

Planning Board
Wetlands Committee
August 11, 2010
Meeting Minutes

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

The meeting was called to order at 8:05AM.

The information prepared by Rob Houseman titled "Buffers to wetlands and setbacks from wetlands" was discussed and accepted by Committee members except for the following changes:

The proposed zoning for surface waters was eliminated and changed to perennial streams – no changes to proposed zoning. Wording will be added to keep well-distributed vegetation and allow access to streams.

Vernal pools were added to Wetlands with very poorly drained soils and bogs – no changes to proposed zoning.

Wetlands (poorly drained) greater than ¼ acre were eliminated.

Wetlands less than ¼ acre (poorly drained) was amended to read Wetlands (poorly drained). The proposed zoning for on-site waste disposal systems for one and two family dwellings was changed from 75' to 50' to be consistent with the State requirement.

It was decided to add a 25' NO TOUCH zone that would be kept as a natural buffer.

There was a discussion about adding a steep slope requirement – needs further discussion.

The Draft with Model Ordinance Language (NHDES), titled "Wetlands Conservation Overlay District" prepared by Rob Houseman was then discussed.

The section on Boundary disputes needs to be clarified with wording changes such as redefining or refining Boundaries.

The section on Special Uses was then discussed. It was decided that pre 2003 lots need a separate standard. There is a need to protect the resources within reasonable limits in order to minimize the impact. There is a need for specific criteria for development on these lots.

There is no relief for lots created after 2003. These lots must comply. The lots created prior to 2003 have special consideration since the buffer requirement was imposed on these preexisting lots.

Committee members will come to the next meeting with suggestions of criteria that could be proposed for the pre 2003 lots.

Next meeting – August 25, 2010 (Wednesday), 8:00AM at the Public Library (if the Library is available).

Meeting adjourned 9:30AM.

Submitted by
Kathy Barnard
August 11, 2010