

Windham Planning Commission Minutes  
12/19/24

In Attendance: Vance Bell, Chris Cummings, Bill Dunkel, Cathy Fales, John Finley, Tom Johnson, Will Goodwin

Meeting called to order at 6:35PM

After introductions (this was Will's first meeting as Windham's new Zoning Administrator), Chris moved to adopt the minutes from the November 11th PC meeting; seconded by Tom; unanimously adopted, 5-0. Chris also moved to adopt the minutes of our very brief meeting on December 9, which was curtailed due to snow; Cathy seconded; unanimously adopted 5-0.

Bill updated everyone on the conversation he and Kord Scott recently had with Bob Fisher, town attorney, regarding the Friendly Gathering, which organizers hope to hold next July at the former Timber Ridge ski area. Because section 209 of our Zoning Regulations establishes noise level limits between 9:00PM and 6:00AM, the organizers will need a waiver from the ZBA. We are hoping to schedule a public hearing in January to hear their appeal. Members of the public will be invited to attend, of course. It was suggested that members of the Londonderry Rescue Squad should be informed so that they may attend the hearing, if they so desire.

Chris moved to make the following changes to our Zoning Regulations.

- 1.) Add the following new definitions for a Principal Structure and an Accessory Structure:

Structure, Principal: Any dwelling (including Accessory Dwelling Units and camps) or any building used as an office, business or for other commercial purposes (including Mobile Home Parks and Planned Unit Developments).

Structure, Accessory: Any minor structure or secondary feature, which has been or intends to be added to a site, such as barns, sheds, chicken coops, wood storage bins, swimming pools (in ground), dog kennels, tennis courts, etc. See the Town Zoning Permit Application for additional examples.

- 2.) Eliminate the current definitions for Accessory Structure, Appurtenant Structure and Structure.
- 3.) Add the definition of a recreational vehicle in Section 712 to Appendix A.

John seconded the motion which was unanimously adopted, 5-0.

We then discussed the following two possible revisions to the new zoning regulations regarding recreational vehicles that the PC previously adopted (though a public hearing has yet to be held about these proposed changes):

## CURRENT NEW RV REGULATIONS

### SEC. 500 RECREATIONAL VEHICLES

*The following provisions apply to recreational vehicles, travel trailers, and other mobile camping vehicles and are not subject to requirements for campgrounds. They must, however, meet the special requirements outlined below.*

*a. The owner of a recreational vehicle, travel trailer, or other mobile camping vehicle may park it on his or her own property indefinitely, as long as it is unoccupied and not connected to any utilities. A recreational vehicle, travel trailer, or other camping vehicle so parked shall not be used as permanent, seasonal or temporary living quarters, or for commercial purposes. It may be parked in the driveway, or in another location on the property which conforms to setback requirements for side and rear property lines. No Zoning Permit is required for this accessory use.*

*b. A property owner may have a recreational vehicle, travel trailer, or other mobile camping vehicle parked on his or her land and used for temporary camping purposes only by non-paying occupants or guests, for up to 90 days within any consecutive twelve (12) month period. Any recreational vehicle, travel trailer, or other mobile*

*camping vehicle so parked shall meet all district setback requirements, and adequately and safely control all wastes. A zoning Permit is required for this accessory use.*

*c. Occupied recreational vehicles, travel trailers, and other mobile camping vehicles parked on a property for more than ninety (90) days within any consecutive twelve (12) month period shall be deemed a "dwelling unit" (as defined in Appendix A of Windham's Zoning Regulations) and must be connected to a potable water supply and a wastewater system. Such use shall require a Zoning Permit and shall comply with all applicable zoning requirements and state regulations.*

## REVISION #1

### Sec. 500 RECREATIONAL VEHICLES

*The following provisions apply to recreational vehicles, travel trailers, and other mobile camping vehicles and are not subject to requirements for campgrounds. They must, however, meet the special requirements outlined below.*

