

# BRADFORD'S SURFACE WATER OVERLAY DISTRICT (SWOD)

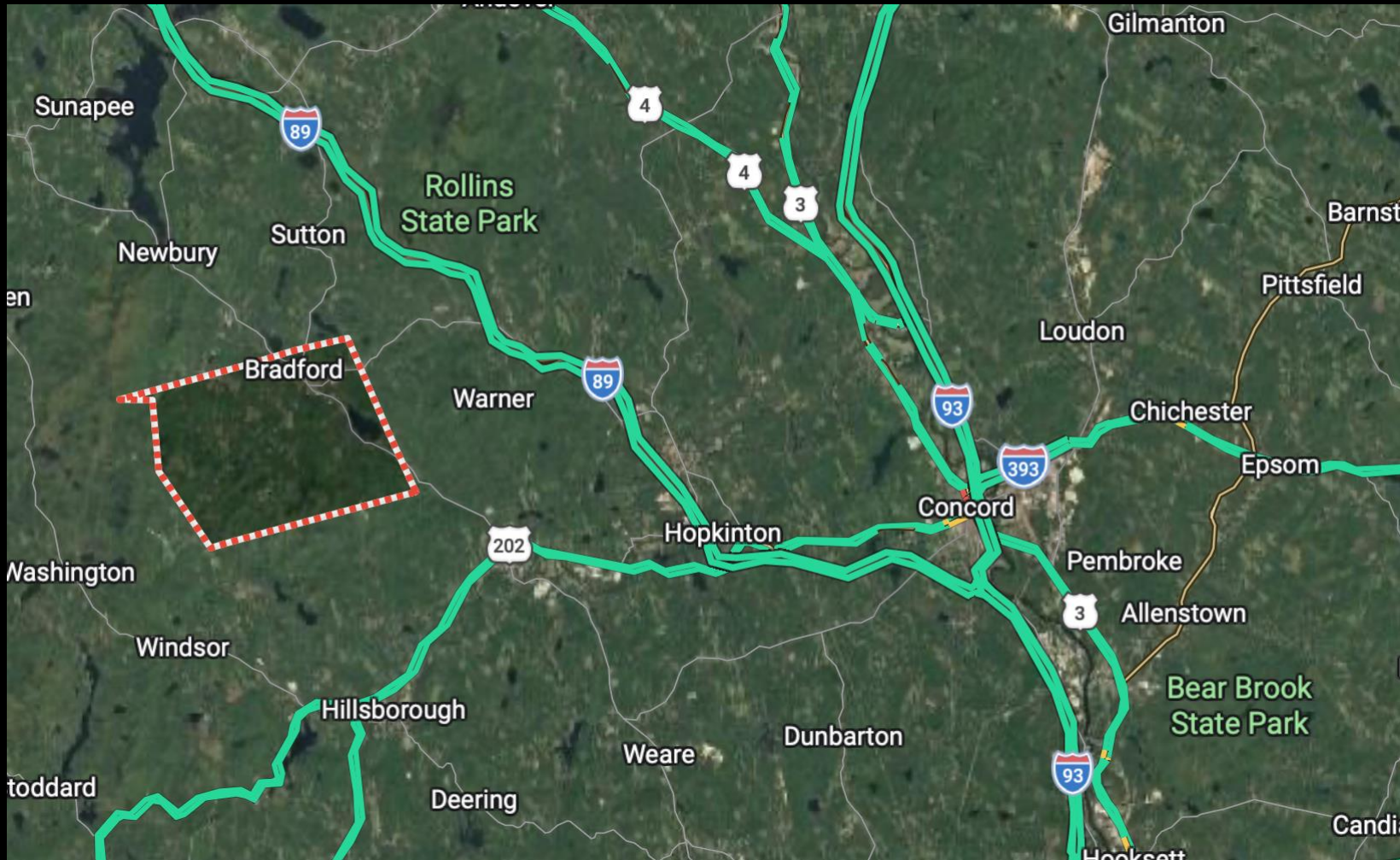
Carol Meise, Bradford Planning Board

Douglas R. Southard, Bradford Conservation  
Commission

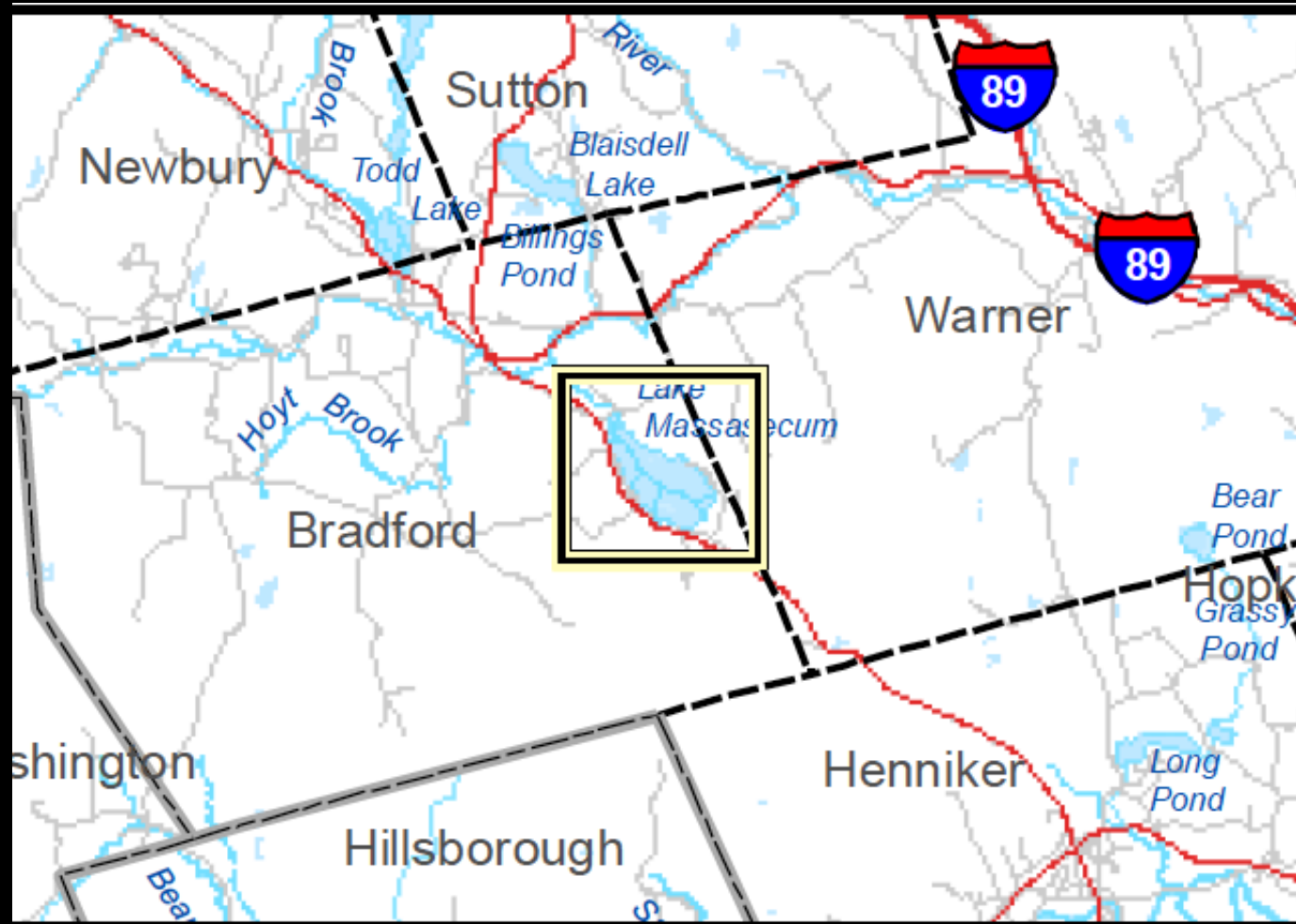
June 5, 2026



# WHERE'S BRADFORD?



# BRADFORD WATERSHED



# BACKGROUND & OVERVIEW

- 2023
  - Wetlands ordinance (Bradford)
  - Wetlands & Lake Protections (DES)
  - Planning Board desired to implement additional protections for Lake Massasecum watershed
  - Draft proposal for public presentation
- 2024
  - Subcommittee revises draft
    - Planning Board
    - Conservation Commission
    - Central NH Regional Planning Commission
- 2025
  - Final draft passed at town meeting in March 2025
  - Town meeting vote – Yes: 231. No: 91



# SWOD PURPOSE

- Protect public health, natural areas and wildlife habitats
  - Protect surface waters and wetlands contiguous to surface waters
  - Mitigate impacts of stormwater runoff
  - Minimize contamination of groundwater and surface water
