

Dear Westward Shores Camper,

We have received notice from FEMA and the Town of Ossipee that several structures/trailers/RV's in the existing portion of the campground fail to comply with the Town of Ossipee's and FEMA's floodplain regulations for recreational vehicles. Compliance will mean different things for different campers. Some campers will have to remove stick-built attachments or snow roofs, others may need to simply register their RV. Any structures or trailers that do not meet FEMA's definition of a recreational vehicle are required to have received a building permit from the Town of Ossipee when they were constructed. Westward Shores is working with FEMA and the Town of Ossipee to ensure that your trailer/RV comes into compliance with the regulations on or before October 20, 2018. Should you fail to bring your trailer/RV into compliance prior to that date, you will be asked to vacate your campsite.

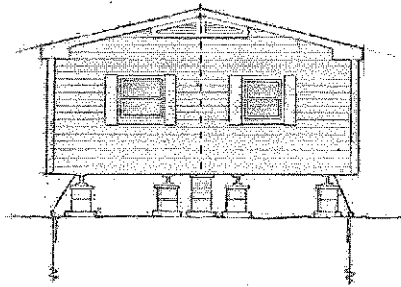
What does this mean for you?

1. If your trailer/RV meets the Town of Ossipee, the State, and FEMA's definitions of an RV (see definitions section on reverse side of this letter), you must cause your trailer/RV to come into compliance with FEMA and the Town of Ossipee's floodplain regulations. If your trailer/RV does not meet the definition of a recreational vehicle, you must first take immediate steps to remedy that issue so that your trailer/RV does meet the definition of a recreational vehicle, and then comply with the floodplain regulations.

2. If your camper meets the definition of a recreational vehicle, you have two options for coming into floodplain compliance:

a) License and register your RV and ensure that it's highway ready. "Highway ready" means that your RV is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions; or

b) Elevate and anchor your RV per manufacture's specifications using the pier and ground anchor support system: double block pier set on square footer with auger-type (screw-in ground anchors) attached to the RV by steel straps. You will need to present an elevation certificate showing the floor of the RV is at or above the base flood elevation and you will be required to have a permit from the Town of Ossipee for the elevation and anchoring prior to starting the work.



3. The only accessory structures that will be permitted are dura-built/silver-top or similar three season rooms or detachable porches, which are not permanent structures, are not stick built, and have quick release/removal options. All accessory structures need to be approved by Management and the Town of Ossipee prior to installation. Please refer to the Rules and Regulations for information regarding sheds and other portable storage containers.

We are hoping to make this transition as easy and cost-effective as possible. We understand that this will require coordination between Westward Shores and the Town of Ossipee, but we think we can accomplish the goal of becoming fully compliant with floodplain regulations and in return protect your investment in your RV.

Should you wish to discuss this matter further, please do not hesitate to contact us at a specific email address that we have set up to address these questions: compliance@westwardshores.com.

Sincerely,
Westward Shores Cottages and RV Resort

Definition of Recreational Vehicle

RSA216-I:1 "Recreational vehicle" means any of the following vehicles...:

(c) Recreational trailer, which is a vehicular, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all siding, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel or seasonal use.

Source: <http://www.gencourt.state.nh.us/rsa/html/XIX/216-I/216-I-mrg.htm>

FEMA and the Town of Ossipee: A recreational vehicle is a vehicle which is:

(a) Built on a single chassis;

(b) 400 square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sources: <https://www.fema.gov/recreational-vehicle>

http://www.ossipee.org/sites/ossipeenh/files/file/file/z_ord_rev_march_10-2015_rev_05_22_2015_update_09_08_16_0.pdf (Page 17)

Floodplain Regulations:

Ossipee's floodplain regulation requires:

c) all manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces; recreational vehicles placed on site within Zones A1-30, AH and AE shall either: (Added March 1994)

i) be on the site for fewer than one hundred eighty (180) consecutive days;

ii) be fully licensed and ready for highway use; or

iii) meet all standards of Section 60.3 (b)(1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for "manufactured homes" in Paragraph (c)(6) of Section 60.3.

Source: http://www.ossipee.org/sites/ossipeenh/files/file/file/z_ord_rev_march_10-2015_rev_05_22_2015_update_09_08_16_0.pdf (page 21)

FEMA's floodplain regulation requires:

A recreational vehicle placed on a site in a Special Flood Hazard Area (SFHA) must meet the elevation and anchoring requirements for manufactured homes, unless it:

(1) Is on the site for fewer than 180 consecutive days, or

(2) Is fully licensed and ready for highway use.

Ready for highway use means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.

Source: <https://www.fema.gov/recreational-vehicle>