

NH Towns' Wetland Buffer Requirements *- towns wishing to be added to this list, see contact info at end (11/04)*

Town	Conservation Contact	Buffer Information
Acworth	Debbie Hinman	Shoreland buffer; no wetland buffer
Amherst	John Harvey, chair ConCom	No structure within 50' of any wetland, with a naturally vegetated buffer of 25'. Naturally vegetated buffer of 100' from the edge of 44 "water resource" wetlands. Did Prime Wetland assessment but opted to name 44 obvious wetlands rather than go pure PW route. Use State wetlands definition
Antrim		25' "no construction or ground disturbance"
Atkinson	Scott Kukshstel, chair ConCom	100' building & septic setback; exploring 150' buffer for designated wetlands. Can't count wetlands in minimum lot size determination.
Auburn	Jarlene Cornett / rrcorn@comcast.net	125' setback; functional analysis by wetlands scientist can cut distance to 75', but absolutely no disturbance 0'-75'. Vernal pools get unflinching 125' buffer.
Barrington	John Wallace 664-5974	50' buffer required for structures from any wetland. 100' buffer recommended in a Shoreland Overlay Zone and for Isinglass River Zone.
Bedford	Nancy Larson 472-8104	50' from all wetlands for all structures; 75' septic. Looking into increasing buffer protection.
Boscawen	Michele Tremblay 796-2615	On steep grades, up to 200' buffer. Town is revising its master plan and hopes to improve the buffers for wetlands and surface waters, which are now same as State.
Bow	Phil Wolfe 228-3647	30-150' buffer range. 150' on 8 Prime Wetlands (no logging). One of few towns to address vernal pools. Must maintain 50' buffer. 30' buffer if wetland <1/4 acre. Have 'Do not disturb' markers that must be placed along buffer boundary for any new subdivision. Septic setbacks vary from 125' to 100' to 75' depending on conditions.
Bradford	Ann Eldridge; John Robie 938-5266	No buildings 100' from very poorly drained soils and 50' from poorly drained; 75' septic setback.
Brentwood		100' from very poorly drained; 50' from poorly drained
Brookline	Laura Libby, l.libby@geac.com	50' buffer from all wetlands. Two septic setbacks: 125' where soil type is coarse-textured with rapid to very rapid permeability; 75' for all others. Prime wetlands designated.
Claremont	Norman Wakeman 542-5267	500' setback from CT River; otherwise follow State regulations.
Concord	Marjorie Swope	"minimum" 50' buffer on wetlands >3,000 s.f. - to remain "in its natural condition"
Danville		100' from very poorly drained; 75' from poorly drained
Derry	Paul Dionne	For wetlands <1 acre, 30' buffer; for > 1 acre, 75' buffer. For 28 designated Prime Wetlands, 150' no build buffer and 75' no disturbance. Aquifer ordinance prohibits >50% nonporous surface.
Dover	Tom Fargo	50' setback from State defined wetlands. 75' septic setback from Very Poorly Drained.
Dublin		50' wetland buffer; 100' septic setback
Dunbarton	Margaret Watkins 774-7120	125' buffer from Great Ponds and adjacent wetlands.
Durham	Jim Campbell	50' setback from poorly drained soils and a 75' setback from very poorly drained. Currently rewriting ordinance likely to move to a 100' setback
Enfield		On DES Prime Wetlands list
Epping		50' from very poorly drained; 25' from poorly drained
Exeter	Don Clement 728-0238	25' no cut, no disturbance; 75' no construction; and 100' from Prime Wetlands

