



**TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD**

2 High Street
Sanbornville, New Hampshire 03872
Telephone: (603)522-6205 Fax: (603)522-2295

**MINUTES OF THE PUBLIC HEARING
July 19, 2012**

Final Copy

MEMBERS		ALTERNATES		STAFF	
Paul Winckler, Chairman	X	Richard DesRoches	X	Michelle MacDonald, Secretary	X
John Blackwood, Vice-Chairman		Doug Stewart	X	Arthur Capello, Bldg. Inspector	
Charlie Edwards, Selectmen's Rep	X	Gerard Levesque	X		
Stephen Royle	X				
Tom Dube	X				

Attendees present: Forest Bell, Lamarr Clannon, Linda Schier, Dick House, Carol Lafond.

Chairman Winckler opened the meeting at 7:00pm, with the Pledge of Allegiance to the Flag.

Let the record reflect that alternate Gerry Levesque sat in for Vice- Chair John Blackwood.

PUBLIC COMMENT

Chairman Winckler opened the session for public comment. Hearing none, The Chairman closed the public comment session.

Mr. Winckler asked if the board had anything they wanted to discuss before the meeting was closed. Mr. Edwards wanted to remind the board that they should be thinking about any Zoning Ordinances that they want to change and to concentrate on the Route 16 Corridor. Mr. Edwards felt that they should be considering going North instead of South because there are more suitable tracks of land to attract business on both sides going North. Mr. Winckler stated that this will be discussed at the next Planning Board meeting as well as several workshops. A motion was made to close the meeting.

MOTION: To close the meeting for Stormwater Pollution Seminar

Made by: Charlie Edwards

Seconded by: Gerry Levesque

Discussion: Mr. Levesque asked when the board will be addressing the budget letter they received from Arthur Capello, Town of Wakefield Building Inspector. Mr. Winckler replied "sometime in September".

Vote: Unanimous

CORRESPONDENCE AND MISCELLANEOUS

FB Environmental – Stormwater Pollution Seminar, Forest Bell

Chairman Winckler introduced and welcomed Forest Bell, founder and owner of FB Environmental.

Mr. Bell stated that this presentation is part of the grant that was awarded from the Salmon Falls Drinking Water Collaborative and will be used to help the Town of Wakefield make some changes to update some of the existing site and subdivision regulations. Mr. Bell stated that this presentation will rehash low impact development as well as phosphorus and will inform the public how low impact development can save money and be resourceful.

Mr. Bell gave a brief presentation on how phosphorus is turning our lakes green and making it difficult for the fish to survive as well as tips on how to avoid phosphorus. Mr. Bell stated that a little phosphorus can create a lot of algae and this is what FB Environmental is trying to avoid in our lakes here in town.

Mr. Bell mentioned that FB Environmental has helped Acton Wakefield Watershed Alliance (AWWA) develop a watershed plan for the following lakes Wilson, Horn, Lovell, Great East and Ivanhoe. Four of which are in Town and Wilson is in Acton. Mr. Bell stated that these lakes are the head waters of the Salmon Falls River. Mr. Bell talked about how phosphorus is measured in parts per billion, which is a very tiny amount and said that their management plan sets levels for these lakes.

Mr. Bell showed the Board that the chart with the water samples results had been updated to 2011 but stated that the data had not been collected from 2012 yet. Mr. Bell explained the water samples are taken from the deepest part of the lake and that they go to the same place every time using a GPS. Mr. Bell asked the board to notice the trend lines gradually increasing from 1976-2011 which he stated is a cause for concern.

There was a lengthy discussion on what can cause the increase in trends. Some things could be that more septic systems are being used year round, a boom in construction or water runoff. Mr. Bell mentioned that a study was done by multiple universities on water clarity. If the lakes lose their water clarity then property values decline. Mr. Bell stated “with property rights comes property responsibility within a shared resource. Mr. Bell discussed how much land is currently available for development, when and where could it occur and what are the impacts based on current Zoning in Wakefield, growth rate, wetlands or where there are existing buildings. Mr. Bell mentioned based on current growth rates, if they continue to rise and Zoning stays the same then The Town will be at “total buildout” by year 2054. Mr. Bell stated that building is not bad but will add phosphorus if people do not act responsible.

There was a brief discussion on current growth rate and developing responsible. It was mentioned by member Dube that the Planning Board just updated the Zoning Ordinance which makes it more difficult to build.

Mr. Levesque asked Mr. Bell how they were going to get yearly or quarterly water samples rather than waiting 5 or 6 years. Linda Schier of AWWA stated that they would asked the Town for money to cover that as well as some grant money to ensure that the water samples get recorded yearly because the water

samples are being collected weekly all summer long and Mrs. Schier feels it's important that the information get used.

Lamarr Clannon introduced herself and stated that she coordinates the NEMO program (Nonpoint Education for Municipal Officials). Mrs. Clannon spoke of sources of pollution, how storm water is traditionally treated, ways to use low impact development, effective treatments and the cost of these treatments. Mrs. Clannon stated "when it rains pollution happens". She mentioned that all landscaping causes pollution but with undeveloped land most of the water soaks back into the ground. Roof tops, driveways, and sidewalks shed a lot more water which in turn picks up urban residue and dumps into a nearby stream. Mrs. Clannon stated that urban residue is bacteria that come from family septic systems, dog feces, and farming. Fertilizers get into our lakes and make plants grow which is nitrogen and phosphorus. Mrs. Clannon mentioned that there is so much mercury in the lakes that women and children should not be eating the fish. She stated that eating the fish will cause mercury in the brain.

Mrs. Clannon stated that the way most households treat the water is to push it off-site off the roof, down the driveway, into the road ditch. She mentioned that Detention Basins have been the level of treatment that NEMO has required. Member Dube stated that the State requires that water to be treated back into the ground on construction sites. A State of New Hampshire Alterations of Terrain Permit is required. There was a brief discussion on Water Basins and how they should be maintained.

Mrs. Clannon discussed three types of low impact development. She mentioned substituting impervious material with pervious or porous surfaces. Porous alternatives to asphalt or concrete can be utilized for an entire parking area and allow for infiltration of water. Mrs. Clannon stated that porous pavement or concrete works well because of the fact that there is a good gravel layer underneath which is giving the treatment. Rain gardens are shallow depressions in the landscape that typically include plants and a mulch layer ground cover. These gardens can be designed to work with big commercial properties or small residential properties. Porous grass or turf is when a plastic grid is installed under the grass. This can be mowed and fertilized. The use of this material is especially effective for over flow parking. There was a lengthy discussion about how low impact development works well and saves money.

Forest Bell stated that the next step would be for him to make some Wakefield friendly recommendations and discuss them with the board.

Mr. Winckler asked if there were any more questions. Hearing none they re-opened the meeting.

MOTION: To re-open the meeting
Made by: Charlie Edwards
Seconded by: Tom Dube
Discussion: None
Vote:

APPROVAL OF MINUTES

MOTION: To approve the minutes of the June 21st meeting.

Made by: Charlie Edwards
Seconded by: Tom Dube
Discussion: None
Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 8:53pm
Made by: Charlie Edwards
Seconded by: Tom Dube
Discussion: None
Vote: Unanimous

Respectfully submitted,
Michelle MacDonald

Michelle MacDonald
Planning Board Secretary