



Town of Sandisfield

Planning Board

Commercial Tent Camping Bylaw

1. PURPOSE

Sandisfield is fortunate to have abundant open space and natural beauty which attracts outdoor enthusiasts from all over. This bylaw will provide important regulations and guidelines for landowners who wish to develop portions of their property and allow access to the public while preserving the character of our town that our residents value.

2. DEFINITIONS

A. Tent - A collapsible structure which has a soft, readily foldable fabric (such as nylon or canvas) or fabric-like material as its basic component stretched and sustained by poles, and is designed to be used as a temporary outdoor dwelling by persons travelling from place to place while on vacation or while on a recreational outing.

B. Tent Camping - A form of outdoor recreation or outdoor education involving overnight stays with a tent serving as a temporary shelter.

C. Glamping - A more luxurious form of traditional tent camping involving camp site accommodations and amenities provided by the property owner (e.g, platform, tents, sleeping bags, mattresses, blankets, and other camping supplies). Recreational vehicles, yurts, cabins and similar structures are excluded.

3. TENT CAMPING REQUIREMENTS

A. Total camping area: The maximum size of a designated area for tent camping on a property shall not exceed TBD (requires input from the community).

B. Camping site size: Each individual camp site shall be a minimum of 1400 square feet, including parking.

C. Site Setbacks: Camp sites shall be setback thirty (30) feet from all property lines.

4. SANITATION

A. Property owner shall provide proper toilet facilities for all camp sites per Massachusetts sanitary code

B. Non-potable water must be available to all camp sites for cleaning purposes.

C. Property owner shall provide bear proof food storage containers and adequate trash disposal at all times.

5. FIRE PITS

A. Fire pits are optional and shall be restricted to certain areas designated by the Sandisfield Fire Chief.

B. Property owner shall provide a means, approved by the Sandisfield Fire Chief, to extinguish fires at the fire pit areas at all times.

C. Fire danger postings shall be provided by the property owner and updated daily. No fires shall be allowed outside of fire pit areas at any time.

6. DRIVEWAYS

A. Driveways to gain access to camp sites on a property shall comply with Section 8 (Driveway Bylaw) of the Sandisfield Zoning Bylaws.

B. Property Owner shall provide adequate parking on the property for all camp sites. No roadside parking is permitted at any time.

7. SAFETY

A. A lighting plan shall be approved by special permit.

B. First aid shall be made available by the property owner.

C. Quiet hours for the tent camping area are to be observed between 10 PM & 7 AM.

8. RENTAL PERIOD

Camp site rental period shall not exceed two (2) weeks per party.

9. PROCESS REQUIREMENTS

Property owner shall apply for and be granted a Special Permit for tent camping on a property in compliance with Section 10 of the Sandisfield Zoning Bylaws. Special Permits for tent camping on a property require approval from the Sandisfield Board of Health, the Sandisfield Conservation Committee, and the Sandisfield Fire Department.

10. CONTACT INFORMATION

A. Property owners shall provide their contact information, as well as contact information for emergency services, to all campers on a property in the event of an emergency.

B. The property owner shall ensure that adequate staffing is present on the property at all times. Contact information made available to campers shall include:

- i. Property owner(s) name(s)
- ii. Property owner(s) phone number(s)
- iii. Sandisfield Police Department phone number(s)
- iv. Sandisfield Fire Department phone number(s)

C. Property owners shall collect the following information from all campers:

- i. Camper(s) name
- ii. Camper(s) phone number
- iii. License plate numbers for all vehicles on the property.

11. BYLAW ENFORCEMENT

Noncompliance with this bylaw may result in fines determined by the Sandisfield Select Board. Special Permits for commercial tent camping on a property can be revoked as determined by the Sandisfield Select Board.