*a. The owner of a recreational vehicle, travel trailer, or other mobile camping vehicle may park it on his or her own property indefinitely, as long as it is unoccupied and not connected to any utilities. A recreational vehicle, travel trailer, or other camping vehicle so parked shall not be used as permanent, seasonal or temporary living quarters, or for commercial purposes. It may be parked in the driveway, or in another location on the property which conforms to setback requirements for side and rear property lines. No Zoning Permit is required for this accessory use.*

*b. A property owner may have a recreational vehicle, travel trailer, or other mobile camping vehicle parked on his or her land and used for temporary camping purposes only by non-paying occupants or guests, for up to 90 days within any consecutive twelve (12) month period. Any recreational vehicle, travel trailer, or other mobile camping vehicle so parked shall meet ~~all~~ district setback requirements **for side and rear property lines**, and adequately and safely control all wastes. A zoning Permit is required for this accessory use.*

*c. Occupied recreational vehicles, travel trailers, and other mobile camping vehicles parked on a property for more than ninety (90) days within any*

*consecutive twelve (12) month period shall be deemed a "dwelling unit" (as defined in Appendix A of Windham's Zoning Regulations) and must be connected to a potable water supply and a wastewater system. Such use shall require a Zoning Permit, and **the RV/dwelling unit must meet all district setback requirements, and** shall comply with all applicable zoning requirements and state regulations.*

## REVISION #2

### Sec. 500 RECREATIONAL VEHICLES

*The following provisions apply to recreational vehicles, travel trailers, and other mobile camping vehicles and are not subject to requirements for campgrounds. They must, however, meet the special requirements outlined below.*

*a. The owner of a recreational vehicle, travel trailer, or other mobile camping vehicle may park it on his or her own property indefinitely, as long as it is unoccupied and not connected to any utilities. A recreational vehicle, travel trailer, or other camping vehicle so parked shall not be used as permanent, seasonal or temporary living quarters, or for commercial purposes. It may be parked in the driveway, or in another location on the property which **is at least 25 feet from the center of the road and** conforms to setback requirements for side and rear property lines. No Zoning Permit is required for this accessory use.*

*b. A property owner may have a recreational vehicle, travel trailer, or other mobile camping vehicle parked on his or her land and used for temporary camping purposes only by non-paying occupants or guests, for up to 90 days within any consecutive twelve (12) month period. Any recreational vehicle, travel trailer, or other mobile camping vehicle so parked **must be at least 25 feet from the center of the road and** shall meet ~~all~~ district setback requirements **for side and rear property lines**, and adequately and safely control all wastes. A zoning Permit is required for this accessory use.*

*c. Occupied recreational vehicles, travel trailers, and other mobile camping vehicles parked on a property for more than ninety (90) days within any consecutive twelve (12) month period shall be deemed a "dwelling unit" (as defined in Appendix A of Windham's Zoning Regulations) and must be connected to a potable water supply and a wastewater system. Such use shall require a Zoning Permit, and **the RV/dwelling unit must meet all district setback requirements, and** shall comply with all applicable zoning requirements and state regulations.*

John and Cathy favored version #2. They felt that if adhering to the setback requirements presented an undue hardship, a property owner could apply for a waiver.






Chris and Bill were in favor of Version 1 because it is less restrictive. Vance said that he felt there should be no side or rear setback requirements for RVs.

Tom questioned whether the setback requirements from a road were a highway department regulation rather than a zoning regulation. Will suggested that we check with Bob Fisher about the legality of granting a waiver for a mobile RV.

With no clear consensus emerging, Bill postponed a decision on this matter until our January meeting.

Chris moved to adjourn, seconded by everyone. Meeting adjourned at approximately 8:00PM.

Respectfully submitted,

<b>To</b>	 Person  Person  Person
<b>Cc</b>	 Person
<b>Bcc</b>	 Person
<b>Subject</b>	

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Bill Dunkel