

Town of Wolfeboro
Wolfeboro Waters
Mitigation and Prevention Subcommittee
Meeting minute – virtual meeting
June 22,2020

Present at virtual meeting: Rich Masse, Art Slocum, Mike Turner, Planning Director Matt Sullivan, Kathy Barnard

Kathy called the meeting to order at 1:00 PM.

Kathy asked Matt to please comment on the Shorefront Residential District zoning ordinance and to discuss issues he has with the ordinance that the committee may want to consider reviewing. Also, to discuss the stormwater management regulations that were adopted several years ago.

Matt said that most of the shorefront permits he reviews are for redevelopment of shorefront lots and not vacant lots with new houses. He reminded the members that, in some instances, the Wolfeboro ordinance is more stringent than the State requirements. In most cases the property redevelopment needs to comply with Section 175 – 64 (D) – lot redevelopment. Matt needs to rely on information about the reduction of impervious area that is not necessarily provided by a surveyor, so in some cases it is difficult to accurately determine the amount of impervious area on a property, In other instances developers may have 31% impervious area and reduce it by 1% and be in compliance with this section of the ordinance. In many cases large impervious driveways are reduced in size in order to allow larger houses (structures). The committee may want to review the definition for impervious surfaces. Also, the committee may want to consider recommending a specific type of pervious surface that is used for driveways/walkways. Matt considers this a “loophole” in the ordinance that should be reviewed. Matt was asked if he does inspections of these projects. Due to time constraints Matt replied that he does not, but feels inspections should be done.

There was a discussion about incentives being given to the redevelopment of some properties to encourage property owners to consider “run-off” issues. Incentives could be considered for property owners reducing the impervious surface by a significant amount. Could there be an incentive such as a tax incentive? This should be discussed and considered. There was also a discussion about removing barriers for property owners trying to make certain improvements. In instances such as small projects, property owners need to wait a long time to get a permit. This discourages property owners and sometimes causes property owners to proceed without the proper approvals. If a property owner wants to add a rain garden, possibly this could be exempt from the permitting process; or if a property owner wants to do storm water run-off improvements, this could obtain an expedited process or a “fast track” permit could be obtained. Also, possibly some projects should be exempt from the permit process. BMPs need to be encouraged, not hindered.

Matt then discussed the stormwater regulations. He feels in some cases they are vague and in other cases it is difficult to know what the regulations are saying. Matt will send a copy of the regulations to all committee members so they can read them. The regulations are very strict and Matt is concerned that developers are not adhering to the regulations. He feels the maintenance section is unrealistic. It is a good idea, but it doesn't work due to lack of staff for inspections. Clarification of some sections of the regulations needs to be considered. Matt does not support stormwater regulations for residential property owners. Instead incentives could be considered. These regulations should be reviewed and a new peer review needs to be done.

The issue of impervious surfaces was discussed. Most residential lots allow 30% and smaller size lots allow 40%. Should this be reduced OR should a watershed overlay district be considered with reduced impervious coverage unless some stormwater improvements are made?

Matt said that any suggestions or proposals would be welcome and the Planning Board will appreciate the assistance from the committee.

Next meeting – Thursday, June 24th, 9:00 AM with Dave Ford.

Meeting adjourned at 2:12 PM.

Submitted by
Kathy Barnard