



**Agenda**  
**Moretown Planning Commission**  
**Wednesday, March 20, 2024 6:30 pm**

Meeting will be at Moretown Town Office. Participants may also join by Zoom:

<https://us02web.zoom.us/j/6201042716>

Via ZOOM Meeting ID 620 104 2716

Or to call in: 929-205-6099

1. 6:30 Convene and welcome
2. 6:40 Approve February 21 minutes
3. 6:50 Public input on Draft Campground ordinances (see below)
4. 7:50 Other business
5. 8:00 Adjourn

**Draft Interim Ordinances for Campgrounds**

**Request to public:** The Planning Commission requests public input on draft interim ordinances for campgrounds. We are inviting interested parties to attend our regularly scheduled meeting on Wednesday, March 20, 2024, for the purpose of discussing the draft interim ordinances, found below. We also invite the public to provide input directly to individual members of the Planning Commission, or by email to [zoning@moretownvt.net](mailto:zoning@moretownvt.net) or by mail to Moretown Planning Commission, 79 School St., Moretown, VT 05660.

**Background:** Moretown's current Zoning and Subdivision Regulations do not specify "campground" as a use in any of Moretown's four zoning districts. Some Moretown landowners have recently expressed interest in establishing such a facility. The absence of regulations for campgrounds appears to be due to lack of past interest, not intent to discourage such land use. Appropriately developed campgrounds are potentially compatible with the objectives of several of Moretown's current zoning districts.

The Planning Commission intends to revise the draft in response to comments received before our scheduled meeting on April 3, 2024. The Planning Commission will then ask the Moretown Selectboard to consider adoption of revised regulations as an Interim Ordinance on Campgrounds. We are proposing interim regulations rather than amendments to the Zoning and Subdivision Regulations because Moretown is unable to adopt amendments to the latter until revisions to the Moretown Town Plan are

completed and approved by the Central Vermont Regional Planning Commission—most likely in 2025. If adopted, the Interim Ordinance would most likely expire after 24 months. Our expectation is that the town will be able to add amendments incorporating the Interim Regulations into the Zoning and Subdivision Regulations before the Interim Regulations expire. To adopt the Interim Regulations, the Selectboard will need to hold a warned public hearing, after which it may choose to move forward with enactment.

## **Draft Interim Ordinance on Campgrounds**

This interim ordinance is designed to complement Moretown’s Zoning and Subdivision Regulations as adopted on March 7, 2023, until such time as the Moretown can revise the Regulations themselves. The article references in the Interim Ordinance correspond to the Regulations’ articles.

### **Article II**

Campground will be added to Table 2.1, General Table of Uses. The revised table will show that this use is not allowed in the Village District (X) and is allowed in all other districts only after Conditional Use Review (C).

### **Article III**

#### **Section 3.14 Campgrounds**

- (A)** A campground is any lot of land containing more than three (3) campsites occupied for vacation or recreational purposes by camping units, including: tent platforms, tents, yurts, tepees, lean-tos, cabins, huts, tree houses, and recreational vehicles (motor homes, folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation and camping).
  - (1) A campsite is an area that is designed to accommodate a camping unit. A campsite may rely on water faucets, central toilet facilities, and/or a dumping station or may have individual potable water supply and sewerage connections.
  - (2) There shall be no distinction made between noncommercial (no charge, no service) and commercial operations.
  - (3) Campsites are intended to be used for short-term occupancy. The maximum length of stay is 30 days.
  - (4) Any mobile or stationary structure to be used as a longer-term residence at a campground is regulated as a building or structure.
- (B)** Campground design and maintenance must have the goal of enhancing enjoyment of the outdoors by users as well as other members of the public, both at the site and on adjacent properties. The DRB’s conditional use review of the compliance of the proposed campground to the specific standards Section 4 (General Regulations), Section 5.2 (Site Plan Review) and Section 5.3 (Conditional Use Review) will help ensure that the applicant’s plan meets this goal. The campground plan must also meet State of Vermont standards for potable water supply and for its wastewater system. In addition, the following specific standards also apply:
  - (1) In the PRES and AG/RES districts, at least 50% of the entire property must not be used for campsites or other housing. It may be preserved in its natural state or used for outdoor recreation (for example, trails), forestry, agriculture, or wetlands, consistent

with the nature of these districts. The campground shall represent an effective and unified treatment of the parcel, including provisions as appropriate for the preservation or protection of surface and ground waters; wetland, stream bank, floodplain and lake shore areas; significant topographic features, including hilltops and ridgelines; areas of steep slope or shallow soil; significant resource lands, including agricultural and forest land; historic or archaeological sites and structures; natural and critical habitat areas; and open spaces, including scenic views and vistas. Campsites must not be located on ridgelines or in locations that will have an adverse impact on the view scape.

- (2) Each individual campsite shall be at least 2,500 square feet in size (for example, 50 x 50), with a minimum width of 25 feet. The site may include trees and other vegetation. Each campsite shall be dry, clean, and well drained during normal weather conditions. No site may be located in a wetland. The area of any site intended to accommodate multiple units must be at least as large as the number of units multiplied by 2,500 square feet.
- (3) Buffer areas at least 50 feet wide must be maintained along property boundaries, and at least 100 feet wide along public rights-of-way, surface waters and wetlands. No building, camp site, parking or service area shall be located in buffer areas. The DRB may reduce or eliminate these buffer requirements if such modification will serve to preserve a scenic view, provided that privacy for adjoining property owners can be maintained. Landscaping and/or fencing along property boundaries may be required as appropriate for screening, security, and privacy.
- (4) Campground roads shall be designed in accordance with minimum standards set forth in Table 3.1.
- (5) Campgrounds shall provide lavatory facilities sufficient to serve all campsites. Water and wastewater disposal systems shall be designed and installed in accordance with applicable state regulations. The campground shall provide an enclosed, animal proof area for the collection, storage and disposal of trash and recyclables. Campground rules for users must specify that trash be kept in animal-proof locations (vehicles, buildings, special containers, etc.) until disposed of at the campground's trash facility.
- (6) The campground may include as accessory to the campground, subject to conditional use review, an office, communal dining, laundry, indoor recreation, and/or camp store facility, and outdoor recreation facilities for the use of campers.
- (7) Any campground designed to host recreational vehicles with internal plumbing shall provide at least one dumping station or shall provide individual sewer connections at sites for such vehicles. Each dumping station shall serve no more than 100 dependent campsites and shall be supplied with piped water under pressure for flushing and cleaning of the concrete apron after each use.
- (8) The permit application must include a plan to establish, publicize, and enforce standards to minimize noise and light pollution. At a minimum, the plan should:
  - a. Include nightly quiet hours from 9:00 p.m. to 7:00 a.m., and
  - b. Prohibit use of lights directed at the sky, directed at neighboring properties or roads, or brighter than necessary for navigation, security, and safety.

**Table 3.1 Campground Road Standards**

	<b>One-Way Roads</b>	<b>Two-Way Roads</b>
<b>Right-of-Way</b>	18 feet	33 feet
<b>Gravel Width</b>	10 feet	20 feet
<b>Gravel Depth</b>	12 inches	12 inches

**Article VII.**

The following definition will be added to Section 7.2:

**CAMPGROUND:** Any lot of land containing more than three (3) campsites occupied for vacation or recreational purposes by camping units, including: tent platforms, tents, yurts, tepees, lean-tos, cabins, huts, tree houses, and recreational vehicles (motor homes, folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation, and camping). The maximum length of stay for rentals is 30 days. The regulations for campgrounds do not apply to residential structures on the same parcel that are intended for longer-term stays.