

**MINUTES**  
**Wetland and Shoreland Committee**  
of the Conservation Commission  
9:00 a.m. Upstairs Conference Room – Town Hall  
**March 9, 2023**

**Committee Members Present**

Emily Friedrichs, Planning Board representative on ZOOM  
Sally Needell, former Conservation Commission chair  
Paul Rasmussen, Planning Board representative  
Neil Slepian, Conservation Commission representative  
Dwight Trueblood, Conservation Commission representative  
  
Michael Behrendt, Town Planner

The committee reviewed the proposed criteria for the WCOD again. Changes suggested by the committee will be emailed to the committee and the Conservation Commission separately.

Michael suggested adding a line to clarify that the intention is not to require the applicant to hire more consultants to cover all the areas. Emily said the procedures for review should not change. Michael said that such additional reviews then should be required or expected only in unusual circumstances, if it is substantially warranted. Dwight said any resident or commission member could explore this on their own.

Regarding the concern for substantial adverse impacts, to some extent you know it when you see it. It depends on scale. Neil said it can be required in case it is needed. Michael said that this would therefore involve good faith on the part of the Conservation Commission and the Planning Board.

The committee discussed the types of resources and buffers that should be included. Emily suggested having different buffers for different uses and a maximum impervious surface. Michael said the current ordinance includes lots of this – a hierarchy by types of use (permitted use A, permitted use B, conditional use, and prohibited use), different buffers for types of resources and zoning districts, and additional standards for treatment of the buffers. But he said maybe it makes sense to have different tiers for setbacks.

There was a sense that the existing breakdown of resource types was not far off the mark, though the buffers for some would likely change. Dwight asked what is the goal? Is it managing runoff, protecting habitat?

The sense of the committee was to look at the types of uses and then return to resources and buffers.

Respectfully submitted.  
Michael Behrendt, Town Planner