

PLANNING BOARD

Monday, May 08, 2006
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman P. Harris; G. Flack, W. Peterson, J. Marden and R. Caldwell (BOS).
Members Absent: J. Pike and C. Patten.
Alternates Present: C. Shibles.
Staff: C. Daigle, R. Ball and E. Murphy.

The chairman opened the meeting at 7 p.m. and appointed C. Shibles as a voting member for tonight's meeting. Board of Selectmen, B. Watterson and R. Cormier and Town Administrator J. Beaudin were present.

JOINT MEETING OF THE PLANNING BOARD AND BOARD OF SELECTMEN - PLANNING PROJECTS:

P. Harris stated that the Planning Board has been working identifying local and regional housing supply and demand trends. Applied Economic Resources has been working on the housing study. Mr. Thibeault will give a presentation for Realty Resources at the May 22nd Planning Board Meeting. J. Marden wanted to know when the full analysis will be done. C. Daigle stated that it should be completed by mid to late June.

P. Harris stated that Mr. Bruce Mayberry has been working on Impact Fees and has presented the Board with the pros and cons associated with impact fees. The Board has not taken any action regarding impact fees.

He explained that at town meeting this year all proposals passed and now they are working on creating campground regulations. This has come about because there have been inquiries about putting in campgrounds and currently there are no specific minimum standards in place to regulate campgrounds. Staff has been working on addressing safety and waste water issues for campgrounds.

The Boards are still discussing growth management and whether it should be brought forth or not. Did the public not want it or is more public education needed. The Board has also worked on adopting standards for the protection of vegetated buffers. The State does not regulate vegetated buffers.

There has been discussion of a Community Survey Project but nothing has gone forth with the project. J. Marden stated that if a survey is done it would help determine growth impact and if there is a need for

impact fees. Growth management could be a little too late because a lot of the development has already come before the Board. Impact fees can be beneficial for the schools, recreation, police and municipal facilities and roads. The Board needs to continue looking into Impact Fees. The Community survey needs to be designed to show what the wants and needs of the taxpayers are and how they want to prioritize those needs. B. Watterson wants to know what the goals of the survey would be. J. Marden stated it is to get guidance from the taxpayers in the direction they want the CIP Committee to proceed and how to prioritize upcoming projects. P. Harris stated that the taxpayers have the final word and a survey can tell us what they want. C. Daigle stated that one hasn't been done for a long time. A small survey was done as part of the Master Plan. B. Watterson stated that the problem with a survey is you are getting the opinion of only 10% of the voters. Ms. Linda Frawley stated that an informal questionnaire was done as part of the prior Master Plan and the return rate was approximately 23%. The return rate was low because it was distributed by volunteers. LRPC designed a good survey that asked where the town wants to go and how they want to see projects prioritized. UNH can do a community profile on a Friday and Saturday that can be used to obtain funding. This is done by 90% of communities before they do a Master Plan. This is quicker and cheaper than a survey and generates generic responses modeled after the Master Plan.

B. Watterson stated that J. Marden mentioned impact fees and it may be time to revisit them. The thought of getting money for future and existing bonds is appealing. P. Harris stated Impact Fees are better when development is fast and quick because if not the fees have to be returned after 6 years. It takes a lot of money in staffing and accounting to administer the fees and growth has to be at a rapid rate to be beneficial. You can lose money if you don't meet the time line for administering the fees for a development and you have to refund the fees and the tax payers have to raise the rest of money to finish a project. He doesn't see the kind of rapid growth necessary for impact fees at this time. R. Caldwell stated that the market is getting soft. W. Peterson stated that they try to keep growth buildout at a steady pace by having projects done in phases instead of all at one time. P. Harris reiterated that there is a cost associated with impact fees and money received from impact fees cannot be shifted to other projects.