  - Prevent degradation of the water quality through education and the regulation of land uses and development
  - Implement resource and environmental protection elements of Bradford Master Plan

# WHAT'S AN OVERLAY DISTRICT?

- Surface Water Overlay District (SWOD)
- Gives impression that an ordinance applies to a relatively distinct area that is easy to "see"
- Ordinance is specific to land within that area

# BRADFORD'S CONSERVATION DISTRICT

## B. Conservation District



# SWOD DISTRICT - BUFFERS

- Lake Massasecum, Lake Todd, and Ayers Pond
  - 250' back from reference line (RSA 483-B:4 XVI)
- Hoyt and West Branch Brooks
  - 75' back from reference line (high water mark)
- All other streams identified as Perennial in the GRANIT GIS database as noted on SWOD map of March 2025
  - 50' back from reference line (high water mark)

# Surface Water Overlay District

Town of Bradford

March 2025

## Legend

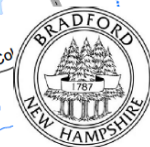
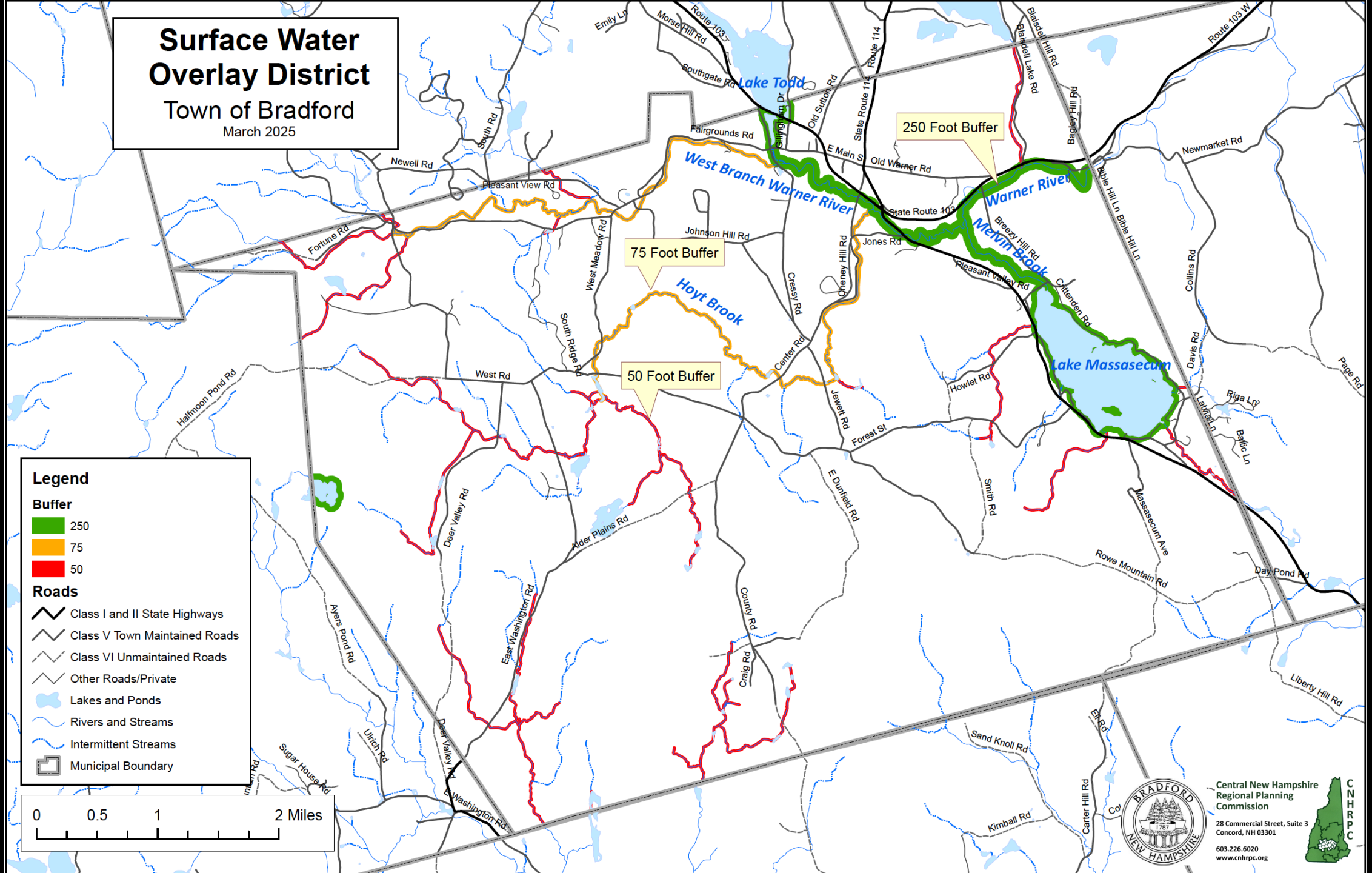
### Buffer

