

Planning Board  
Wetlands Committee  
November 15, 2010  
Meeting Minutes

Attending: Dan Coons, Randy Tetreault, Kathy Barnard, Rob Houseman

The meeting was called to order at 8:05AM

The committee meeting was called at the request of the Planning Board. At the 11/2/2010 Planning Board meeting members heard comments from Rene Pelletier from NHDES regarding the proposed Wetlands ordinance. The Planning Board members wanted the Wetlands Committee members to consider and comment on Mr. Pelletier's review of the proposed ordinance prior to any further changes being discussed by the Planning Board. The Planning Board members also asked that the Wetlands Committee comment on the 10/18/2010 Orr and Reno letter sent to the Planning Board.

Mr. Pelletier recommended including surface waters in the ordinance as well as some other changes. Rob Houseman prepared a revised draft ordinance dated 11/12/2010 which included most of Mr. Pelletier's suggestions. The Committee members felt that including surface waters was a major and substantive change to the proposed ordinance. Further, more direction from the Planning Board needs to be obtained prior to making this change. Surface waters is included in the model ordinance and was included in an earlier draft, but taken by the committee since the State already deals with this issue. Kathy Barnard said that she would discuss this issue with the Planning Board. It was further noted that a special use permit would then be required for all waterfront properties and these are already reviewed to be in compliance with the Comprehensive Shoreland Protection Act..

Rob Houseman then reviewed the 11/12/2010 draft ordinance.

On page 2 the wording will be changed to further clarify that buffer means a no touch area.

On page 3, first paragraph, there will be a period after destruction (3<sup>rd</sup> line). The wording will be changed to indicate that repairs may be made, but the unit must remain as it existed. Destroyed will be removed from the first sentence. If a house is to be torn down and rebuilt on the existing footprint it will require a Special Use permit.

On page 6 A it was decided to keep the proposal to allow a footprint of 1800 square feet and not consider Mr. Pelletier's suggestion about septic loading (number of bedrooms) since this could allow larger dwellings.

On page 8 #12 Implementation Plan (SWIP). Committee members felt this was already covered and should not be added.

Definitions -Mr. Pelletier suggested further amending Best Management Practices, Vernal Pools and Wetland buffers. Committee members agreed to these changes.

Committee members decided not to comment on the 10/18/2010 Orr and Reno letter since the appropriate place for comment regarding that letter would be at the public hearing for the proposed wetland ordinance.

The meeting adjourned at 9:45AM.

Submitted by  
Kathy Barnard  
November 15, 2010