

Draft Meeting Notes
CDC/CPAC Natural Resources Review Meeting
Thursday, April 24, 2008
Falmouth Town Hall, Large Conference Room

Attendance

CDC: Councilor Joe Wrobleski, Councilor Bonny Rodden
CPAC: David Chase, Lissa Robinson, Karen Farber
Consultant: Beth Della Valle
Town Staff: Theo Holtwijk

Materials Submitted:

1. Agenda, April 24, 2008
2. Draft Meeting Notes, April 16, 2008 with edits by Beth
3. Vernal Pools Summary of Draft Policy Discussion, April 16, 2008
4. Wetlands Summary of Draft Policy Discussion, April 16, 2008
5. Miscellaneous Notes, April 22, 2008
6. Natural Resources Glossary, April 22, 2008
7. Vernal Pools and Wetlands Application Matrix, April 24, 2008
8. Vernal Pool Matrix – Policy Choice Summary Matrix, no date
9. Wetland Matrix – Policy Choice Summary Matrix, no date
10. Thoughts for Upcoming Workshop, April 22, 2008
11. Draft Press Release, April 23, 2008
12. Draft Frequently Asked Questions, April 24, 2008
13. NWI Wetlands with 250 foot Buffers Map, no date
14. Hydric Soils with 250 foot Buffers Map, no date
15. Staff to-do List, April 24, 2008

Joe Wrobleski opened the meeting at approximately 7:06 PM.

I. Review wetlands policy for various lots in “exceptions” and standards for freshwater wetlands

The group went to section VI.F of the wetlands policy. It realized that the 50 foot structure setback and 75 foot no alteration setback had been inadvertently switched. This was fixed. This is also an issue in section II.A. This fix will be made in the other draft documents as well.

The group then reviewed various concerns that were brought up by David Chase. One pertained if wetlands associated with a stream made all those wetlands “wetlands of special significance.” This will be researched as Jeff Simmons was not present.

Beth then reviewed section I.E: alternatives analysis. She wanted the committee to consider what should be done with that as a lot of it sounds like ordinance language. The committee agreed to delete the text under 1 through 4. It reaffirmed that this may mean that developers may need to adjust their designs, but that scope would not be affected. Beth commented that the DEP may still require a scope adjustment.

Dave wondered how docks and canoe launches are treated if the language is no alteration within 100 feet. The group will look into this detail.

The group went back to the question of the wetlands along a river or stream and clarified its research interest. First question to be answered is: how do we currently handle it? Second, how does the State handle it? Third, how do we propose to handle it?

The group then went to section VI. E + F, exceptions. It compared how vernal pools dealt with these compared to wetlands. Beth tried to mimic proposed rules as much as possible. Vernal pools have 100 foot no alteration zone and wetlands a 50 foot no alteration zone.

Dave was concerned that the group may go to a 100 foot no alteration zone for wetlands and felt that too much non-conformity would be created.

Beth reviewed how the proposed 100 foot no alteration zone would work for vernal pools and reviewed the current exemptions. Lots created prior to December 2001 are exempt from current rules. Some members argued for encouraging dialogue to minimize impacts rather than a specific setback.

Much discussion followed on section F and what class of exceptions to create. In the end, the group decided for F.1 to exempt existing lots created prior to the date of this ordinance amendment, but to regulate those lots created after the date of this ordinance amendment. It decided that future lots exempt from private way requirements and future lot splits (items 2 and 3) would be deleted as exemptions.

The group discussed how agriculture and forest management were handled. The shoreland zoning chapter also tackles these issues.

The group then discussed “finger wetlands” and agreed that they need to be defined and that it needs to be stated why they are significant. Dave argued that they are quite widespread and wondered how the fingers would be treated if the main “hand” is a wetland of special significance. Would they be wetlands of special significance as well? How do the State and feds deal with finger wetlands?

2. Review revised summaries of policy discussions for vernal pools and wetlands, glossary, miscellaneous notes, matrices, FAQ, and powerpoint

The group reviewed the front matter of the two policy documents and agreed to remove the guiding principles and create a separate “process” page for each one. On the wetlands one, scientific principles would be added and the “amalgamation” language would be deleted.

The group then reviewed and made revisions to the press release.

The group reviewed Jeff's presentation outline and saw Beth's PowerPoint presentation. Much discussion ensued as to the length of the presentation and how to scale it back. Joe will take Beth's draft and revise it to suit his needs.

The two matrices were looked at to see if they could be incorporated to convey information in a summary fashion.

The FAQ was considered as well. Theo mentioned that references to wetlands had been included in the version that he handed out that night.

The group agreed to have the documents available on a side table, like a smorgasbord: take what you are interested in.

The group agreed to have refreshments.

The group agreed to add treatment of fire ponds and utility pipelines to the parking lot document.

3. Next Steps for the Workshop with Town Council/Public Outreach Efforts

The group reviewed the maps that were prepared and in light of the exemptions it had agreed upon, decided to keep the mailing list to all owners with 5+ acres and those within 100 feet of mapped vernal pools.

The finalized press release will be e-mailed to committee members, who will use their own e-mail lists to distribute it further.

Theo asked if the group was still interested to have any scenario graphics and the response was yes. Theo will revise the various documents and prepare some graphics.

4. Review and approval of minutes from April 10 and 16, 2008

The group approved the minutes of April 10th with the addition that Lissa Robinson was present and the minutes of April 16th with Beth's revisions.

5. Next meeting agenda, date, and time

The next meeting agenda, date, and time is the Public Workshop May 8th at 7:00 PM, Council Chambers.

6. Adjourn

The meeting was adjourned at 10:34 p.m.

Draft minutes prepared by Theo Holtwijk, April 28, 2008