

Shoreland Protection Ordinance Committee
Planning Board Subcommittee
Meeting Minutes
October 19, 2012
Wolfeboro Public Library

Members in attendance: Roger Murray, Vaune Dugan, John Thurston, Art Slocum, Paul Montrone, Dan Coons, Kathy Barnard, Rob Houseman.

Kathy Barnard called the meeting to order at 10:00AM.

The minutes from the September 21, 2012 were reviewed. A motion was made to accept the minutes, there was a second to the motion. Everyone present voted in favor of accepting the minutes.

Kathy Barnard and Roger Murray gave a brief report on Darlene Forst's presentation regarding The Shoreland Water Quality Protection Act at One Year given at the Lakes Region Planning Commission Meeting on September 24, 2012. Ms. Forst reported that a positive aspect of the changes is the Permit by Notification where the turn around time is 5 days. Concerns mentioned were that revenue is down and the Department's outreach program is almost entirely shut down due to budget cut backs. She feels that the unaltered requirement and the adequacy of vegetated buffers needs to be revisited by the State.

The Committee then began a discussion of possible modifications to Section 175-67 (Shorefront Lot Improvement Standards). Vaune Dugan felt the Committee should focus on reviewing the State's Administrative Rules. The Administrative Rules give some flexibility, especially for developed lots. Other Committee members felt that the Administrative Rules can be considered as the Committee reviews the local Ordinance requirements(175-67). The Ordinance needs to be clear and complete so residents will fully understand the provisions of the ordinance.

Rob Houseman again suggested that, during discussions, the committee needs to consider distinguishing between developed lots and undeveloped lots (raw land). Everyone agreed.

The Committee then discussed Section 175-67 of the Ordinance.

It was agreed that no changes need to be considered for 175-67 1. A.

175-67 1. B - should consider adding a plan certified by an engineer is required for a lot with more than 20% impervious.

Committee members agreed that a separate section is needed in the ordinance for undeveloped lots and these lots need to fully comply with the ordinance - no flexibility.

There was then a discussion about the grid system - the need for averaging, having more trees and shrubs in some areas and the need for more flexibility. Paul Montrone gave all the members several articles, including an article that described the importance of rain gardens.

Discussion continued regarding possible modifications to the ordinance.

All agreed that no modifications were needed to Section 175-67 2 and Section 175-67 3.

There was discussion regarding Section 175-67 7 - septic system requirements. Some committee members felt #4 could be removed from the ordinance because it is a State requirement. Others felt that it should be included in the local ordinance so property owners would have a complete idea of the development requirements.

A motion was made and seconded to remove #4. The vote favored (4 - 3) removing #4.

After additional discussion a motion was made for a new #4 - all septic systems shall comply with State requirements. All committee members voted in favor of that motion.

All agreed that Section 175-67 5 needed to clarify the RSA reference to RSA 485-A:39.

There were no modifications proposed to 175-67 6.

Before discussing the Natural Woodland Buffer Limitations #1, it was decided to discuss the Definition of Unaltered State since that reference is contained in #1. There was a discussion about what actually is Native vegetation - is it simply what grows in a location or does it go back in history as to what grew years ago? There was a suggestion to remove native and add healthy, non-invasive. Several members suggested allowing removal of invasive species. There was a suggestion to allow the removal of dying vegetation and

allow normal maintenance. One member said that the State does not limit the type of vegetation in the unaltered State definition.

There was a discussion about how the amount of unaltered state was determined and where it needed to be located. Rob Houseman will provide the Committee members with lot lay-outs that describe this ordinance requirement.

It was agreed to by all Committee members to further ponder the definition of Unaltered State and continue this discussion, along with a review and discussion of the information to be presented by Rob Houseman, at the next meeting.

The next meeting of the Committee has been scheduled for November 13, 2012 at 10:00AM at a meeting place to be determined.

The meeting was adjourned at 11:50AM.

Submitted by
Kathy Barnard
October 21, 2012