

Shoreland Protection Ordinance Committee  
Planning Board Subcommittee  
Meeting Minutes  
January 16, 2013  
Wolfeboro Public Library

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

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

The minutes were reviewed and the following corrections made: Dan Coons was listed twice as an attending member, so one reference to Dan Coons was removed; in the 4<sup>th</sup> paragraph, 5<sup>th</sup> line, after ADD hearty was changed to hardy; in the 7<sup>th</sup> paragraph the first sentence was placed in a separate paragraph. A motion was made, seconded and all voted in favor of the corrected minutes.

Prior to the meeting members had received information prepared by Rob Houseman, titled Wolfeboro Zoning Definition. This information contained a proposed new definition for renewal and renewal standards which was requested by the Committee members at the previous meeting. There was then a lengthy discussion regarding this proposal. This could be considered for developed lots proposing additions for new structures. Site plans showing compliance with the existing ordinance were also reviewed and discussed. Some of the issues discussed are as follows: the point system may require plantings that are too dense; should the ratios be in per cents rather than points; use nursery standards for plantings - add the wording - reasonable distribution; need to make certain shrubs are included; need to include ground cover but exclude lawns and flower gardens; ground cover should be herbaceous or natural; when including in an ordinance we need to make certain the point system is consistent, clear and understandable; our existing local point system should be retained; need flexibility in the renewal standards; property owners should be permitted to replace dead or dying vegetation; credit needs to be given to existing vegetation (this must be included in the ordinance); need to encourage a well distributed "stand"; consider the State definition for ground cover (definition in unaltered state).

There was a suggestion to replace in the proposed renewal standard definition 625 square feet rather than 25' X 25'. It was mentioned that the State is proposing new amendments and the State is reviewing the point system.

There was a discussion about whether we want to allow for renewal or require renewal. In the unaltered area do we want to allow replanting or encourage replanting - property owners are permitted to replant, but not required. Should we consider amending the unaltered state definition and include the renewal definition.

For the next meeting Dan will take a relatively undisturbed area to show Committee members densities for plantings - a representative sampling. Rob and Kathy will draft the ordinance with the proposed changes thus far. Discussion was tabled until the next meeting on the Natural Woodland Buffer Limitations.

Discussion began on the Waterfront Buffer and Primary Building Setback Standards. It was agreed to keep #1 (50' setback for primary structures). Consider adding a clarification regarding nonconforming structures. Also, need to clarify what additions need to comply with the setback requirement.

#2 - no changes. Need separate standards for preexisting, developed lots.

#3 - There was extensive discussion regarding footpaths. It was suggested that we need to allow for reasonable exceptions. Should not disturb the buffer. It was mentioned that a 6' path is arbitrary. It was further suggested that we state in the ordinance - to provide access. A further suggestion that we say to provide access if the property owner meets the requirements for footpath or access. It was mentioned that the path needs to be as natural as possible. There was consensus that we eliminate the 6' requirement and meet the requirements of the point system.

At the next meeting we will begin discussing #4 - this includes discussing duff layer.

The next meeting has been scheduled for February 13, 2013 at a location to be determined.

Meeting adjourned at 11:50AM.

Submitted by  
Kathy Barnard  
January 17, 2013