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Fitzwilliam	Jody Hartwell, Town Office 585-7791	75' in wetlands overlay district
Francestown		100' no clear-cutting, fertilizers/pesticides/toxics, septic system, snow dumps
Fremont	John Whiteside 679-5443	200' from very poorly drained (or Prime??); 100' from poorly drained
Gilford		On DES Prime Wetlands list
Gilmanton	Nanci Mitchell 528-0776 Nancirae@worldpath.net	75' building setback from waterbodies and 50' from wetlands & streams but disturbance (lawns, paving) allowed within buffer. Septic 125' from waterbodies; 75' from wetlands, streams.
Goffstown	Collis Adams www.town.goffstown.nh.us	50' no-build / no grade change setback on wetlands >2,000 SF and any wetland contiguous to waterbody; 100' on wetlands >20,000 SF. For residential subdivision (non-residential handled by site plan review).
Grantham		Shore Land/River Overlay 75' bldg. setback; 150' Woodland Buffer
Greenland	Dan Kern	50' buffer
Hancock	Bill Elliott 525-4967	No buffer, but 125' septic setback from all wetlands; only 25% of wetlands can be used to satisfy minimum lot size determination (4 acres in most of town).
Hampton Falls	Dan Dewitt 926-2664	100' buffer on surface waters and wetlands
Hanover	Vicki Smith 643-0708	75' from wetlands--no structures, no parking; 125' leach field setback from any wetland (use Army Corps methodology). River: same provisions as for wetlands. ZBA may approve buffer intrusions. They monitor cutting of trees; no fertilizers allowed as lawn maintenance does great harm to water. Enforcement is a problem: need to make everyone aware of the rules. Use State Definition.
Holderness		Recognize Prime Wetlands; 125 septic setback
Hollis	Peter Baker 465-7981	100' buffer regulations around all wetlands and surface waters. Wetlands, waterbodies, steep slopes (>25%) can't be counted in minimum lot size determination. Master Plan Ids 21 areas of potential Prime Wetland status to be given special protection. (Good language on treatment of existing lots.)
Hooksett		75' buffer for 21 Prime Wetlands; 100' buffer for 4 "wetlands of special concern"; 25' buffer and 40' bldg. setback for wetlands > 1 acre
Hopkinton	Ron Klemarczyk	rivers: 75'; wetlands: case-by-case
Jaffrey	Alex Gutterman 532-8526	75' on all wetlands
Laconia	Stephanie Verdile	75' from Prime Wetlands; 50' on wetlands contiguous to public waters/rivers and 12 named brooks; 30' on all others. 30' shoreland buffer on named waterbodies plus public waterbodies. "Buffers shall be retained and maintained in their natural condition." Planning Board has new subdivisions mention buffer protection in deeds. And can require "more extensive buffers." Septic 125', 100', and 75' depending on conditions (soil and slope).
Lee		75' buffer
Litchfield	Joan McKibben, 424-2131 or litchfieldcc@litchfieldtownhall01.mv.com	http://www.litchfield.mv.com/LitchfieldWeb/PlanningBoard/planning_board.htm
Littleton		100' buffer from Ammonoosuc R. in commercial zone; 125' septic setback from waterbodies
Loudon	Art Monty	75' buffer >2,000 SF wetlands and all shoreland and vernal pools; 25' absolutely undisturbed. No pesticides/fertilizers in 75' buffer.
Lyme	Vicky Davis 795-4639	100' all wetlands; 200' great ponds & Ct. River. Wetlands & waterbodies can't be used to satisfy

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		minimum lot size requirement. Strongest regulations in NH! Ordinance developed in 80s, supported by townspeople. Planning Board responsive to unintended consequences; pays close attention to agricultural soils.
Londonderry	Timothy J. Thompson, AICP (source)	50' around unnamed wetlands greater than 1/2 acre, 100' around named wetlands.
Manchester		25'
Meredith		Details unknown
Merrimack	Andy Powell (chair), 881-5238	25' wetlands; 40' building setback
Milford	Diane Fitzpatrick 672-1070	25' buffer from any wetland and waterbody; 50' from certain designated waterbodies and adjacent wetlands; 100' from peatlands: no structures, preserve natural vegetation.
Mont Vernon	Tevis Baier 654-9738 or Carl Hedberg (Chair)	25' buffer from all wetlands except vernal pools. 16-yr. old master plan is being rewritten asking for 125' setbacks from wetlands.
Moultonboro		Details unknown
Nashua	Linda Bretz (Chair) 888-4881 or Karen Berchtold (Planner) 589-3111	75' from named "primary wetlands"; 40' from named "critical wetlands"; 20' from all others PLUS 25' no-build setback in addition to naturally vegetated buffers listed above. Wetlands cannot satisfy minimum lot size; plus performance standards for 125' zone including no septic.
New Boston	Cyndie Wilson 487-5036	Town requires two contiguous acres of dry land for a building lot. Their wetland/surface water regulations are up for revision.
New Castle		Details unknown
Newfields		75' from very poorly drained; 50' from poorly drained
Newington		75' wetlands buffer
New Ipswich	Doug Waitt 878-4330	50' building setback from wetlands & ponds; 25' buffer on streams; '05 will vote to apply 25' buffer to wetlands & ponds
New London		100' buffer from "significant wetlands" based on NWI mapping; 3 designated Prime Wetlands w. 200' buffer; 100' and 75' septic setbacks depending on soils. Limited % of wetlands can be used to satisfy minimum lot size. 300' shoreland buffer on 8 named ponds includes 50' building setback
Newmarket		50' from VPD; 25' from PD; Have Prime Wetlands language (75' no disturbance; 100' bldg. setback; 125' septic setback) but as yet, no designated Prime Wetlands.
Nottingham		75' from VPD; 50' from PD
North Hampton		100' buffer from all wetlands
Pelham	Deborah Waters – birches@adelphia.net	50' buffer; looked into tiered approach that was defeated by developer lobby; inserted bldg. envelope concept including septic AND lawn into subdiv. regs. that accomplished same protection.
Peterborough	Francie Von Mertens 924-6550	50' absolute no disturbance from wetlands >1/2 acre. Shoreland Conservation District 100' from surface waters. Expansion to 100' defeated by 3-04 town vote, but planning board supportive, will make a few adjustments and try again.
Portsmouth	Donald Coker (source)	100' wetlands buffer zone setback from wetlands over 20,000 SF
Rindge	Joanne Carr (Planning Director)	50' from wetlands and surface waters.
Rochester	George Bailey ConCom chair See www.rochesternh.net	25' no alteration buffer on wetlands >1/2 acre; 50' on all vernal pools . 75' shoreland buffer on 3 rivers; 50' on named streams/waterbodies. VPD soils can't count toward minimum lot area or