R. Cormier stated that the town is at a point where there are buildings that need to be constructed within the next five years. If there is a possibility that some construction cost can be offset by Impact Fees it would be an advantage. He used the school as an example stating that it missed by nine votes stating that it might have passed if some of the cost were offset. They would have been able to let the taxpayers know that money is coming in to help with the bonds. He stated that just because there are administrative cost doesn't mean we shouldn't have Impact Fees. There is money to complete a facility needs study to determine the need for a new police station, town hall, and library. Mr. Bruce Mayberry could design a fee schedule showing the taxpayers an alternative method of financing improvements. J. Marden stated that the Planning Board can get the ordinance on the book so that if a fee schedule is generated they can be brought forth to the voters. B. Watterson wanted to know who institutes the ordinance. J. Marden stated the Planning Board does at the time of approval.

P. Harris stated that the estimated cost for future studies would be \$23,000. The breakdown is Recreation \$5,000, Police Department \$3,500, Fire-Rescue \$5,000, Municipal Office \$4,000, Library \$3,500, Meetings with Board \$1,500 and \$500, direct expenses. B. Watterson stated that they already

have half the cost. R. Caldwell stated that Impact Fees deserve another look. P. Harris stated that it is a long process and there is no overnight cure. Studies generate good information and when Mr. Mayberry gave his presentation to the Board he explained the both the positive and negative sides of Impact Fees. More information is still needed to go forward.

J. Marden stated that the Board is looking at zoning throughout the town and maybe it is time to review the zones and decide if any changes need to be made. P. Harris stated that one of the biggest concerns is the need for Commercial and Industrial properties. This will help steady and stabilize the tax base. The voters get concerned when there is too much change in the tax base. When businesses visit the municipal buildings and see the cramped quarters employees are working it could give them the impression that the Town is not as progressive as other communities. B. Watterson stated that the building team has reviewed the CIP and are prioritizing the building needs. The police department is the first priority. The Town can only do one proposal at a time in order to keep a balance on taxes. The Planning Board put multiple amendments to the taxpayers a couple of years ago and the issues confused a lot of the taxpayers and when they only put one forward this year it passed. R. Cormier stated that a stable commercial tax base is good for Belmont but when commercial entities consider locating in Belmont they get a certain perspective that it may not be conducive to do business if the town doesn't have enough room for its employees.

C. Daigle stated that the Net dwelling units for 2005 is 21. J. Marden wanted to know how many houses were sold in Belmont. Town Administrator J. Beaudin stated that between April 2004-2006 there were 387 sales. New homes are selling fast and a lot of second home buyers are buying them. J. Marden wanted to know if there was a way to track the number and age of people that reside in a house that is being sold and the number of people that move into that house. Town Administrator, J. Beaudin stated that there is no way to track that information. A sales analysis could be done to determine the age of the house but not the age of the occupants. L. Frawley stated that they could use the number of bedrooms because more bedrooms usually are associated with more children. She stated that the average house in New Hampshire sells for \$297,000 and she wanted to know where Belmont fell in comparison to that. She thinks Belmont would be on the low end. Town Administrator J. Beaudin stated that she doesn't agree that Belmont would be on the low end.

B. Watterson discussed how new construction relates to growth management by stating that if we maintain 55 new constructions units a year the school would survive. W. Peterson stated that Mr. Thibeault gave the figure upward of 65 to keep growth balanced. G. Flack stated that it depends on who moves in older couples or young couples with children. B. Watterson is concern about developers buying large lots and getting numerous building permits and if growth management should be looked at. W. Peterson stated that they have to be consistent with everyone. Developers that have been before the Board have agreed to phase in their building so that all development is not occurring in one year. B. Watterson stated that they have to have a fair process for growth management before everything is built out beyond Belmont's ability to handle the growth. R. Cormier stated that they could require a Special Exception for developer before building. J. Marden stated that the 137 new lots that were created are grandfathered and would not be affected. R. Cormier stated that they could put a cap on building permits. J. Marden stated that the developers already agreed to phase in building when they came before

the Board. R. Caldwell stated that the numbers have escalated because of the interim growth management ordinance. This could be a short term buildout. There was discussion that in one project alone they could double last year's permits.

