

Wetlands Subcommittee

Meeting Minutes 6/23/10

Attending: Rob Houseman, Director of Planning and Development; Kathy Barnard, Planning Board; Chris Franson, Planning Board; Randy Tetreault, Conservation Commission; Dan Coons, Conservation Commission

The meeting was called to order at 8:03 AM.

Review of the history of current wetlands overlay, relevant parts from the Master Plan, 2 tier system for pre 2003 lots, the type of information needed for boards to make decisions.

There should be a uniform standard for plans. A surveyor or professional engineer should provide the map or plan. A certified wetlands scientist can delineate the wetlands on the plan. An accurate plan should be required for pre 2003 lots and additions to existing buildings, not just for new development.

Buffer zones should reflect functions and values, rather than being a "setback". The concept of development is often focused on the house/structure, but should include any impact such as the driveway or finished grading. Other things to consider might be location within a watershed and the proximity of town utilities.

There was discussion about how to have measurable standards. It was agreed that there should be a classification system, so that higher value wetlands would require a larger setback and buffer. Definitions from the Army Corps of Engineers may be helpful.

Mitigation procedures could be used if there is prior development. There should be standards for enhancement. The conservation commission provides information that is helpful before development occurs. However, few people seek this information before proceeding.

Are decision making boards getting plans "too late" in the process? One possibility would be to have a member of the Conservation Commission at TRC. The consensus was that there should be a mandatory pre-application phase with the Conservation Commission prior to TRC. This could help prevent improper development. Pre-application could also save money for the property owner by preventing extensive redrawing of plans to reflect required changes.

Other topics discussed include submission of final grading plans, a procedure for modifications to a home already in a wetland area, a percentage system for additions and whether there should be a requirement for "as built surveys" for every project.

A Special Use Permit would be the process for those seeking relief from the standards.

Future steps:

- Rob will prepare some draft information, including a wetlands value/classification system.
- Consider having a 3rd party review our proposal.
- Look at previous applications to how the new standards would impact them.

Next Meeting: Wed. 7/21/10 at 8:00 AM in the Hunt Room of the Wolfeboro Inn.

Meeting adjourned at 9:25 AM

Submitted by:

Chris Franson