- 250
- 75
- 50

### Roads

- Class I and II State Highways
- Class V Town Maintained Roads
- Class VI Unmaintained Roads
- Other Roads/Private
- Lakes and Ponds
- Rivers and Streams
- Intermittent Streams
- Municipal Boundary

0 0.5 1 2 Miles



Central New Hampshire  
Regional Planning  
Commission

28 Commercial Street, Suite 3  
Concord, NH 03301  
603.226.6020  
www.cnhrpc.org



# CONTENT - DISTRICT STANDARDS

- Limits on impervious areas – limited to 20% of lot in buffer
- Offsetting nonconformance with native vegetative plants, rain gardens, etc.
- New building and expansions, septic tank – setbacks
  - Lakes/ponds/Warner River: 125'
  - Other SWOD streams: 75'
- Minimum shoreline frontage requirement (100') for new lots on lakes, 3<sup>rd</sup> & 4<sup>th</sup> order streams
- etc.

# PERFORMANCE STANDARDS

- Native vegetation buffer will be reserved within 25' of reference line
- Selective cutting of trees – limited to 50% in 20-year period
- Roots/stumps within 25' of reference line to be left intact
- Maximum of 10% (limit of 50') of shorefront utilized for boat dock
- etc.
- Utilize “Best Practices”

# USES- ABBREVIATED LIST

- Prohibited within buffer
  - Salt yards
  - Hazardous waste
  - Bulk storage of chemicals
  - Animal pens, grazing areas, or feedlots
  - No storage or utilization of fertilizer, pesticides, herbicides, animal waste without adherence to best practices
  - etc.
- Conditional Uses
  - Construction of buildings
  - Plant nurseries and other agricultural uses
  - Recreational facilities
  - Repair or replacement of existing retaining walls
  - etc.

# SPILL PREVENTION CONTROL AND COUNTER MEASURE PLAN

- Describes circumstances requiring a Spill Prevention Control and Counter (SPCC) plan
- Common storage problem is above ground oil tanks
- Plan requirements based upon proximity to surface water bodies and potential for spills
- May require a professional engineer developed plan

# GETTING IT PASSED

- Collaborative effort across multiple municipal entities
  - Planning Board
  - Conservation Commission
  - Central NH Regional Planning Commission
- Construct draft document and corresponding bullet points
- Communicate with public via hearings and Bradford Bridge newspaper

# COMMUNICATIONS

The Bradford Bridge – March 2025 7

Zoning Board, Capital Improvement member, Roads and Bridges Committee, Town Hall Restoration Committee member and the treasurer of the Rural Heritage Connection of Bradford and have been since 2013. Filing taxes for a non profit has taught me a lot. Everyday is a good day if you learned something.

Living in Bradford. I love living in Bradford. I like back road walks with my husband Bob and dog Gizmo. I love our property, its gardens and its wildlife. I love the sense of community. I have met so many welcoming people. I have participated in many town events and volunteer whenever asked. I couldn't live anywhere else.

#### Laura Beaton – Zoning Board of Adjustment for three years

Reason for running. As a current member of the ZBA, I can appreciate the necessity of our town government and the need for interested residents to participate in making our democratic process work. It's important that we abide by the state laws and listen to requests for variances and special exceptions with an unbiased viewpoint. I would like to continue to serve our town in this capacity.

Background and interests. I'm a big supporter of nature, wildlife and controlled development while adhering to the regulations of state and town zoning policies.

Living in Bradford. I love living in the woods, near family, Lake Massasecum and with wildlife and lots of beautiful land right out my back door.

#### Brooks McCandlish – Zoning Board of Adjustment for three years

Reason for running. Someone has to do it. I am willing.

Background and interests. I believe that zoning appeals should be decided fairly and openly, with consideration given to all parties without prejudice.

Living in Bradford. Bradford is home. There is nowhere I would rather live.

## SURFACE WATER OVERLAY DISTRICT

ARTICLE 3 on the March 11, 2025 Ballot:

Are you in favor of the adoption of Amendment No. 3 as proposed by the Bradford Planning Board for the Town of Bradford Zoning Ordinance as follows: To establish a new Article, SURFACE WATER OVERLAY DISTRICT, that creates setbacks and standards for surface water protection to be administered by the Bradford Planning Board through a Conditional Use Permit process as described in NH RSA 674:21.

This Article will replace the current Article XI, ENFORCEMENTS, which will be redesignated as Article XII; all subsequent amendments articles will be renumbered accordingly. This Amendment was recommended for approval by the Planning Board by a vote of 5-0.

#### Purpose:

The purpose of the Surface Water Overlay District is to protect water quality in the lakes, ponds, rivers and streams in Bradford. The existing NH Shoreland Protection Act provides some protection to listed ponds and rivers, including Lake Massasecum, Lake Todd, and the Warner River, by establishing minimum standards within a 250' buffer zone. The Surface Water Overlay District would extend protection to the main streams feeding these ponds and rivers.

#### What the Surface Water Overlay District would do:

Affirms a 250' buffer zone along the great ponds, and the Warner River, and adds Melvin Brook. Establishes a 75' buffer along Hoyt and West Branch Brook Brooks north and east of West Road. Establishes a 50' buffer along all other permanent streams and ponds identified on the Surface Water Overlay Protection Map. Sets minimum standards for land uses within the buffer areas.

