

FINDINGS OF FACT

1. The application is for 24 RV 50X16 each sites located along a driveway in a loop around the lots of 24 acres and 12 acres. There would be no generators allowed and campfires would be in designated fire rings. There would be a 25x40 bath/laundry/office building built in the center of the driveway loop. There would be septic installed. The majority of the sites would have full hookups, but approximately 6 of the 24 sites would not. There would be two seasonal docks. There would be boat slips for up to 6 boats from campers. The lighting would be LED and aimed at the ground. There would be campground rules providing quiet hours, prohibiting atvs and generators, limiting fireworks to 4th of July, and other restrictions. The applicant has looked into the Act 250 process and contacted the state about permitting.
2. The public raised several concerns with the project, including:
 - a. an increase in motorized boat traffic from campers' boats.
 - b. the visibility of the project from neighboring and nearby properties, feeling that it would have a negative impact on the area.
 - c. the nature of the use, as an RV campground, not being in keeping with the nature of the neighborhood.
 - d. about noise, this was brought up several times about possible parties, events, fireworks, generators, other machines.
 - e. about garbage and how that would be taken care off.
 - f. the area was wetland and had been filled and was now home to loons and bald eagles and/or osprey. They were concerned that the building and disturbance would negatively impact those species.
 - g. a decrease property values in the area.
 - h. that it would not economically benefit the town as it would not bring increased taxes, but would lead to decreased property values.
 - i. law enforcement and other town enforcement resources would be overburdened.
3. There were comments that it would be economic growth to the town by the campers shopping and dining and using services in town.
4. The applicant was agreeable to limiting the number of boats and to planting trees to screen the project from the road and adjacent properties.
5. The applicant and others contacted state and federal authorities and found that there were no listed species in the area.
6. The property is in the R-2 Zoning District.

CONDITIONS OF THE PERMIT:

The conditions are imposed to address the requirements in Canaan's Zoning bylaws, including section 208.2.J so that the proposed commercial would "be no more objectionable to the neighborhood by reason of noise, odors, vibrations, flashing lights or hours of operation than would be the operation of a permitted use at that site" as well as the requirement of section 208.2.L. so that it would "protect the best interests of the surrounding property and neighborhood."

1. The permit is expressly conditioned on the applicant receiving all necessary state and, if applicable, federal permits.
2. The maximum number of campsites allowed shall be 12. This is an intensive use of the property and an increased use of the number of sites in the future is not contemplated.
3. Each campsite shall have full hookups. There will be no dumping of gray water.
4. The campsites are full hookups for one RV or trailer per site. There are no other sleep quarters allowed at each site. There are no additional tent or other sites allowed.
5. The Park Rules as they were presented during the application process are incorporated into the conditions and are attached, with the clarification that they are to read "no" before fireworks.
6. There will be no boat slips for motorized boats. There are two docks allowed on the site of a temporary seasonal nature and non-motorized boats are allowed.
7. The campsites may be occupied by RVs from May 15 to October 15.
8. There will be no winter storage of RVs or other items at the camp sites. Winter storage shall mean from October 15 to May 15.
9. There should be tree screening to block sightlines of the park from the road and from neighboring properties.
 - This shall include at a minimum, planting of mature evergreen trees of a minimum of five feet in height at intervals of no more than five feet on the eastern side of the driveway and of no more than ten feet on the western side of the driveway.
 - There shall be mature evergreen trees or plantings to block sight lines from neighboring properties.
 - There shall be mature evergreen trees or plantings to limit visibility along shared travel ways and driveways.
 - Trees or plantings that die or otherwise do not provide screening should be replaced within a reasonable time (within the same growing season or early in the next, at a maximum of six months).
10. There shall be on-site trash disposal and sorting for the campers. The property owner is responsible for ensuring that the trash, recyclables, compost, and other disposables are properly sorted and taken to the transfer station. The on-site trash disposal
 - shall provide separate containers for glass, plastic, metal, and other recycling;
 - shall provide separate containers for trash;
 - shall provide separate containers for compost and any other requirements of the Town and/or State;
 - shall be adequately accessible to users; and
 - shall be protected from wildlife.
11. There shall be no trash burning of any kind.
12. On-site lighting shall be of the type to create minimal light pollution with exterior lighting aimed at the ground.
13. There will be no dredging. There shall be no fill at the shoreline or in any wetland.
14. There will be no changing of the shoreline.
15. There shall be no disposal of petroleum or other contaminants on site. There will be no dumping of petroleum products into the septic or into the waterways. There shall be no oil changes allowed on the property.

16. There shall be no propane or flammable liquid storage other than for personal use of the property owner. In any case, there shall be no propane or flammable liquid storage larger than 200 gallons in a proper container.