

**TOWN OF WALPOLE
PLANNING BOARD WORKSHOP SESSION
Walpole, NH 03608
Tuesday, November 22, 2011**

Presiding: Jeff Miller (Chair); Robert Miller (Vice-Chair); Ben Daviss, Eric Merklein
Alternates: Steve Dalessio, Donn Lounsbury
Guests: Kimberly Goddu, Emily Hall, Tom Beaudry
Recording: Regina Borden, Recording Secretary

These Minutes are unapproved and will be reviewed at the December 13, 2011, meeting for corrections, if needed.

Workshop Session Called To Order: Mr. J. Miller called this meeting to order at 7:06 PM in the Town Hall downstairs office. Meetings are tape recorded therefore asked anyone that wishes to speak to identify themselves.

Goals and Objectives of the Master Plan's Revised Land Use Section – Discussion with Antioch College

Students: Mr. Daviss reported that through Peter Palmiotto they submitted an application to Antioch's Environmental Studies program to be considered as a site for capstone projects by students earning their Master's Degrees. These field projects are the equivalent of a class for the students but give them real-world experience. He invited and introduced the two Antioch College students: Kimberly Goddu and Emily Hall who expressed an interest. They were asked to help the PB draft a Water Resources Protection Ordinance for the Town. Specifically, the students were asked to do the following:

- 1) Research ordinances and regulations enacted by other towns in the Monadnock region to protect water resources, perhaps involving interviews with town officials to learn how quantitative elements within the regulations were determined.
- 2) Conduct a literature review to determine "best practices" and formulate guidelines and a justification for quantitative elements to be included within Walpole's draft regulations.
- 3) Apply GIS mapping tools to Walpole's existing maps, including our map of existing wetlands, to create overlays showing property boundaries, soils, and slopes.
- 4) Devise a flexible or graded scale of buffer sizes and distances to adequately protect wetlands, streams, ponds, and other surface water while also protecting property rights.
- 5) Make a presentation at a public meeting of Walpole's Planning Board to present and defend the resulting recommendations.

Ms. Goddu and Ms. Hall advised that their specific program is in sustainable development so this is putting their studies into practice. They do not want to give the PB something that is not useful. Mr. J. Miller noted that the Town's Commercial Zone is close to the aquifer. They have been very active in trying to update various sections of the Master Plan to protect water resources. Mr. Dalessio said they look at this as a long-term strategy. Mr. Daviss said they want to know what works in other places and what options they have. Mr. Merklein would like to learn more about the aquifer. Ms. Hall explained that they do not have a lot of experience with hydrology but they will discuss it with their advisor and get back to the PB. Mr. Dalessio would like them to look at the Wellhead Protection Ordinance that is already in place, drainage issues, ground water protection. Have other towns provided land owners with incentives to protect wetlands and/or other natural features. Mr. J. Miller summarized by stating that the priorities are: Aquifer, looking through and up-dating the Wellhead Protection Ordinance, any processes that should be changed to protect the water resources and to review the Site Plan review because it all ties in. There might be newer State statutes that the PB members are not aware of that would have an impact on certain development, subdivisions, etc. Ms. Hall noted that their next session starts on January 13th. They are supposed to be done by May 12th, 2012; 400 hours is a full class. Their contact person will be Mr. Daviss. They were invited to attend any Workshop session or PB members were agreeable to scheduling a meeting at a more convenient time for them. Mr. Beaudry mentioned that they are also welcome to attend a Conservation Commission meeting on the first Monday of any month.

December Public Hearing, Building Height and Zoning Amendments: The PB members discussed the proposed Building Height, Zoning Amendments and Public Hearing that is scheduled for the December meeting.

Adjournment: Mr. J. Miller declared the Workshop Session adjourned at 8:11 PM.

Respectfully submitted, Regina Borden, Recording Secretary