J. Marden stated that they need to look at building that is taking place in surrounding towns because of mutual aid from the Fire Department and Police Department. Belmont goes to the aid of other towns and it may be time to look at other communities increasing their level of protection. B. Watterson stated that because Belmont has a professional full time fire service they go to the aid of surrounding communities but it is not harming the taxpayers. Mutual aid is working fairly well. R. Cormier stated that larger communities surrounded by smaller ones usually work that way.

P. Harris thanked the Board of Selectmen for coming. The Board of selectmen left the joint meeting at 7:55.

PUBLIC HEARING -CAMPGROUND REGULATIONS.

P. Harris stated that the Planning Board has drafted proposed campground Regulations and are having a Public Hearing to get public input. The regulations are to adopt minimum standards for new Campgrounds and expansions to existing Campgrounds including application submission, design, construction, operation and definitions. The suggested regulations are brought forward for safety reasons and to prevent campgrounds from becoming full time living units and keeping the process open. W. Peterson stated that this is a work in progress and public input is encouraged.

Ms. Anne Busack wanted to know where the ideas in these regulations came from. P. Harris stated they came from other ordinances and from the State's regulations.

Mr. Helmut Busack stated he wanted to address each section of the proposed regulations separately.

B1 Each campsite shall have a hardened surface parking pad sufficiently sized and constructed for the designated vehicle type – concrete or asphalt with appropriate headers is recommended.

Mr. Busack wanted to know why they want to have concrete and asphalt in a wilderness campground. The State doesn't have it in their regulations. C. Daigle stated that headers are only recommended when there is asphalt and concrete. Mr. Busack stated that campground owners may want to change the sites and having concrete they are stuck with that site. W. Peterson stated that he has seen campgrounds that have concrete slabs and others that don't. C. Daigle stated that the definition of hardening means to replace the existing soil of a campsite with a surface that will withstand heavy use and erosion. Common materials used to harden a site are marble dust, small gravel, or concrete. Mr. Busack stated that they Board does not require dealerships to park cars a certain distance apart or that the parking lot has headers. C. Daigle stated headers are not curb stops. Ms. AnneMarie Coviello wanted to know why the town isn't required to have headers outside their buildings. The asphalt outside Town Hall is cracked. C. Daigle that headers are not on roads. Ms. Coviello stated that she has never seen headers in any campgrounds. P Harris stated that it is a safety issue and an emergency standard to allow

emergency vehicles to travel down the road. The roads are built to certain standards for emergency access. Ms. Coviello suggested that the definition of header be added to the regulations. C. Daigle explained that this is a regulation not an ordinance, and is designed to help the applicant know what the Board is looking for when designing a campground. The standards are developed to be flexible depending on the type of campground such as RV sites, tent sites or travel trailers. Regulations allow for flexibility while ordinances are standards that have to be met. P. Harris stated that the regulations would not apply to existing campgrounds. Mr. Busack stated that most Boards are trying to reduce paper work and once it becomes a regulation the next step the Board will try to make it an ordinance. He stated that if the owner of a property wants to make money it becomes a business and the Planning Board should not be involved unless it is a safety issue. The Board should not get into micro management but leave it to common sense of entrepreneurs. If they want to make money they have to design a good safe campground or no one will come back and they won't make any money and go out of business. There are kinds of variances in campgrounds and different types of sites. Campgrounds have to have adequate access because of the size of units that come in.

Ms. Frawley wanted to know the possible impacts that are linked to events associated with campgrounds or are these just regulations for 12 month campgrounds. She also wanted to know where they would be allowed. The Board explained that campgrounds are allowed in the commercial and rural zones. C. Daigle explained that occupancy allows for one permanent single-family dwelling as part of the campground. Occupancy is limited to the resident caretaker and his or her immediate family. No other domicile, residential use or year-round occupancy may occur. The regulations offer suggestions on how to make sure that the regulation is followed. It is up to the campground owners to choose what works best for them to ensure that a campground does not become a domicile for any tenants.

