

## Prime Wetlands

### Public Hearing

12/7/23

### Questions and Answers about Prime Wetlands

**1. Why are we designating some of the wetlands as prime?**

Wetlands provide an excellent resource for Plaistow including but not limited to wetland dependent wildlife habitat, fish and aquatic habitat, floodwater storage, groundwater recharge and water quality, sediment trapping and nutrient trapping transformation.

Development over the last 20 years has put an enormous pressure on wetlands and their buffers. The Conservation Commission decided it would be the best policy going forward to place more robust protections for those wetlands having the highest value, that is, do the best in conserving and preserving the functions in the first paragraph above.

**2. What are the current regulations for Prime wetlands?**

We currently have no regulations for Prime Wetlands. Our Zoning Ordinance does define Prime Wetland buffers, however, since the Town has not approved the prime wetlands, the buffers serve only as placeholders and are not enforceable.

**3. Why can the town build in Wetlands and I can't?**

Municipalities must comply with all state and federal regulations but are exempt from complying with local regulations. Plaistow, to its credit, does submit plans and projects to local boards and commissions for comment and review and then attempts to incorporate the comments and suggestions.

**4. Will this affect my property value?**

No, if you do not have a property that has a prime wetland on it or is within the 125-foot buffer.

Yes, if you have a property that has a prime wetland on it or is within the 125-foot buffer, your property will decrease in value because the increase in buffer size will add some restrictions on the use of your property.

**5. Will my taxes go up?**

No. If you do not have a property that has a prime wetland on it or is within the 125-foot buffer there will be no change in your tax bill.

No. If you do have a property that has a prime wetland on it or is within the 125-foot buffer your tax bill will decrease slightly because of the slight decrease in your property's value.

**6. What about existing structures in the Wetlands? Will I have to take down my Pool, fence, building ect.?**

Such structures would be considered "grandfathered", that is, not subject to any changes in zoning or regulations. Such structures may remain standing and may also be repaired and replaced as long as there is no increase in size of the structure.