Minimum standards are set to address runoff and erosion from residential, recreational, agricultural and forestry use. Some uses require a conditional use permit from the Planning Board, including new construction and grading. Some uses are prohibited within in the buffer areas, such as bulk storage of salt, petroleum products or hazardous materials.

Any use or structure that was legally in place when the adoption of the Surface Water Overlay District is adopted, would be "grandfathered" and allowed to continue, but if the use or building is expanded, it must conform the new standards.

Variances for special cases would be permitted as required by NH law.

## In Support of the Surface Water Overlay District

"Do unto those downstream as you would have those upstream do unto you."

– Wendell Berry

Unless you are on the very top of a mountain, you are downstream of others. Rain and snow that falls over 75% of Bradford flows to the Warner River, Lake Massasecum and on to the Contoocook River. It takes along everything that washes into it from the abutting landscape. (The remaining 25% is in the watershed flowing southwest.)

Surface water protection is proposed at the voting booth March 11th. People living by public waters defined by the state such as Lake Todd, Lake Massasecum, and Warner River will already be familiar with the state's rules but there is currently no protection for brooks and streams. This proposal provides guidance for uses in graduated buffers – larger streams such as Hoyt and West Branch Brook have larger buffers than the smaller streams feeding them. Current uses already in place are 'grandfathered'.

It includes a list of 'prohibited uses' such as salt yards, junk yards, and storage of hazardous wastes. It includes a list of 'conditional uses' – uses permitted with some stormwater mitigation required.

As you may have noticed on the Bradford Town website and in previous editions of the Bridge, the Planning Board, Conservation Commission, and Central NH Regional Planning Commission have honed this Surface Water Protection proposal over nearly two years. We encourage you to read the full Surface Water Protection Ordinance on the town website and support it.

Ann Eldridge



## The Bradford Bridge

COMMUNITY NEWS for NEIGHBORS by NEIGHBORS



Bement Bridge renovation completed June 2021

The Bradford Bridge is a free community newspaper supported by advertisers and written by neighbors, for neighbors in Bradford, New Hampshire.

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# WARNER'S GROUND WATER PROTECTION OVERLAY DISTRICT 2023

January 2023 Issue 4

## WARNER GROUNDWATER PROTECTION Newsletter

PROTECTING WARNER'S DRINKING WATER FOR OUR FUTURE

### A PROPOSED GROUNDWATER PROTECTION ORDINANCE OVERLAY DISTRICT FOR WARNER

**Findings from the Dec 13 Public Meeting on Groundwater Protection**

Townpeople and property owners in Warner had the opportunity to talk with the Warner Groundwater Protection Committee in December to learn about our findings related to groundwater and aquifers in Town and what we can do locally to better protect our drinking water resources. This examination focuses roughly along the Warner River- see map on Page 2.

These valuable groundwater resources have little protection. Development at Exit 9 will continue and will eventually span to Exit 7. Incompatible future development over this area without regulation can harm our groundwater.

Conclusions

We drafted the proposed **Groundwater Protection Ordinance (GPO) Zoning Overlay District** language and map to give Warner some local control over *future* and *expanded* incompatible land uses within our vulnerable water resource areas.

**Next Steps – We Need Your Support at the Jan 30 Planning Board Meeting**

The Planning Board held the proposed GPO's 1<sup>st</sup> public hearing on Jan 9 and will hold the 2<sup>nd</sup> and final hearing on Mon, Jan 30 at 7:00 PM to decide whether to place the proposed GPO onto the Tues March 14 ballot. [Click here for the public notice, proposed GPO and Zoning map](#) on the Town website.

Your attendance and support at this crucial meeting are necessary. Attend in person or on Zoom: <https://us02web.zoom.us/j/87061407427> Passcode 1234.

**Support the Groundwater Protection Ordinance at the Planning Board Public Hearing**

**Mon Jan 30 @ 7:00 PM**  
**Warner Town Hall**  
**Lower Meeting Room**

**WHAT WARNER'S PROPOSED GPO *DOES* AND *DOES NOT* DO**

*Does:*

- Propose a protection zone over the aquifer and wellhead protection areas which provide our public drinking water.
- Prohibit a few new or expanded industrial uses that could lead to aquifer contamination.
- Fit within Warner's existing regulatory structure of zoning districts and uses.

*Does Not:*

- Regulate private residences.
- Cost the Town money to implement.
- Discourage new businesses along the Exits 7-8-9 area.

Warner Groundwater Protection Committee: <https://WarnerNH.gov/gpc> 1 | Page  
Alice Chamberlin, Chair, email: [groundwater@WarnerNH.gov](mailto:groundwater@WarnerNH.gov)

Vote YES for Groundwater Protection on Tues March 14 from 7AM-7PM at the Town Hall!

February 2023 Issue 5

## WARNER GROUNDWATER PROTECTION Newsletter

PROTECTING WARNER'S DRINKING WATER FOR OUR FUTURE

### WHAT IS THE PROPOSED GROUNDWATER PROTECTION ORDINANCE OVERLAY DISTRICT?

**Key Takeaways from the Proposed Groundwater Protection Ordinance (GPO)**

- The GPO gives Warner some local protection over groundwater supplies from new or expanded uses within the proposed Groundwater Protection Overlay District.
- The GPO includes a Map (a protective Zoning District over the aquifer and wellhead protection areas which provide our public drinking water), a list of Prohibited uses, and a list of Conditional uses.
- The GPO is administered by the Planning Board.
- Permitted uses** in the GPO and underlying district are those not listed as Conditional or Prohibited.
- Prohibited uses** in the GPO District:
  - 1) Would be grandfathered if in operation at the time the ordinance is adopted;
  - 2) May receive a variance from the ZBA; or
  - 3) May be allowed elsewhere in Warner.

**WHAT DOES THE PROPOSED GPO *DO*?**

Over the underground aquifer and the existing wellhead protection area, the Proposed Groundwater Protection Ordinance:

- Protects our drinking water from future contamination.
- Prohibits new *specific industrial-type uses* like hazardous waste, dumps, and junkyards.
- Allows for new business development.
- Covers the area shown on the Map on the reverse of this Newsletter ->

For more information about the GPO including Newsletters and Fact Sheets, visit the Warner Groundwater Protection Committee webpage at: <https://WarnerNH.gov/gpc>

**What Does the Proposed GPO NOT Do?**

- The proposed GPO District does not cover the entire Town.
- Taxes and water bills will not be raised as a result of the GPO.
- The proposed GPO will not impact existing non-conforming land uses unless they seek to expand.
- Residential uses are not impacted.
- The GPO will not impact any land uses which are not listed as Prohibited or Conditional.

