

Approved January 27, 2010

**WATER RESOURCE PROTECTION SUBCOMMITTEE OF THE DURHAM PLANNING BOARD
TUESDAY, DECEMBER 22, 2009
TOWN COUNCIL CHAMBERS, DURHAM TOWN HALL
7:30 A.M.**

Members Present: Jamie Houle, Robin Mower, Stephen Roberts, Dwight Baldwin, Dave Cedarholm, Jim Campbell, Brian Gallagher, Richard Kelley (via teleconference)

Members Not Present: none

1) Call the meeting to order and acknowledge absentees

The meeting was called to order at 7:40 am, noting that Richard Kelley was joining the meeting via teleconference.

2) Approval of the agenda – no changes were made to the agenda.

3) Presentation by the Stormwater Subcommittee, review, and discussion of next steps—
Cedarholm, Houle and Kelley

Dave Cedarholm reported that three of the members (Cedarholm, Houle and Kelley) have been working on updating the site plan review regulations to include updated drainage language. He explained that Jamie Houle has been doing some work for the Town of Newington to develop a Storm Water Ordinance. Mr. Cedarholm said the site plan review section for Newington is almost completed and planning on being adopted by Newington. He noted this plan contains much of what is needed for the Town of Durham.

Jamie Houle said the Storm Water Center was hired through a PREP grant by the Town of Newington. He said the language written speaks to storm water management and advocates the use of low impact technology first. Mr. Houle noted one of the critical points for site plan review regulations is that it can always be waived by the Planning Board. He said Dave Cedarholm and Richard Kelley are working on a check list sheet to be used as a guideline document by the Planning Board and developers.

Dave Cedarholm said one of the key aspects of this is creating incentives for the developers to utilize some of the water quality improvements that are recommended.

Jamie Houle noted this language does include redevelopment and subdivisions, but no single lot regulations. He explained this language is the first step in the process. Mr. Houle said after this the group will need to work on a storm water ordinance.

Stephen Roberts said this gives the Town something to utilize quickly and also includes some flexibility.

Jamie Houle said the strength is in requiring the storm management plan. He said this means the developer will hire an engineer to run the modeling and hydrology calculations so systems can be designed.

The members discussed how these regulations would affect current proposed projects. It was noted that many of these projects already include innovative storm water management due to input by the Planning Department. It was noted this wording will give the Town and the Planning Board more information and guidelines.

The members then discussed what needs to be done to the current wording to have it ready to go before the Planning Board. It was noted that the document needs to be compared to what is currently in the Durham regulations and edit it to fit the zoning. Richard Kelley said he has begun to cross reference this document with Durham's zoning and see how it fits.

The members discussed reviewing the proposed site plan, discussing it via email and then returning as a whole for a final discussion in January.

Robin Mower suggested having a developer review the wording and give input.

Dave Cedarholm said he agreed that this was important and said he would forward the wording to a couple of developers for their comments and input. He suggested setting a goal of bringing the language forward to the Planning Board in February.

Stephen Roberts said if the wording was presented to the Planning Board at a February meeting, the Planning Board would most likely then hold a zoning rewrite meeting to discuss integration and any conflicts and then schedule a Public Hearing.

The members decided to meet again on January 27th to finalize the draft wording to be presented to the Planning Board on February 10th. Robin Mower will write an introduction for the Planning Board and all information will be forwarded to them prior to the February 5th deadline for the February 10th meeting.

4) Other Business

a) Update on other members' work

The members discussed the forthcoming Master Plan rewrite and planning charrette recently held by the Town. It was noted that some chapters of the Master Plan will be looked at for updates, but not all of the funding requested for Master Plan updating in 2010 was approved by the Town Council. Dwight Baldwin suggested the Water Resources Section of the Master Plan be reviewed. It was noted that Brian Gallagher is working on reviewing state model ordinances (for ground water protection districts) and comparing to several towns in the area and going back and forth between them. Stephen Roberts noted he is working on definitions and table of uses.

Jamie Houle said he discussed with the Conservation Commission the use of Conservation Fund monies to hire professional help to assist in the rewrite, especially with the drinking water ordinance, which is complicated.

Dwight Baldwin said the Conservation Commission had some reservations about using Conservation Fund monies to hire a professional to assist with rewriting a Town ordinance. He noted that some felt the rewriting of Town ordinances should not be paid for by the Conservation Fund monies and some were not sure that it was within their charter as a Conservation Commission to use funds to in such a manner. Jamie Houle suggested gathering more information on this and bringing the information back to the Conservation Commission for further discussion.

Robin Mower suggested applying for a PREP grant. She noted that the PREP grant cycle is just beginning and the group could apply for PREP funds to hire a professional.

b. Discussion of Mill Pond Dam

Dave Cedarholm noted the Council was recently informed of the results of the 12 cores taken from the Dam. He reported the cores in the spillway, back of the dam and the buttresses show that the concrete is good overall. The abutment where the gates are shows extensive cracking and will need to be replaced. He said estimates done a year ago were in the range of \$300,000 to a million dollars for replacement. He said the repairs will need to be done dry and the area gets covered twice a day – so it will be a challenge and costs will most likely be close a million dollars.

The members discussed the sediment samples taken. Dave Cedarholm reported the sediment sample analysis showed some contaminants, but nothing out of the ordinary.

Further conversation regarding the dam continued.

b) Confirmation of date of next meeting

Wednesday January 27th 2010 at 7:30 am

5) Administrative – Robin Mower suggested reviewing the previous meeting minutes via email, posting an updated draft and then approving at the next meeting in January.

6) Adjournment --

The December 22nd, 2009 meeting of the Water Resource Protection Subcommittee of the Durham Planning Board adjourned at 8:55 am.

Respectfully submitted by,

Sue Lucius, secretary to the Water Resource Protection Subcommittee of the Durham Planning Board.