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		density requirements in any zoning district.
Salem	Bill Valentine or George Jones, ConCom	40' setback, 25' undisturbed. 100' undisturbed buffer for Prime Wetlands. VPD soils cannot be used to fulfill minimum lot size; and PD soils can only make up 25% of minimum size; 75' septic setback
Sandbortan		On DES Prime Wetlands list
Sandwich	Chip Kimball 284-6506	100' and 125' from high watermark
Sharon	Liz LaRose 924-4400 www.sharonnh.org (“documents”)	75' bldg. setback and natural buffer; septic 100' setback; high-impact livestock 300'; 50% wetlands subtracted from minimum lot size calculation
Somersworth		All development within 100' of wetlands for structures shall be subject to review as a conditional use to insure adequate protection of the values and functions of the wetlands.
Stoddard	Sandy Sherman	50' no-build wetland setback
Strafford	Liz Evans	State shoreland protection provisions extended in '03 to 9 named ponds/rivers as local regulation; “No portion of a wetlands shall be used in calculating minimum lot size ”; ledge and steep slopes (>25%) can't be used either; septic setback dependent on slope is 100' (0-8% slope), 150' (9-15% slope), 200' (>15% slope).
Sullivan	Ann Sweet 847-3463	50' passed 3/04 (modeled on Dublin's code); 100' septic setback
Swanzey		125' septic setback; 100' wetlands buffer; wetlands cannot be used to satisfy minimum lot size
Tamworth	John Mersfelder 323-7793	125' septic from surface waters (hydric A soils); 75' from wetlands (hydric B soils). No construction within 25' of limits of a wetland. If rare, threatened or endangered species, or a bog: 300', unless developer can prove no adverse impact.
Walpole	Harold Putnam	12/03 completed Wetland Inventory and Prime Wetland Designation Project. ConCom to pursue formal Prime Wetland designation for some selected wetlands at Town Meeting '05
Weare		On DES Prime Wetlands list
Webster	Betsy Janeway 746-3818	50' buffer
Westmoreland	Jim Blake / jblake8861@aol.com	75' buffer; reportedly looking into Prime Wetlands
Wilton	Spencer Brookes, 654-6771	http://www.wiltonzba.org/ordinance/ordinance_11.html (“Wetlands Conservation District”)
Windham	Cherie Howell 432-1537	100' from wetlands >1 acre (depending on slope can extend to 200'); vernal pools >500 s.f. 25' buffer; no septic within buffer.
Wolfeboro	Rob Houseman, wolftwnplnr@metrocast.net	75' VPD; 50' PD for <u>all</u> wetlands. Looking to implement value system that would rank wetlands 1-5, with 5 off limits (vernal pools), and 1 allowing impacts up to a certain square footage. CT has some guidelines for this, but NH towns don't. Problem is too many special use permits are being applied for under present system owing to too many pre-existing nonconforming lots.

This chart begun by Betsy Janeway, Webster, added onto by Chris Parker, Dover, and now Francie Von Mertens, Peterborough. Accuracy/completeness not guaranteed.
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