regulations against the person that was trying to enjoy Barrington. Huckins said that the regulations would be in Site Review so that any presentation or decision could be reviewed on a case by case basis. He said there were laws in the Zoning Ordinance. Huckins said that we could work with the Code Enforcement Officer.

The question was asked if anything that was residential would be permitted and anything that was commercial need site review. Mott said it was crucial to define what commercial use was to keep everyone out of Court. He said 3.1.6 stated that residential uses were permitted in certain zones. Huckins pointed out that multi-family units required site review.

Townsend said that recreational vehicles were not defined by the Regulations. Kelley said this was not a problem. Huckins said that a recreational vehicle could only be used 120 days per year. Townsend said that the way the proposal read it would stop his brother from visiting his home in his motor home.

Huckins said we were not trying to regulate residential use. Lemos said regardless, we did not want 10 units on a site. Townsend said he could not take his motor home out of his shop and use it due to a Court Order. He said he owned 2 motor homes.

Townsend suggested that we add commercial recreational uses to the purpose and intent. Townsend asked why restrict the setbacks from the perimeter of a site if an abutter was agreeable to a location. He said there could be a binding agreement document between the owner and the abutters. Huckins said that this could be taken under consideration in the site review process.

Lemos said if there were houses in the area the owners would not want rows of campers next to his home. Huckins said we would look at each proposal individually. He said a waiver could be granted if deemed proper. Townsend said that an agreement between the owner and abutter would protect both sides. Huckins said an abutter might want a different use of his land. Townsend said in some states people get along.

Huckins said we needed to protect all, even church campgrounds would be considered a commercial exchange. Gail Ziembra suggested that we should leave it the way it was written as it agreed with Chapter 21-1. Townsend said this would restrict people. Huckins said the Board would gather and review all of the information and then vote.

David Getchell asked how long site plan review had been in place. Huckins said since 1980 for multi-family and business. He said duplexes did not need site review. Getchell asked about senior housing. Huckins said we were getting away from the

subject under discussion. He said the purpose for site review was for the protection of all.

Fire Chief Rick Walker said if he owned a campground under a membership condo fee for example and paid taxes what would stop him from selling to someone that stopped in several times per year and maybe get around the regulations. He said he agreed that a person could stop by but if it was done many times a year it would be a campground. Walker said we needed rules to protect land abutting campgrounds similar to what happens in a conservation easement which protects a parcel from development.

Townsend said he agreed with Rick Walker. He said we could incorporate something that could include people going to a hootenanny for entertainment, but not the way this was written. Brawders asked if there was a business license needed to operate. The Board did not know. Huckins said the purpose of the new regulations was intended to be friendly.

Kelley said if a person had a dozen people every weekend, needed water and sewage, and disposal of same this would fit as a campground. He said if this happened once in a season there probably would not be a problem. Huckins said any operation would need to go through the process.

Townsend said he had paid for site work which had been done when he tried to purchase additional land beside his to create a campground. When the land was purchased by someone else it was not feasible to continue. He said his taxes would increase and he did not want to charge people for visiting him and using his site.

Walker said the 120 days limit was in zoning and the residents would need to vote on any change. He said he did not support this number of days as it limits the owner's income and he was sure that appraisers did not take this under consideration when they put a value on his property.

Huckins said people were their own worst enemies. He said they need guidelines. Pat Bedford asked about enforcement issues. He asked how the 120 days were enforced; did someone write a ticket to occupy the space. He said his concern was people using undeveloped land as a dump. Bedford said we all need a broader look at the Town and how we all can keep it clean.

Gail Ziemba said that she thought that the existing campgrounds were exempt from the 120 days per calendar year. Huckins said the 120 days were stated in the Zoning Ordinance and could not be changed without a town vote. Walker said the reason that he had mentioned 240 days was because it gave the campground owners a greater chance to earn more by being open in the off season.

Lemos said we did not want to establish year around housing. Huckins said an owner might want to include use for winter activities, skiing, ice fishing, hunting, etc. He said an owner had to make money in order to stay in business but there was a fine line concerning the 120 days. Huckins said the regulations must coincide with the zoning. Huckins said he saw campgrounds as a recreational use.

Huckins said to change the title and add commercial would make it not coincide with Chapter 216-1, Section 216.1:1. It would not be clear. Townsend said it did not appear that the Board wanted to stop a family member from visiting. Huckins said the rules stated 2 or more campers create a campground. The definition of a campground was read. The key work in the definition was **...rented** for the placement of a...

Townsend said we should be careful how we do this as it could be interpreted for 100 people every weekend. He said we did not want to lose the spirit of the proposal. Huckins said the Code Enforcement Officer would decide who complied or not. Walker said at the NH Raceway recreational vehicles were allowed without any cost if they had tickets to the races.

Townsend asked if there would be a permit for gathering. Huckins said he did not know. He said we would need to address this in the zoning. Huckins said if a few people visit it was a different issue, greater numbers could be a problem. The regulations need to define what constitutes a campground. Anything included in zoning would need to be addressed and voted on by the voters. Huckins said that the site review and subdivision regulations were guidelines for all.

