

# DRAFT DRAFT

**WATER RESOURCE PROTECTION SUBCOMMITTEE OF THE DURHAM PLANNING BOARD  
TUESDAY, FEBRUARY 5, 2010  
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

**Members Not Present:** Richard Kelley

## **I. Call the meeting to order and acknowledge absentee**

Chair Houle called the meeting to order.

## **II. Approval of the agenda**

The agenda was approved by the members.

## **III. Continued discussion about taking the stormwater project to the Planning Board at the quarterly meeting on the 24th of February**

Dave Cedarholm requested that members email him any simple editorial comments to be incorporated into the draft.

The members had a lengthy and indepth discussion regarding the draft of the Site Plan Review. Dave Cedarholm noted that he decreased the threshold to 10,000 square feet, which he viewed as a compromise between the original square foot threshold and Richard Kelley's concerns. He suggested it would be helpful to the Planning Board for the members to point out what this subcommittee struggled with and to make them aware of some of the discussion and concerns regarding those issues

Stephen Roberts asked if the conditional use process will still be a part of the site plan review. Jamie Houle responded this has been drafted as a regulation and not an ordinance. He said it adds language to the current site plan review regulation and expands and explains what adequate drainage means.

Dave Cedarholm said the draft states that all developments shall provide adequate storm water management. He said it states that projects greater than 10,000 sq ft MUST submit to the Planning Board a storm water management plan. Mr. Cedarholm explained that

this is not getting away from being able to ask ANY development project for a storm water management plan.

Mr. Cedarholm said this draft specifically states that projects which disturb more than 10,000 sq ft will be required to provide a storm water management plan according to very specific requirements. He noted, in addition any project the Planning Board requires a site plan review application for has to meet water quality protection standards and in that case a project under 10,000 sq ft that the Planning Board is concerned about can be required to submit and implement a storm water management plan complete or abbreviated.

The members had a lengthy discussion regarding the clarity of the wording and possible ways to reword this section of the draft. It was agreed that the wording would read "...development that disturb 10,000 sq ft or more must submit to the planning board..." and "The Planning Board reserves the right to require any development that disturbs less than 10,000 sq ft to submit and implement a storm water management plan complete or abbreviated."

Mr. Cedarholm said he felt it is important to point out to the Planning Board that this subcommittee is trying to retain what is in the site plan review regulations now...that all developments shall provide adequate storm water management.

The members engaged in a discussion regarding the definition of pervious and impervious surfaces in this regulation. Several definitions were read and discussed by the members. The following was chosen to be adopted; "A hard surface area that either prevents or retards the entry of water into the soil profile as under natural conditions prior to development; and/or a hard surface area that causes water to runoff the surface in greater quantity or at an increased rate of flow from the flow present under natural conditions prior to development.

Mr. Cedarholm noted that he also included a definition for pavement: areas of the site that are covered with pervious and/or impervious hardened asphalt and concrete. He said he included this so that later in the document it can be used when calculating the affected pervious area. He said the subcommittee wanted to encourage pervious pavement but does not wish to see entire sites paved.

The members discussed an inconsistency regarding the storm years used in the drainage analysis and the design standards. The members decided that the design standards would require the analysis to be on the 2, 10 and 25 storm for rate and volume; the outlet structures for emergency overflows would be required for the 100 year storm.

The members discussed the wording regarding existing condition site plan. It was determined that this wording will be left as is.

The members changed the wording regarding waivers and exemptions for road and parking lot paving to read: "...waivers and exemptions to road and parking lot resurfacing..."

The members agreed to email any other changes or suggestions to Mr. Cedarholm and agreed the draft will be ready to present to the Planning Board at the March 24<sup>th</sup>, 2010 meeting.

#### **IV. Adjournment**

The February 5, 2010 meeting of the Water Resource Protection Subcommittee of the Durham Planning Board adjourned.

Respectfully submitted by,

Sue Lucius, secretary to the Water Resource Protection Subcommittee