# BEST PRACTICES

- Utilize third party “best practices” which are routinely updated:
  - *New Hampshire Best Management Practices for Erosion Control on Timber Harvesting Operations*, NH Division of Forests and Lands and UNH Cooperative Extension
  - *Good Forestry in the Granite State*, UNH Cooperation Extension, Durham NH
  - *Manual of Best Management Practices (BMPs) for Agriculture in New Hampshire and Best Management Wetland Practices (BMWPs) for Agriculture* published by the NH Department of Agriculture, Markets, and Food

# FIND THE SWEET SPOT

- Balance surface water protection restrictions with property owners' land use
  - How large must a stream/pond be to be included in the SWOD?
  - Intermittent vs. Perennial?



# CREATE MAPS & DEFINITIONS CLEARLY DEFINING BOUNDARIES OF "DISTRICT".

The screenshot shows the GRANITView web mapping application interface. The browser address bar displays `granitview.unh.edu/html5viewer/index.html?viewer=granit_view`. The application features a top navigation menu with options like Home, Data Sources, Layer Info, Drawings and Measurements, Projects, Custom Tools, and Help. Below this is a toolbar with various map interaction tools such as Zoom In, Zoom Out, Pan, and Print. A sidebar on the left contains a 'Quick Tools ...' section and a list of data layers under the heading 'Welcome to GRANITView'. The main map area shows a topographic view of the Town of Bradford, Vermont, with Lake Massasecum and several rivers. A scale bar at the bottom indicates 1km and 1mi.

**GRANITView**  
Search...

Home Data Sources Layer Info Drawings and Measurements Projects Custom Tools Help

Initial View Zoom In Zoom Out Pan Previous Extent Next Extent Bookmarks Identify Print Export About View Layers Contact GRANIT Twitter

Navigation Find Data Tasks Home

Home

**NH GRANIT**  
With Sustainable GIS Capabilities

**Welcome to GRANITView**  
The GRANITView web mapping application provides access to key NH GRANIT data layers, along with a suite of tools to navigate and interact with those data layers. The layers are grouped into a series of functional categories that include:

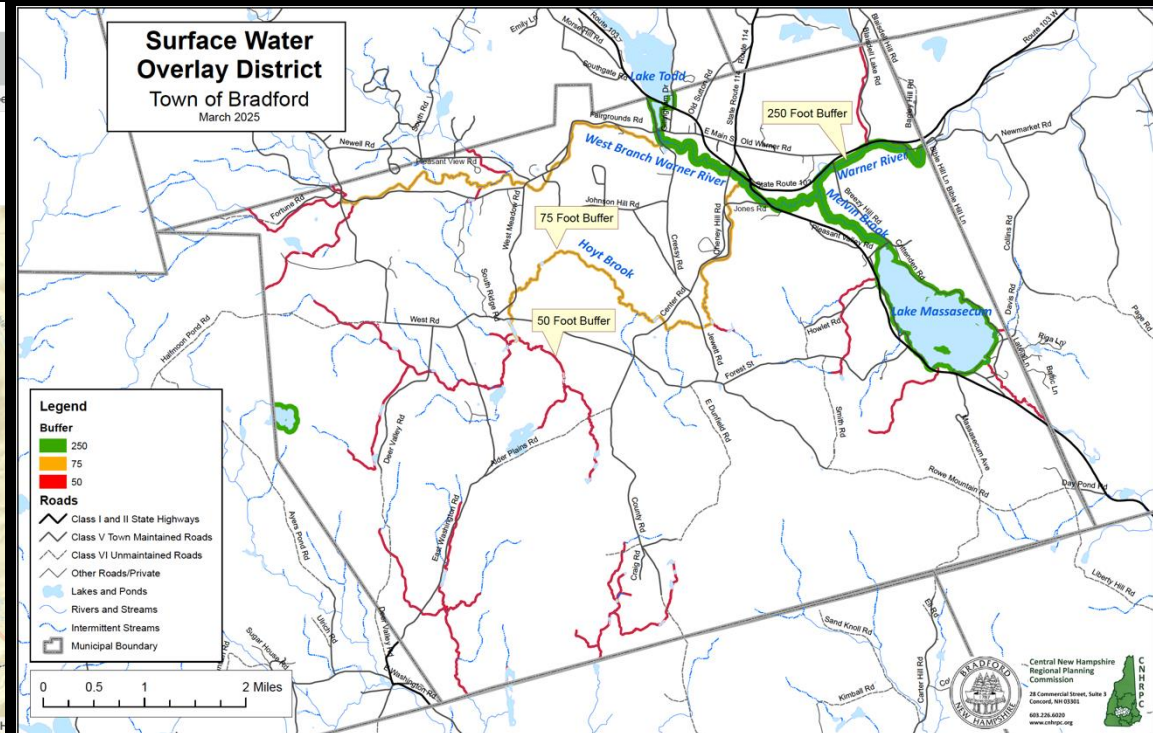
- Administrative and Political Boundaries
- Cultural Society and Demographic
- Environment and Conservation
- Geological and Geophysical
- Inland Water Resources
- Location and Geodetic Networks
- Transportation Networks
- Utilities and Communications
- Elevation
- Base Maps/Aerial Imagery
- Label Features

Each category contains numerous data layers that can be displayed and queried by the user. A number of the layers are maintained by GRANIT, while others are developed and maintained by our state partners and provided to GRANIT for archiving and hosting. For more information about GRANIT, please see [www.granit.unh.edu](http://www.granit.unh.edu). To contact GRANIT with questions or comments, [click here](#).