Changes made were:

**Definition of campsite; Use Chapter 216-1:1 II – “Campsite” means a parcel of land in a recreational campground or camping park rented for the placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants.**

Remove from Recreational Campground: **and summer camps with stationary cabins set apart for recreational purpose for boys and girls**

**Temporary: A number of days as provided** per calendar year anywhere in the Town of Barrington, as provided by Article 3.3.1

GENERAL

Marking: Each site shall be clearly marked **in accordance with the Town of Barrington current numbering system**

Construction of **Steps** – drop capital S - change to **steps**

Huckins said the zoning addressed the number of campgrounds which could only be changed through a vote of the people. If a person felt that they were not treated fairly he/she could appeal to the Code Enforcement Officer Ted Buczek or go to Court. Huckins said at present if a complaint came in Ted would not have anything to go by.

Huckins said that as there had been changes a fourth hearing would be needed. It was set for July 8 at 7:00 PM in the Library at the Elementary School, 347 Rte. 125. Lemos made a motion to continue the hearing for recreational campgrounds to July 8 at 7:00PM, seconded by Mott, all in favor.

**The Board moved to a business meeting.**

Brawdres said that the Board had to vote on her becoming the representative to TAC, Strafford Regional; Planning Commission. Huckins said the members had discussed this at length but apparently never voted. Lemos said he would be willing to be the alternate to SRPC unless Charter Weeks wanted to fill the position. Lemos made a motion to recommend to the Selectmen that Constance Brawdres serve as the Town’s representative to TAC, seconded by Mott, all in favor.

Brawdres said she had found out that the Town Hall in Eliot, Maine had a mold problem. She said the Town was trying to connect with the Selectmen to see how they are handling the problem.

Brawders said on July 15 she has scheduled a meeting with Cynthia Copeland, SRPC, the Selectmen, Consultant, Bruce Mayberry, and Road Agent, Peter Cook to discuss impact fees and transfer of development rights. Brawders said that the Selectmen were receptive to impact fees. She said she would be out of the office to attend hazard mitigation training on June 22 and 23.

Brawders said she wanted to create 3 checklists, one for conceptual, one for design, and one for application acceptance. Brawders said she was looking at models to use. Huckins said that the members liked the old checklist much better than the one used at this time. Brawders said that there were several sensitive cases that we wanted to be sure to meet all requirements.

Huckins asked why we were changing the date of submittal to the Monday before the third Thursday of the month. Brawders said this would give her more time to review the plans for the Board and have more time for the certified mail to be sent out to meet the 10 days needed for each hearing. Brawders said she and Peter Cook view the sites on Wednesday. She said if the ad needed to be tweaked we needed time to do so. She said we wanted to provide enough information on each case.

Huckins said he did not think that continued hearings needed to be submitted on that Monday, they could remain submitting material on Wednesday before the review. Brawders said she needed time to prepare a tracking to submit to the Board. She said she would check on what other towns were doing. Brawders said we should stay focused on the third Thursday of the month being used for plan reviews only. Members agreed to have all new applications submitted on the Monday before the third Thursday.

Brawders reminded the members that we had 65 days to consider an application. She said the easiest way to set dates was to work backwards from the 65<sup>th</sup> day. Huckins said there had been changes in the laws since the regulations were written. The date that begins the 65 days had changed. We will ask Whitelaw for her opinion. Huckins said he had scheduled a meeting with Attorney Jae Whitelaw on June 24. He said we usually meet with her at least once a year.

Maps on line were discussed. Huckins said there was some type of glitch that prevented the Town from using them as designed. The maps have not been updated for some time. Brawders said it would be useful to have the Program in the Land Use office. Mott said we were headed in the right direction to update the website. He said John Wallace had a hard copy of the GIS map program at his home.

Brawders spoke of a communication with CLD Engineering concerning location of a substation for Public Service. She said that there was no definition for a utility. Lemos said it might not be permitted in the Village District. Brawders said we should look at the State Law as she did not think that a community could say no to a utility.

Brawders said in Scottsdale Arizona people did not want this type of structure in their back yard. She said in the past the buildings had been very ugly but now we could make a utility building be a work of art. We would look at different designs for ideas of which way to go.

Brawders said if this did not conform with the zoning it could go before the Zoning Board. Huckins said we could discuss it with Attorney Whitelaw. Mott said we had architectural design standards we could go by. Brawders said she had been through this type of development before so she knew the options available.

Brawders said the Board needed to create a written policy for a member rescusing himself from a hearing. She said this would need to be put in the file of the case referenced. Huckins said the Board had talked with Attorney Whitelaw several times concerning conflict of interest and she had advised us of how to handle it. Brawders said we should not have a perceived agenda. Huckins said a member had always recused himself/herself, left the table and sat in the audience. At the end of the hearing he returned to the Board which was in the minutes. Mott said that we needed to set the standards as there was a difference of opinion in which was what.

Brawders said she had talked with Angela Hanscom concerning an educational and instructional camp on Smoke Street. The number of employees, traffic, sanitation, amount of the house used for campers, etc were issues that would need to be addressed. Members said she might need site review.

The minutes of May 20 were accepted with edits, motion by Lemos, seconded by Mott, all in favor. The minutes of June 3 were accepted with edits, motion by Lemos, seconded by Kelley, all in favor. Lemos made a motion to adjourn, seconded by Kelley, all in favor. The meeting closed at 10:10 PM.

Dawn Hatch, Clerk