

§215-30 Religious or Nonprofit Educational Camp Bylaw

Mount Washington, Massachusetts

1.0 Purpose

The purpose of this section is to provide site plan review of religious or nonprofit educational camps without unreasonably impeding the religious, educational and nonprofit use.

2.0 Applicability

Religious or Nonprofit Educational Camp uses exempt pursuant to G.L. c. 40A, §3, shall be subject to Site Plan Review for the limited purpose of imposing reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open spaces, parking and building coverage requirements, as set forth herein.

3.0 Definitions

§215-30 applies to any religious or nonprofit educational camp defined by and subject to regulation under 105 CMR 430.00 et seq. and the Mount Washington Board of Health Camp Regulation 100.00.

4.0 Site Plan Review

4.1 General Requirements

- a. Any religious or nonprofit educational camp shall comply with all state and local regulations, including, but not limited to, the State Building Code, the State Sanitary Code, the State and Town Health Code, the Mount Washington Bylaws, the Mount Washington Building Code, the Mount Washington Board of Health Camp Regulations.
- b. Any religious or nonprofit educational camp cannot be operated by any nonreligious or for profit educational groups or used for any nonexempt purpose.
- c. A setback of 250 feet shall be maintained extending from the abutting property lines to all camp structures and designated communal areas, such as playing fields, picnic grounds and campfire areas. All setbacks shall be kept undeveloped and natural except for entrance and exit roadways.
- d. Where setback areas abutting a road property line do not provide natural screening, plantings shall be required within 15 feet of the road property line along the entire road frontage except for entrance and exit roadways.
- e. Suitable off-street parking shall be provided for all facilities. The width and location of primary access roads and principal parking areas shall be approved by the Planning Board.
- f. Parking areas for five or more cars must be screened from public roads and from abutting premises, either through the use of plantings and/or fencing approved by the Planning Board.

- b.
 - a. Required plants for screening purposes shall include both trees and shrubs, and may include ones existing on the site.
 - b. Any religious or nonprofit camp shall have adequate refuse disposal facilities.
 - c. Screening shall be provided for dumpsters, storage areas, loading docks, rooftop equipment, utility buildings, and similar features.
 - d. The location of materials of construction and storage of fuels for outdoor cooking facilities of any kind shall be subject to the approval of the Planning Board, and no outdoor cooking shall be allowed except at approved locations.
 - e. Any religious or nonprofit educational camp shall have a minimum of one hundred (100) contiguous acres.
 - f. Any religious or nonprofit camp shall have a maximum building coverage of 4% of land area.
 - g. Unless otherwise extended by the Planning Board, approval of a religious or nonprofit educational camp shall become null and void after two years, unless a substantial part of the facility is in operation.
 - h. No site plan for a religious or nonprofit educational camp shall be approved unless it is consistent with the Statement of Purpose in §215-1, A., B., C., D., of the town's Zoning Bylaws.

4.2 Procedures

Each application for a religious or nonprofit educational camp shall be accompanied by a site plan, six (6) copies of which shall be submitted to the Planning Board. The Planning Board shall, as soon as feasible, but within ten (10) days thereafter, distribute copies of the site plan to the Board of Health, Road Superintendent, Board of Selectmen, Building Inspector, Zoning Enforcement Officer, and the Conservation Commission for their advisory review and comments.

The Planning Board shall review and act upon the site plan with all deliberate speed, within thirty (30) days of its receipt, and notify the applicant of approval on the earliest date possible. No building permit shall be issued by the Building Inspector without the written approval of the site plan by the Planning Board, or unless 30 days lapse from the date of the submittal of the site plan without action by the Planning Board.

4.3 The site plan shall include:

- a. Up-to-date documentation of religious or nonprofit educational status.
- b. A copy of a valid deed(s) of the property being considered for a camp.
- c. A surveyed site plan, drawn to scale, indicating:
 - 1) the boundaries of the property
 - 2) the location of bodies of water and/or wetlands
 - 3) the location of buildings (including set-backs)

- 4) the size and height of proposed buildings - no building shall be in excess of three (3) stories or thirty-five (35) feet, measured from the mean grade to the highest point of the roof ridge line, as required by § 215-13, H. Height of Buildings
 - 5) the proposed use and description of all structures whether temporary or permanent
 - 6) a list of all proposed uses including location on the site, proposed times of yearly and daily operation, and the number of individuals allowed to participate
 - 7) the location of existing roads and proposed roads
 - 8) the location of recreation areas (including set-backs)
 - 9) the location of permanent and temporary sanitary provisions, including garbage disposal
 - 10) the location and nature of any external lighting, which must comply with §215-31. Outdoor Illumination Bylaw
 - 11) the location of all permanent and temporary parking facilities
 - 12) the description of any site development or alterations
 - 13) the location and size of signs
- d. The Site Plan package shall be accompanied by an application fee of \$1,000.

5.0 Upon submission of an application for a religious or nonprofit educational camp, the Planning Board may require the applicant to provide a form of surety, either through an escrow account or bond to cover the cost of hiring independent consultants. The consultant(s) shall work at the Planning Board's direction and shall provide the Planning Board such reports and assistance, as the Planning Board deems necessary to review the application.

6.0 The provisions of this bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this bylaw shall continue to be in full force and effect.

Numbering Changes to Zoning Bylaw

1. Amend §215-6A. Special Permits, to delete existing section (1) Camps and renumber subsequent sections.
2. Under Article VI General Regulations, add §215-30 Religious or Nonprofit Educational Camp Bylaw and §215-31 Outdoor Illumination Bylaw.