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CAMPGROUND REVIEW SCOPE ADMINISTRATIVE CHANGE

Summary

We're proposing to reduce the Planning Board scope of review for campgrounds. Currently, developers and owners of campgrounds go through a conditional use and site plan review process of a new or expanded campground and then must apply to the Maine Departments of Health and Human Services and DEP for permits. The Planning Board and Town staff lack the expertise to properly review and judge campgrounds and the State adequately reviews the health and environmental aspects of campground development and management. Under the proposed reduced scope, the Planning Board will focus on the general conditional use criteria and zoning issues that the State does not review, such as noise impacts on neighbors. This change will also streamline and simplify the review process for everyone involved.

Current vs. Proposed Campground Scope of Planning Board Reviews

Aspect	Current	Proposed
Conditional Use Review	Planning Board review of potential impacts on noise, traffic, drainage, visual quality	Same
Site Plan Review	Full review under Article 8 for parking, lighting, traffic circulation, & engineering design.	Exempt from site plan review, campground management
State of Maine Permits	Full review of sanitary & utility systems, environmental impacts, & campground management.	Same

Why the Change?

There is significant duplication of campground review authority at the State and Town levels. The Planning Board will focus on zoning issues affecting campground neighbors and let the State review the design, construction, and management of campgrounds. This will help the Town better manage its limited staff resources and streamline the process for applicants.

We want to hear from you!

Do you support this change? Do you have concerns about reducing the scope of Planning Board review of campgrounds? Please share your thoughts with the Planning Board during the public participation process. You can submit written comments to the Town Planner for circulation to the Board by emailing townplanner@durhammaine.gov