**PLEASE NOTE: The data presented in GRANITView are for information purposes only and may not have been prepared for or be suitable for legal,**

World St... 1km 1mi

VCGI, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | NHDES, CNH



Map Created by Central NH Regional Planning Commission

# ENFORCEMENT

- Develop regulations with consideration of realistic enforcement expectations
  - Code Officer
  - Planning Board
  - Conservation Commission (consultation)
  - Select Board
  - Zoning Board

# RESOURCES

- Bradford SWOD
  - <https://bradfordnh.gov/documents>
  - Ordinance & SWOD Map under *Planning Board*
- Warner's Ground Water Protection Committee
  - <https://warnernh.gov/departments/gpc/>
- Granitview mapping:
  - [https://granitview.unh.edu/html5viewer/index.html?viewer=granit\\_view](https://granitview.unh.edu/html5viewer/index.html?viewer=granit_view)

# Surface Water Overlay District

## Town of Bradford

March 2025

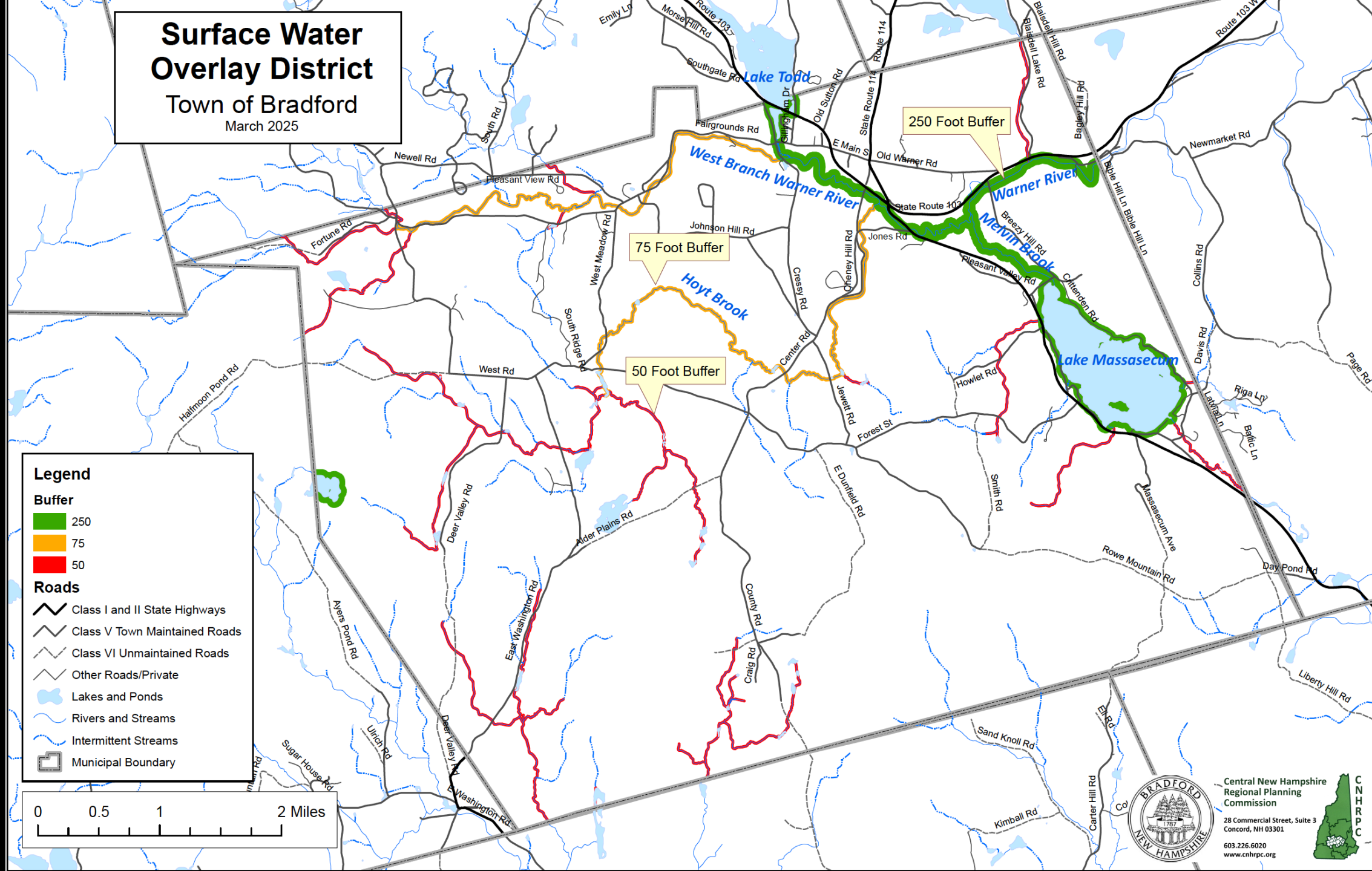
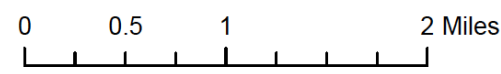
**Legend**