Jim Coviello stated that a lot of the things in these regulations are covered under State regulations. Campgrounds are private enterprises and there are rules that prevent campgrounds from becoming manufactured parks. Anyone running a campground as a business knows that if you allow tenants to become residents you will be issued a cease and desist and you will have to bring it up to the manufactured park standards. He stated that the Town is going way overboard to correct the problems of residency. A campground owner would not want to have to bring the park up to manufactured park with upgrades to the septic and water. The town jurisdiction should end at the end of the private property because DES controls the water and septic which is the most inherent part of the campground. If a campground is built wrong no one will come and you will be out of business. Telling campground owners how to build driveway and roads inside the campground is not right. If the roads are built wrong it is the campground owner's responsibility. This is private property. Why is the town designing a personal business. P. Harris stated that 80% of the proposed regulations are supported by State's standards. The regulations are designed for safety to allow the fire and police departments to know how many people are on the property for safety reasons in case of an emergency and what type of structure they are in whether it be trailers, tents or two story units. If it is designed to State standards then there should be no concern to owners. Some business owners may make more money by overcrowding the sites and if enforcement is necessary the Town departments need to have a record on what is there. Safety and quality of life are concerns of the Board. They are laying out standards in the same way they do for developments. He stated that good comes out of having these public hearings because of the input

the Board receives from the public.

J. Marden stated that abutters need to be considered. A campground may not do well if they are located next to a pig slaughtering farm. Abutters to a campground may be impacted by increased traffic, lighting and noise. These items need to be addressed. Mr. Coviello stated that there are a lot of State regulations that explain how to run business and a campground. C. Daigle stated that one problem with the State's rules is that there is no one to enforce them at a local level and to see what is happening on the site. Having these regulations also allows a business owner to review the standards and negotiate what they need for their particular campground. The Board can request any of the items that are standard in the regulations to inform the business owners how they will be regulated under site plan and subdivision regulations. The Board can work with the applicant to determine what is best for their situation

Mr. Busack stated that the Board has talked about controlling growth and campgrounds are the best way to do it. Campgrounds are taxed twice. The campground is taxed for the value of the whole site then the buildings are taxed and then the individual sites are taxed on how much they can make. All the people in the campground cannot attend the schools. Manufactured parks are in the same situation that they are taxed twice. Campgrounds are the safest means of growth control because they are taxed double and have no impact on the school system.

Mr. Busack stated that the Layout/Design section should be left out. The Town has no right to tell them what to do. C. Daigle stated that the standards are based on what market you want to attract. The roads are also designed for the type of market you want to target.

Mr. Busack wanted to address the section on Service Buildings:

- a. shall not be located closer than three hundred (300) feet to any waterbody, river or stream.
- b. shall not exceed fifteen hundred (1,500) square feet each.
- c. shall not be located closer than eighty (80) feet to a public street.
- d. shall be provided at a maximum distance of 400' from all sites.
- e. shall be constructed of materials, fitted with fixtures and provided with a maintenance schedule that promote health, convenience and cleanliness.
- f. containing laundry facilities shall provide adequate on-site parking.
- g. Maintenance area, building and facilities shall be secluded or screened from public areas.

He stated that building setbacks throughout town are 50' and these setbacks are more stringent. C. Daigle stated that is because of the traffic around service buildings. Mr. Busack wanted to know what a service building was. C. Daigle read the definition of service building. "A subordinate structure determined by the Planning Board to be commonly associated with, incidental to, and on the same lot as the campground. Service buildings are intended for the use of residents of the campground and are not intended for public use. Uses may include Toilet, Shower, Bathroom, Office, Medical, Recreation, Storage, Equipment, Workshop, Camp store, Waterfront/Pool Bath house. Service buildings are considered structures and must comply with all applicable Codes and Ordinances." Mr. Busack wanted to know why they are required 300' to any water body when everywhere else in town is only 50'. Mrs. Busack stated that medical buildings should be closer to the water for safety reasons and emergencies. Mr. Busack stated that you pay taxes on a service building so it should be of no concern to the Board on the size of the building. It should not be limited to fifteen

hundred square feet. They also shouldn't determine the distance restrooms should be from a campsite especially since they cannot be located in the loops.

Mr. Busack addressed the section on Loops.

