

1 MINUTES OF THE MEETING  
2 OF THE  
3 CANTERBURY PLANNING BOARD  
4

5 April 22, 2014  
6

7 The Chair called the meeting to order at 7:00 p.m. It was determined that a quorum was  
8 present.  
9

10 BOARD MEMBERS PRESENT: Art Rose, Chair, Jim Snyder, Assistant Chair, Alice  
11 Veenstra, Joshua Gordon, Chris Blair, Doug McCallum and Tyson Miller.  
12

13 BOARD MEMBERS ABSENT: George Glines, Seth Cohn  
14

15 OTHER PARTIES PRESENT: None  
16

17 **Draft Minutes of April 8, 2014:** Jim Snyder made a motion to approve the minutes.  
18 Chris seconded the motion.  
19

20 **Discussion of minutes:** Joshua pointed out some minor typographical errors. No other  
21 discussion.  
22

23 Vote to approve minutes: Unanimous. Minutes of April 8, 2014 were approved.  
24

25 **Ongoing Discussion about possible Recreational Vehicle Parks Zoning**  
26 **Amendment:**  
27

28 Joshua requested that the Board add regional impact to the list of points to be  
29 discussed. All agreed and Art pointed out that regional impact will also come up during  
30 any Site Plan Review process.  
31

32 Jim began the discussion by reporting on his research of national regulations. He  
33 contacted various regular and national campground associations. The best advice he  
34 received was to use the National Fire Protection Association (NFPA) as a blueprint for  
35 much of our ordinance. The Board ordered a booklet and PDF to use in this process. It  
36 contains a lot of information beyond fire information. It will be a great resource.  
37

38 Tyson sent out an email with ordinances from numerous towns. Is interest was on  
39 campgrounds and what zones they were allowed in. If he had to generalize what he  
40 found, it's that campgrounds are mostly in agricultural and rural zones. One town had it  
41 in a commercial zone. Loudon had a short ordinance and Freedom had a great one

42 that mostly looked at density and how many sites you can have per acre. It also  
43 required setting aside a portion of the campground for open space. They make  
44 provisions for wetlands, if it is zoned specifically wetlands. They allow you to recreate in  
45 the district but not in the wetlands. Chris asked if they differentiate between RV parks  
46 and campgrounds. Tyson suggested they look at Sandwich or Meredith who had good  
47 explanations of RV's. Tyson mentioned he would like to go through the ordinances he  
48 found and pull out definition and distinguish between types of campgrounds to help the  
49 Board figure out what it wants for density and zones.

50  
51 Jim felt the Board could largely reference the NFPA code. He advised the Board the  
52 booklet the Board purchased is the NFPA 1194. Joshua pointed out that the problem  
53 with referencing that publication is that those tend to be conservative and overkill.

54  
55 Art then brought up the discussion of density of a proposed campground being more  
56 important than the size of the site. There was continued general discussion about  
57 density and size of a campground lot. Density in this instance refers to how many sites  
58 would be within the campground. Chris agreed but felt size of the overall project  
59 matters. Doug stated one of our goals is the protection of neighbors and how an overall  
60 project would affect them. Chris felt the Board needs to balance the interest of  
61 neighbors with the interest of the Town. We want to encourage proper development in  
62 the Town.

63  
64 Chris then reported on his research of national regulations for campgrounds. There are  
65 no U.S. laws on campgrounds but there are on parks. He got policies for the seven or  
66 eight state campgrounds and they are relatively short. Chris felt we don't need to care  
67 about what goes on inside the campground unless it affects the earth and neighbors.  
68 The policies he read address quiet hours, check-in times, and limiting the number of  
69 days to stay. State and National parks have seasonal start and stop dates, pet limits,  
70 number of people in licensed vehicles per site. New Hampshire is concerned about  
71 bringing in firewood from outside the State. Jim mentioned that NH has an RSA on  
72 campgrounds already although it's really not enough to be helpful to the Board. He  
73 wondered which issues are for us to regulate and which are for a campground to  
74 regulate itself. Chris didn't feel the Board should be involved in what the State already  
75 regulates. A lot of municipalities regulate RV parking within the town and where it can  
76 be parked in general. A 40' RV on Hackleboro Road or Baptist Hill Road would block  
77 the road. Art said we can just post the road to avoid that from happening.