**Buffer**

- 250
- 75
- 50

**Roads**

- Class I and II State Highways
- Class V Town Maintained Roads
- Class VI Unmaintained Roads
- Other Roads/Private
- Lakes and Ponds
- Rivers and Streams
- Intermittent Streams
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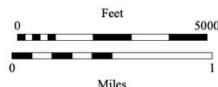
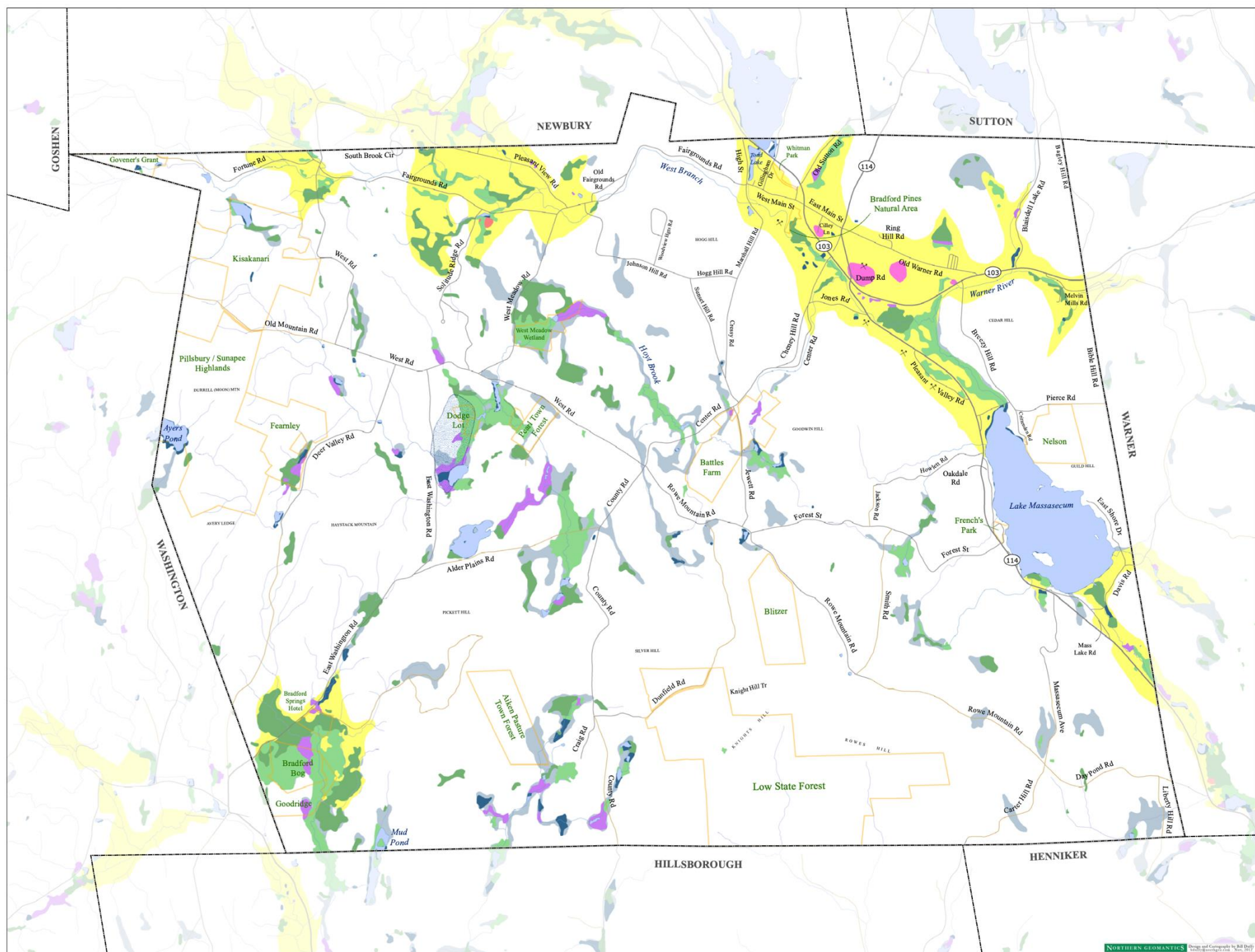


# Bradford Natural Resource Inventory

## Water Resources and Wetlands

### Legend

-  Local roads
-  State roads
-  Unmaintained roads
-  Conservation Lands
-  Lakes, Ponds and Rivers
-  Gravel\_Pits
-  Stratified Drift Aquifer
-  Glacial Till Aquifer
-  Glacial Lake Deposits Aquifer
-  Bedrock Aquifer
-  Hydric Soils
- Wetlands**
-  Emergent
-  Forested
-  Scrub/Shrub
-  Unconsolidated Bottom



**11:15 a.m. – 12:15 p.m. Session 2**

**Lake-Friendly Land Use: Municipal Ordinances and Overlays That  
Protect Water Quality**

**Presented by:**

**Norm Royce, NH LAKES Board Member and Northwood Conservation  
Commission**

**Carol Meise and Doug Southard, Town of Bradford**

# Septic System Ordinance – In partnership with the Strafford Regional Planning Commission, NHDES and the Town of Northwood

New Hampshire has nine Regional Planning Commissions:



## Septic System Ordinance - Background Data - Cyanobacteria

- Cyanobacteria blooms have become more frequent across New Hampshire.
  - In Northwood, the following Lakes provide drinking water and have experienced Cyanobacteria Blooms recently (last 5 years – (2019 – 2024))
    - Harvey Lake - 8 Events for 208 days duration
    - Northwood Lake – 12 events for 98 days duration
  - In NH advisories for cyanobacteria were issued for over 120 waterbodies statewide with the number increasing each year.
- 
- Data from New Hampshire Department of Environmental Sciences (NHDES)

# Protecting Drinking Water Through Septic Infrastructure Management in Northwood, NH

- This work is in conjunction with Strafford Regional Planning Commission and representatives from Northwood, NH.
- NHDES grant funds will be used to conduct an inventory of vulnerable septic infrastructure in the town of Northwood, NH.
- Desired outcome is outreach and education materials for homeowners about proper septic maintenance.
- A septic ordinance will be presented to the Town of Northwood Selectboard for adoption as a health ordinance.

# Septic System Ordinance – In partnership with the Strafford Regional Planning Commission, NHDES and the Town of Northwood

## Local Source Water Protection Grant

*Providing small grants for the purpose of protecting drinking water sources.*

NHDES provides small grants to water suppliers, municipalities and other local organizations for the purpose of protecting drinking water sources. Protection projects funded through this program have included:

- Delineation of wellhead protection areas.
- Inventorying potential contamination sources.
- Development of local protection ordinances.
- Groundwater reclassification.
- Shoreline surveys. Drinking water education and outreach activities,
- Controlling access to sources.



The grant award for any one project cannot be more than \$25,000

# Septic System Ordinance – In partnership with the Strafford Regional Planning Commission, NHDES and the Town of Northwood

## Who can apply?

- Water suppliers.
- Regional planning commissions.
- County conservation districts.
- Watershed associations.
- Municipalities.
- Nonprofit organizations.
- State agencies.
- Educational institutions.

## What makes an application competitive?

- The application should include a clear and defined purpose and scope of work. What is your goal and how will it result in improved source protection?
- Provide as many details as possible. Be specific in terms of timelines, site plans, etc. Include as much additional information as possible regarding who is involved and the reason for the project.
- What specific threats will the project address and how will the project help resolve those issues?
- The project should demonstrate a high likelihood of implementation.
- Identify and engage stakeholders and obtain letters of support from individuals, committees or boards who would be responsible for project implementation.
- Project tasks should have tangible deliverables for NHDES to review once completed.

