

Shoreland Protection Ordinance Committee  
Planning Board Subcommittee  
Meeting Minutes  
September 21, 2012  
64 Sewall Road/ Wolfeboro Public Library

Members in attendance: Paul Montrone, Roger Murray, Vaune Dugan, Art Slocum, John Thurston, Dan Coons, Kathy Barnard. Also, Rob Houseman, Stacie Pope, other members of the public.

Kathy Barnard convened the meeting at 9:45AM at 64 Sewall Road (Paul Montrone's property). Paul Montrone conducted the tour of the property. During the tour he emphasized the need for flexibility when discussing standards for developed waterfront properties, the need to reconsider native species, alternatives to buffers and a variety of ways to prevent pollution of the lake from run off. There was also a discussion about considering different standards for developed lots and undeveloped lots.

The meeting reconvened at the Wolfeboro Public Library at approximately 10:30AM.

The minutes from the September 4, 2012 Committee meeting were reviewed. A motion was made, seconded and all voted in favor of the minutes.

Rob Houseman briefly reviewed the material he had prepared and sent to the Committee members - a comparison of the existing ordinance and the Shoreland Water Quality Protection Act; the comparison of the Comprehensive Shoreland Protection Act and the Shoreland Water Quality Protection Act; and information from the Innovative Land Use Planning Techniques Handbook for Sustainable Development (prepared by NHDES and others). Committee members also were given a model Low Impact Development Ordinance Provisions for Shoreland Zoning Ordinances. Rob asked the Committee members if they wanted to consider some flexibility in the ordinance, does the committee want to consider developed and undeveloped lots differently and does the committee want to consider a reduction in impervious area. There was a discussion regarding these issues.

Committee members discussed the need to simplify the procedures. There was a discussion about having incentives in the ordinance for properties moving toward improving water quality and compliance with the ordinance standards.

There was a discussion about the need to review the 2008 Administrative rules and the 2011 Administrative rules. A motion was made, seconded and all voted in favor of having a copy of the 2008 and 2011 Administrative rules. Rob Houseman will provide Committee members with this information and a copy of the permit used in the Planning and Development Office.

Committee members were reminded that the purpose of the Committee is to review the existing ordinance, propose clarifications to the ordinance, and review the procedures to make certain they are clear and understandable. Committee members agreed to review the Administrative Rules and the other material given to the Committee.

The next meeting of the Committee has been scheduled for Friday, October 19, 2012, 10:00AM at a place to be determined.

The meeting adjourned at approximately 11:45AM.

Submitted by  
Kathy Barnard  
September 23, 2012