Loops:

- a. Amenities shall not be located inside loops.
- b. There shall be a maximum of 55 campsites per loop.
- c. Loops shall be a minimum of 100' wide and 100' apart.

He also doesn't feel that limiting the number of campsites per loop is necessary. G. Flack stated that the service buildings could be located at the beginning or at the end of the loops. C. Daigle explained that it was designed that way so that people were not cutting through other sites to get to the facilities. Mr. Busack stated that the minimum width of a site and the distance apart they need is not right. It is not the Town's business to micromanage a business. G. Flack stated that it is done for safety reasons and to protect the public. Mrs. Busack stated that the safety issues are addressed through insurance that the campgrounds have.

Mr. Busack addressed the need for adequate walkways and wanted to know how they will be distinguished from the road and wanted to know why they are necessary. W. Peterson stated that they are designed to discourage people from cutting through the lots to get to the facilities. Mr. Busack stated that in a wilderness campground the hemlocks will not survive concrete or asphalt. The vegetation will be affected by all the concrete and asphalt that they will be required to have. The regulations state that consideration shall be given in all matters to the vegetation. Requiring all the concrete and asphalt is not helping the vegetation.

Mr. Busack addressed the section on Electricity 2 .b " Factors considered in lighting design shall include cost, energy conservation, maintenance, guest convenience, safety and the character of the surrounding neighborhood. Unnecessary lights and light pollution shall be avoided." stating it is unnecessary. He has the oldest campground in town and for twenty years he has been complaining about the lights from abutting properties. He has had to move campsites because of the lights from Mr. Mitchell's building shining into the campground. He has also had to put up with the exhaust from the buses that face his campground. He has also had to put up with the noise from Jordan's refrigerated trucks. He stated that he has never gotten any help from the Board to correct this situation. G. Flack stated that Mr. Busack has told them Mr. Mitchell had shaded the lights. Mrs. Busack stated that it never happened.

Mr. Busack stated that the service buildings have heating facilities to maintain a minimum temperature of

70 degrees Fahrenheit. That means he would have to have separate heating facilities for each building.

Mrs. Coviello stated that she doesn't keep her house that warm.

Mr. Busack continued addressing the section on sewer: "Individual sewer inlets should be sized appropriately, be flush mounted and provide a sloped concrete basin immediately around the inlet to collect spillage and facilitate easy cleanup." stating that mother earth dirt is better for sewer spills than spills on concrete which gets embedded with bacteria. R. Caldwell stated that it is State law. Mr. Busack stated that the State law requires that every well have eight outlets. If the Town wants an extra outlet they cannot because of fire safety. He would have to run a line to the back lot.

Concerning Service buildings providing separate male and female toilet areas – additionally unisex and

family compartments are permitted, he stated that State law does not require separate areas, unisex facilities are allowed. Why should the Town require separate toilets. He addressed the section that states one hot and cold lavatory shall be provided for each two toilets and a minimum of one hot and cold lavatory for each toilet service building. He wanted to know why you need hot water to wash your hands. He would need to have a water heater to wash hands and additional heaters for the buildings. J. Marden wanted to know if Mr. Busack offered hot showers at his campground. W. Peterson stated that they are not requiring everything in the regulations but they are items that can be negotiated.

Mr. Busack wanted to know why the number of washers and dryers is determined by the number of sites.

Mr. Elson Moody stated that studies done on the Belmont Schools should be combined with figures from Canterbury. The growth in Canterbury affects Belmont. He stated that the campground regulations should be left to the State. R. Caldwell stated that 80% of them come from the State's regulations. Before he left Mr. Moody wanted to make sure that the handicap have access to the Corner Meeting House. He feels that automatic doors are needed for accessibility to the building.

Operation:

1. There shall be a resident caretaker to supervise and maintain the campground during all periods of operation.
2. Records shall be kept of each camper and shall include name, address, State and vehicle license number and dates of arrival and departure.
3. Vehicle washing is only allowed in designated washing areas.
4. Campground management shall strictly enforce quiet hours between 10p.m. and 8a.m.
5. Campground management shall strictly enforce pet control restrictions.

