

Historic District Commission
Canaan Senior Center
Canaan NH
August 20, 2018
Approved Minutes

Meeting called to order at 7:15 PM

Members present: John Bergeron, Mike Roy, Tina Lemoi, Alternate Elizabeth Jutila, and Alternate Richard Fox.

Members of the public present: Claude Lemoi and Daryl Robbins.

Elizabeth Jutila was appointed by Chair John Bergeron to act as voting member in place of absent member Kris Burnett.

Minutes of July 17, 2018 were read. Motion to accept with changes to text in Claude Lemoi section and an editorial correction made by Mike Roy and seconded by Elizabeth Jutila. Passed unanimously.

A review of the comments made at the public hearing took place. Mike Roy has reviewed a lengthy document concerning grandfather laws. He requested and the Commission supported his request to seek legal guidance on this topic. Arrangements will be made. John Bergeron provided a draft proposal which altered the proposed RV regulations, incorporating some but not all of the concerns raised at the public hearing. That draft RV proposal was revised and will serve as a discussion document at the next meeting, and is attached to these minutes. No vote was taken on regulation amendments.

The Gillette property on Cottage Lane is preparing an application to use a metal roof with exposed fasteners, which we expect to receive shortly. The Jutila property has submitted an application for a shed modification and sunroom. These three projects will likely be on the agenda for the next meeting.

8:35 PM Motion to adjourn by Mike Roy and second by Tina Lemoi was passed unanimously.

Respectively submitted,

John Bergeron
Chair and acting scribe

Historic District Commission. Canaan NH

Proposed regulations for recreational vehicles as of May 26, 2018, as presented at July public hearing, with August suggestions in red..

G. Recreational Vehicles: {See definitions in section XII}

1. Based upon purposes stated in RSA 674:45, a balance between preservation, property values, civic beauty, and pleasure is achieved by allowing brief occupancy of Recreational Vehicles, and selective placement on lots.
2. A Recreational Vehicle owned for personal use by a landowner, tenant, **guest**, or occupant may be stored or parked on the landowner's property during periods of nonuse, provided the Vehicle remains mobile, and is not used for storage, shelter, or human habitation. **"A recreational vehicle is mobile if it is registered for highway use, is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions."**
3. No Recreational Vehicle **on a lot** shall be **closer than 30 feet to Canaan Street pavement** for more than 14 days in a ninety 90 day period.
4. **Except as provided in item 3 above**, no Recreational Vehicle **on a lot** shall be located within thirty (30) feet of either side lot line or rear lot line **Except as provided in item 3 above, no Recreational Vehicle on a lot shall be located within 50 feet from Canaan Street pavement.**
5. Recreational Vehicle shall not create a nuisance; endanger the public health and safety; or interfere with the normal use and enjoyment by persons and animals of any public or private property.
6. No persons shall use or occupy a Recreational Vehicle, for more than thirty days (30) in a 365 day period. Temporary occupancy of a Recreational Vehicle, for a period in excess of thirty days (30) in a 365 day period shall require approval from the Historic Commission and Town of Canaan Board of Health.
7. Residential occupancy of a Recreational Vehicle, shall be allowed upon application to Historic District Commission and the Town of Canaan when the primary residence has been destroyed or has become uninhabitable due to storm damage, water damage, fire, or similar disaster, and it can be shown that adequate water and septic system are in place for the proposed duration and use. Maximum allowed duration is 12 months.
8. **Recreational campgrounds or camping parks are defined by RSA 216-I:1 are prohibited. Recreational vehicle parks are prohibited.**
9. **More than one Recreational Vehicle is prohibited on each lot.**
10. **No Recreational Vehicle shall be used for commercial purposes.**

H. Vehicles, trailers, mobile structures or portable structures which exceed any of the following dimensions are prohibited: 8.5 feet wide, 45 feet long, 13.5 feet high, or 400 square feet when measured at the largest horizontal projection.

- I. Mobile homes are prohibited.
- J. Yurts are prohibited if they include a raised platform fixed to the ground.
- K. Grandfathered Use: Where a nonconforming use exists, such nonconforming use may continue except as provided herein. A non-conforming use that has been discontinued for a period of 365 consecutive days shall be considered to be abandoned. No abandoned non-conforming use may be resumed. No non-conforming use may be changed to another non-conforming use, and no non-conforming use may be enlarged or extended. The Commission may issue waivers where non-conformity will be reduced.

Section XII

Definitions:

Recreational Vehicles: shall mean not designed primarily for use as a permanent dwelling, but designed as temporary living quarters for recreational, camping, travel, seasonal or office space for temporary construction use; built on a single chassis that is mobile in construction; self-propelled or permanently towable; 400 square feet or less when measured at the largest horizontal projection; 13.5 feet or less in height; and 8.5 feet or less in width. Including, but not limited to:

- a. Tent Camper – shall mean a vehicular portable structure that folds open as a temporary dwelling intended for travel, recreation, and vacation use.
- b. Pick-up Camper – shall mean a structure mounted or to be mounted on a truck type chassis designed as a temporary dwelling intended for travel, recreation, and vacation use.
- c. Motor Home/Van/Coach/Converted Bus – shall mean a vehicle with its own chassis designed as a temporary dwelling to be used for travel, recreation, and vacation use.
- d. Travel Trailer – shall mean a vehicular, portable, non-self-propelled structure built on a chassis; designed to be used as a temporary dwelling for travel, recreational, and vacation uses.
- e. Mobile Tiny House -- shall mean a small dwelling designed to be towed on highways without special permits.