

Planning Board Wetlands Subcommittee

Meeting Minutes 8/25/10

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 8:06 AM.

The Committee continued to review the latest (8/23/10) draft of the wetlands model ordinance with tiered buffer zones provided by Rob Houseman.

There was clarification of the term “surface waters” and “perennial streams”. Shorefront lots must follow the Comprehensive Shoreland Protection regulations. There is some overlap with wetlands protection. The State gives approval for shoreland development. However, the Conservation Commission doesn’t necessarily have all the information provided to the State as part of the approval process. (The information is given to the Town Clerk, and in some cases is brought to the Conservation Commission.)

- Consider requiring a full copy of the State application be submitted when any shoreland lot triggers a Special Use Permit. This would provide information about the total site development, such as how potential run off might impact wetlands.

There was discussion about the Table of Minimum Wetland Buffers. The following changes were made:

- A. Buffers to Prime Wetlands from 150 ft to 100 ft.
- D. Setback to other wetlands, less than 0.25 acre from 30’ to 25’. This is to provide greater flexibility in the building envelope.
- E. No touch buffer stayed at 25’ after discussion

The section Wetlands Incorrectly Delineated was reviewed. This section is for prime wetlands only, since these are already mapped. This section is different from the Boundary Disputes section.

In the Prohibited Uses section, there is a need for a definition of impervious surface. In addition, reference to conditional use was changed to Special Use permit.

When reviewing the Special Use section, the question came up as to whether all pre 2003 lots should go before the Planning Board instead of the Technical Review Committee. Currently, if there is no dredge or fill permit, the application is reviewed by the TRC. The TRC does obtain input from the Conservation Commission. Would it be more consistent to have all applications

reviewed by the Planning Board? Eventually, when all wetlands have been assigned a "value", it will be easier to make a determination on the application.

There was discussion about lots created before 2003. Many of these lots are larger, and it was felt that they might be able to meet current regulations. There does need to be some relief for smaller lots. Such a "tiered" system could be based on total acreage. For example, all pre 2003 lots of 1 acre or more would be expected to comply with current regulations. Alternatively, there could be a system based on the percent of acreage with wetlands. For example, there could be criteria based on percent of coverage, and no alternative location outside of the wetlands. Rob will draft some ideas for the next meeting.

Next Steps:

- Consider reviewing previous cases/outcomes relevant to our discussions.
- Rob will bring information about overall acreage and/or percent coverage ideas.
- Bring ideas about what to change in the existing wording of section B of special uses.

Next Meeting: Mon. 9/3/10 at 8:00 AM in the Wolfeboro Library meeting room, if available.

Meeting adjourned at 9:25 AM

Submitted by:

Chris Franson

8/25/10