Mr. Busack stated that the Board is telling people how to operate their business but they do not do that to other businesses. P. Harris stated the regulations are written for safety reasons. Mrs. Busack stated that insurance carriers have rules for safety. C. Daigle stated that the reason for a resident caretaker is if the town needs access to the site for emergency purposes there is management available to get to the site. Mrs. Busack stated that the regulations are redundant. Mr. Busack stated that campgrounds have their own rules and regulations. Mrs. Busack stated the Town shouldn't regulate quiet time. Mr. Busack stated the Town does not have a noise ordinance because he has called on a number of occasions and nothing can be done without a noise ordinance. Pet control should also be left up to the campground owners. Ms. Denise Naiva stated that she is in favor of the noise curfew because she is a full time resident in areas that campgrounds are allowed. C. Shibles stated that Gunstock is probably the only campground around that has a midnight noise curfew. W. Peterson stated that most in the State are 11 PM. Mrs. Busack stated that the noise curfew differs on weekends.

Mr. Busack wanted to address the storage of recreational vehicles as outlined under accessory uses: Storage of recreational vehicles shall be only within a designated secured storage area. Sites that are rented seasonally shall not be used for recreational vehicle storage during off-season. W. Peterson stated that this is for long term storage. P. Harris stated that if a motor vehicle has a gas leak it could contaminate the environment. Mrs. Busack wanted to know why you would have to unhook a seasonal unit and remove it

from the site when they are going to come back next year. C. Daigle stated it is a tool to break the cycle of year round tenants. Mr. Coviello wanted to know why it needs to be mandatory for seasonal units to move because they cannot claim residency in a campground or the owners would be forced to bring it to residency standards. It is owner's job to follow the rules to eliminate year round tenants. G. Flack wanted to know what would happen if the owners don't follow rules. Mr. Coviello stated that campground owners do research on what the rules are and how to enforce them or they will have to bring the campground up to a manufactured park standard. Park models are the biggest thing. Under this proposal four season campgrounds are not allowed. C. Daigle stated that the regulations offer suggestions that can be incorporated into the campground rules to close the parks for a certain time each year and still allow for four season camping.

Mr. Fred Naiva stated that he lives in the rural zone and wants to know what businesses can be operated in that zone. The Board stated that Mr. Naiva would have to refer to the Zoning Regulations to see a list of all the allowed businesses in the rural zone. Mr. Coviello stated that the difference between a campground is the density and length of stay. The density for a campground is higher than a manufactured home park. P. Harris stated that a campground is similar to a commercial use because of the equipment is going up and down the road and light and noise impacts. Ms. Ginger WellsKaye wanted to know what does temporary mean. Nine months is not temporary it is a residence. Mr. Busack stated that campers have to have license plates on them so they cannot become residence. Campgrounds cannot turn into a manufactured park. Ms. WellsKaye stated if they are living in an RV for nine months is that their residence? Mr. Busack stated that his seasonal campers usually stay six month sometimes a little longer to help out family members or because they are sick but they cannot claim Belmont as their residence. He reiterated that campgrounds are the largest tax donors.

Ms. Frawley stated that three questions need to be addressed. A financial analysis needs to be done to learn the impact to the neighborhood, the demographics of its location and where it fits in with growth management. The Master Plan should be used for guidance when considering campgrounds at this level.

P. Harris stated that is addressed in the proposal. Ms. Frawley wanted to know where campgrounds fit in in terms of growth management. P. Harris stated that the information will be provided by the applicant. If rules are in place nothing gets taken advantage of. J. Marden stated that campgrounds cannot be regulated under growth management because it is not year round.

Mr. Busack went back to address the storage issue. He stated that if someone wants to rent a site for a season and come back the following season he has to remove his unit from the site. Sometimes it is safer to have the unit remain on site because of trees and other hazards that may be associated with off site storage. The person rented the site seasonally will still only use it for the six months and it will be in storage the other six months. C. Daigle stated that it is a method used to break the cycle of people using the unit as a year round residence. P. Harris stated that if it is a year round residence the roads would have to be maintained all year for access. Mr. Coviello stated that if seasonal campers have to remove their units from a site every year then the campground would close down.