78  
79 Art said there are two important things here: 1) where in town do we want a  
80 campground, and 2) densities. He pointed out that on a Friday or Saturday you could

81 have 100 vehicles coming in or out of a campground. You want to make sure the  
82 registration area is far off the main road to accommodate people waiting to check in.  
83

84 Jim advised the Board that the State RSA is 236:111. In terms of where in town, the  
85 biggest question has to be the agricultural zone. Tyson said that's where most other  
86 town allow campgrounds. Jim thought the type of property appropriate for a  
87 campground is probably an agricultural zone. It is hard to consider it an agricultural  
88 use. It might be interesting to consult with the agricultural lobby in town, and the  
89 Conservation Commission. Doug thought an appropriate location might be along the  
90 river, I-93, or Route 106.  
91

92 Chris went on to say that California regulations distinguish between a campground with  
93 tents and an RV park with 40' rigs. Doug said the only recreational value of Route 106  
94 is the proximity to the race track. Chris added the lakes region too.  
95

96 Alice thinks the Board needs to make distinctions between types of campground as far  
97 as how many tent sites versus RV sites.  
98

99 Art asked if the Board could, over the next two weeks, read Concord and Freedom's  
100 ordinances and we will see a big variable. One is rural and one is not so rural. We  
101 should also read the NFPA if we get it before the next meeting we discuss this topic at.  
102

103 Tyson looked at Loudon: the number of campground sites shall not exceed six per  
104 acre, there needs to be at least twenty acres, and at least 50% of the campground shall  
105 be open space. There was further discussion about those parameters.  
106

107 Art reiterated the need to read through a couple of the ordinances Tyson emailed out.  
108 Art's brought up the idea of establishing a density of, for example, six tents per acre,  
109 same for RV's etc. Then within the campground itself it is up to the owner of the  
110 property to decide how they want to split that up. Chris felt it doesn't limit the number of  
111 RV's going in and out, it's the size of the park that limits it. Joshua reiterated the idea of  
112 having a minimum amount of property with a maximum number of people per acre, or  
113 the entire campground. Art said yes, that is a way to control the overall size. Chris felt  
114 it doesn't limit the number of RV's going in and out of the park. The size of the park  
115 limits that. Tyson stated you could have a rule about the type of road feeding the  
116 campground and that could limit the number of RV's.  
117

118 Jim stated he strongly agreed with reserving open space as part of the equation. He's  
119 not saying half is appropriate, but would leave it up for negotiation. Joshua asked why  
120 we need open space. Art said if you have 100 acres for a proposed campground and

the ordinance requires 40 acres of open space, it leaves 60 for the campground to use for sites. Chris mentioned that the Conservation Commission having an interest in open space as well. They would probably have goals regarding wild life.

Alice pointed out that as the number and density increases, so does the noise level. Chris state it would also allow for a bigger setback. Tyson said the set back is 150 feet from public roads or abutting property line.

Discussion led to districts and zones appropriate for campgrounds. Art stated we will be able to guide where campgrounds go by putting in key regulations. Chris asked what regulation would limit the location of a year round campground. Art said that a year round regulation condition would more than likely come as a result of Planning Board action at Site Plan Review. Chris asked if it would be reasonable to say a year round campground would be a disallowed use. The overall feel the Board was that it would be reasonable. There was general discussion about year round campgrounds.

This issue will continue at future meetings.

**Other business:**

Tyson told the Board that the zoning regulations are going to be printed soon and they will also be on the website.

Tyson told the Board that the Selectmen's meeting about cable companies was interesting. The lawyer made a point that the right of ways belong to the Town and they need to negotiate with us about using those rights of way. Negotiating makes it easier for other competitors. Chris asked what other competitors there are. Tyson said TDC, Fairpoint, and Comcast.

Chris moved to adjourn Alice seconded.

Lori Venie, Secretary

**Next meeting: May 13, 2014, 7:00 p.m.**