

Shoreland Protection Ordinance Committee  
Planning Board subcommittee  
Minutes  
July 23, 2012  
Wolfeboro Public Library

Members in attendance: Roger Murray, John Thurston, Vaune Dugan, Paul Montrone, Dan Coons, Art Slocum, Kathy Barnard. Rob Houseman - Director of Planning and Development

Kathy Barnard called the meeting to order at 11:00AM.

Kathy Barnard then introduced Conservation Commission Chairman Dan Coons and Conservation Commission member Art Slocum as the representatives designated to serve on this subcommittee in place of Mike Hodder who is unable to continue to serve on the subcommittee.

The minutes were reviewed, a motion was made, seconded and there was a vote to accept the minutes. Dan Coons abstained.

Paul Montrone submitted written comments on the existing ordinance to the other members. This information will be reviewed by the subcommittee members.

An email from Rich Masse (dated July 8, 2012) had been sent to the subcommittee members and was acknowledged. Paul Montrone briefly commented that he agreed with Rich Masse's conclusion, there were other issues he did not agree with in the email such as the request for the formation of a committee. Kathy Barnard indicated that the Planning Board formed the committee.

There was a discussion about inviting Jeffrey Schloss from UNH Cooperative Extension to review the existing ordinance and make a presentation to the committee at the next subcommittee meeting. All committee members agreed and suggested that he focus on shorefront vegetation, percent impervious, storm water run off as well as other issues. The meeting will be held the week of September 4, 2012.

The subcommittee then reviewed Section 175-67 (Shorefront Lot Improvement Standards) of the ordinance and the Definitions to determine which sections need more discussion.

Following is a list of the items that need more review and discussion:

The Protected Shoreland

1. Needs more discussion
2. May need more discussion. A concern was raised regarding road salt and its affect on water quality.
3. Needs more discussion to be consistent with subdivision ordinance requirements.
5. Need to review to determine if this is the correct RSA reference.
6. Need to review to determine if this is the correct RSA reference.

Natural Woodland Buffer Limitations

1. Needs more discussion
2. Needs more discussion

Waterfront Buffer and Primary Building Setback

1. May need minor modification to deal with nonconforming structures (tear downs)
2. Needs further discussion: needs to be clearer (keep simple for homeowners), affect on nonconforming lots.
3. Further discussion - need to know what the State requires.
4. Need further discussion
- 5,6 . These sections should be consistent with the State

Definitions

Reference line - need to confirm this is consistent with the State definition.

Construction - needs some work.

Excavation - needs more discussion

Fill - needs more discussion

Unaltered State - needs discussion

Calculating The Tree and Sapling Score - needs to be corrected and discussed

There was a discussion about providing more information to citizens and reaching out to waterfront property owners with more explanations as to the importance of protecting the shorefront.

Dan Coons asked if livestock are allowed within the Shore Front District. Rob Houseman said they are prohibited currently. It was agreed this issue should be discussed further.

The next meeting will be scheduled the first week in September. A meeting notice will be sent to the subcommittee members and posted on the Town's web site.

The meeting adjourned at 12:20PM.

Submitted by  
Kathy Barnard  
July 24, 2012