C. Daigle reminded everyone that these regulations do not apply to existing campgrounds unless they chose to expand or upgrade. The Board stated that they are taking the points raised tonight under

consideration.

Mr. Busack addressed the issue of fireplaces not being allowed to move. He stated that sometimes the canopy of trees change because of growth. He should be allowed to move the fireplaces on site to accommodate different units. W. Peterson stated that it is a State regulation. Mr. Busack stated that is in State Parks. P. Harris stated that the fireplaces would be located on the site plan and the applicant could come back to addresses any changes. This is done for safety reason so in an emergency the fire or police department would know the layout of the campground. Mr. Busack stated that this is micro-managing the campground. C. Daigle reiterated the fact that these are regulations and can be waived at the time of review.

Ms. Naiva wanted to know the different types of campground uses. C. Daigle stated that they will be determined at the time of application. Long term can be ten or eleven months and the regulations are not intended to restrict four season campgrounds if the recreation base supports them.

Mr. Busack stated that the regulations are telling the campground owners what amenities they have to have. Mr. Coviello stated that the amenities are wishes not signed agreement. C. Daigle stated that some may be part of the approval such as paved sidewalks. Some are just part of the narrative. Mr. Coviello stated that campgrounds are assets to the town. P. Harris stated the Board stands behind the safety standards. Mr. Busack stated that the Board should leave the business to the business people. C. Shibles stated campgrounds generate a lot of money for a town. Campers tend not to pack much and end up at stores buying food or supplies and tend to spend more money when they are on vacation.

Mr. Busack read the purpose of the regulation "Adopt minimum standards for new Campgrounds and expansions to existing Campgrounds including design, construction, and operation." and wanted to know if someone going to check on them. He reiterated that under Occupancy the Board is trying to tell a campground owner how to make a contract. C. Daigle stated that these are not restrictions just a standard to address domicile issue. Manufactured units cannot be in a campground. The operating section is designed to give possible techniques to outline the closing regulations for four season campgrounds. These techniques can be used to help impress on clients that this cannot be used as their domicile. Mrs. Busack wanted to know how the Town could enforce the issue of campers not using the site as their domiciles. C. Daigle stated that it is the campground owner's responsibility. She stated that they have had numerous campers come to Town Hall and try to register vehicles and vote because they don't have a permanent residence. Mrs. Busack stated that the tax collector can notify the campground owners of violations. She stated that campground owners are not aware of what their tenants are doing.

Mr. Roland Foster stated that he is one who was in violation of that rule. He wanted to vote but town hall told him he couldn't so he went to the Attorney General who stated that he could vote in the town of his choice. Starting in September the same law will apply to registering your vehicles. The law will also be changed for enrolling children in the school system. C. Daigle stated that is one of the reasons the Board is looking at campground regulations. Mr. Coviello stated there are other ways to regulate residency without affecting the operations of campgrounds.

P. Harris stated that they received a lot of input from the public tonight and many questions have been raised. The Board will take them into consideration. He thanked everyone for participating.

MOTION: P. Harris moved to table the Public Hearing to June 12, 2006.
The motion was seconded by J. Marden and carried. (6-0).

BOARD'S ACTION-MINUTES:

MOTION: On a motion by G. Flack, seconded by W. Peterson, it was voted to approve the minutes of the April 24, 2006, meeting as submitted. (5-0-1) J. Marden abstained

ALTERNATE APPOINTMENTS:

MOTION: J. Marden moved to appoint Christine Long as an alternate to the Planning Board.
The motion was seconded by P. Harris.

R. Caldwell stated that the Board should wait until they have a full Board before making any appointment. J. Marden withdrew his motion and no vote was taken.

ADJOURNMENT:

MOTION: On a motion by W. Peterson , seconded by R. Caldwell , it was voted unanimously to adjourn at 10:10p.m. (6-0)

Respectfully submitted,

Elaine M Murphy
Administrative Assistant