

Wetlands Committee
9/17/2010 minutes

Members present: Dan Coons, Randy Tetreault; Rob Houseman; Kathy Barnard

The meeting was called to order at 8:00AM.

The committee members reviewed the 9/15/10 draft of the Wetlands Conservation Overlay District Ordinance.

The boundaries of the district need to be included in the ordinance(same as existing ordinance).

There still seems to be some non clarity regarding setbacks and buffer. This needs to be further clarified.

It was suggested that 2 tables will be created. The buffer is intended to be more restrictive. The setback for septic systems will be the same as the State standard. For parking lots and streets - have a greater setback for B. Change C to 50'. D (wetland setback) -setback should be 30' for poorly drained and 50' for very poorly drained and both will include the 25' "no touch".

There was further discussion about pre 2003 lots and boundary line adjustments. It was agreed that there should be some relief if these are nonconforming lots. The following wording will be inserted in V111 Special Uses - A - including lots affected by boundary line adjustments - make it more conforming and any merger of lots that do not bring lots into conformity with wetlands setbacks - cannot increase nonconformity RE wetlands and buffer (I AM PRETTY SURE I DIDN'T GET THE CORRECT WORDING - NEEDS HELP).

Also in V111 A - add and dwellings with a maximum allowed footprint of 1800 square feet.

In V111 A, b iii - change the wording to state where a natural buffer is to be removed or there is intrusion into the natural buffer or lack of buffer.

Take the proposed wording in V111 A, b, iii and move it to c.

In V111 B - remove 4 - economic advantage

Remove V111 C.

In V111 D include standards (1, 2,3 in B) and findings.

Remove V111 E

Remove 1X - nonconforming uses.

In X, 11 - put a period after area. Remove the rest of the proposed sentence.

In X B - 2nd line add special use permit.

In the definition section add a definition for the following:

- Special use permit

- Best Management Practices

- Wetlands buffer

- Wetlands setback

Add who is qualified to perform the work and prepare plans - this includes 5 professionals.

The next meeting will be held at 8:00AM on October 8, 2010 in a location to be determined. The committee will finalize its proposed changes, which will then be sent to the Conservation Commission for review and discussion and the Planning Board for discussion at the October 19, 2010 Planning Board meeting.

Meeting adjourned at 9:30AM

Submitted by

Kathy Barnard

September 19, 2010