# Septic System Ordinance – Task Schedule

- Task 1. Develop Quality Assurance Project Plan
- Task 2. Form and Engage the Steering Committee
- Task 3. Conduct Septic Outreach Survey
- Task 4. Develop the Data Collection Platform
- Task 5. Collect Data –
  - NHDES Onestop database
  - The Town’s property files within the study area
- Task 6. Demographics and Environmental Vulnerability
- Task 7: Prepare Septic Risk by Parcel Map and Report
- Task 8: Conduct Outreach and Education Campaign
- 
- Task 9: Develop a Septic Ordinance

## Septic System Ordinance – Task 2 Steering Team

- Devin Haley      Town of Northwood Building Inspector, Health Office, Code Enforcement
- David Copeland      Northwood Planning Board Chair
- Norm Royce      Northwood Lake Watershed Association, Northwood Conservation Commission
- Lisa Weaver      Town of Northwood Land Use Supervisor
- Jackson Rand      Strafford Regional Planning Commission
- Kyle Pimental      Strafford Regional Planning Commission
- Michael Romano      Northwood Conservation Commission

# Septic System Ordinance – Task 3 Septic Outreach Survey – NLWA Intern during 2024

Responses	77
Holding Tank	8
Septic with Leach Field	66
New Technology	3

Date of System - range from Unknown to 1949 to 2022

Pump out date - range from Unknown to 2019 to 2023

Distance from shore ranges from blank to 15 to 2500 feet

Number of users in the home range from 1- 5

Usage days range from 20 – 365

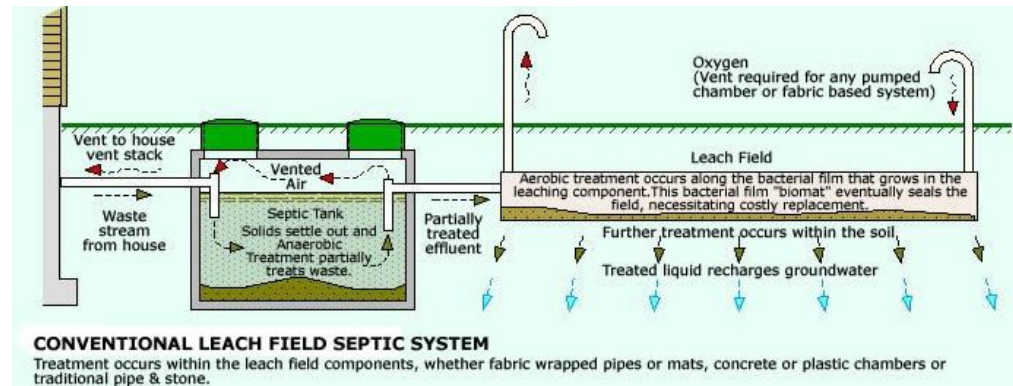
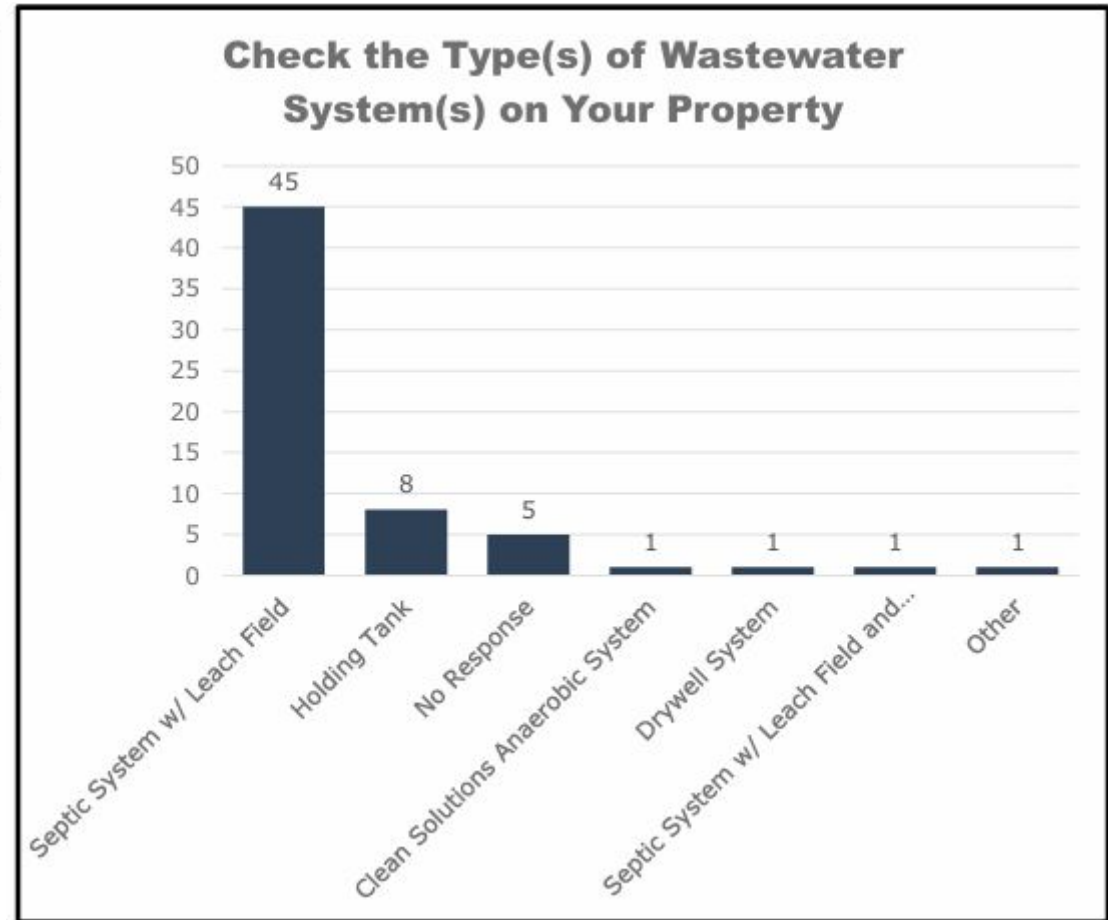
12 responders are not members of the NLWA

All but 4 responders said they are knowledgeable about Cyanobacteria.

Those 4 were “somewhat” knowledgeable.

# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

Check the Type(s) of Wastewater System(s) on Your Property	
Wastewater System Type	Count
Septic System w/ Leach Field	45
Holding Tank	8
No Response	5
Clean Solutions Anaerobic System	1
Drywell System	1
Septic System w/ Leach Field and Composting Toilet	1
Other	1
<b>Total</b>	<b>62</b>



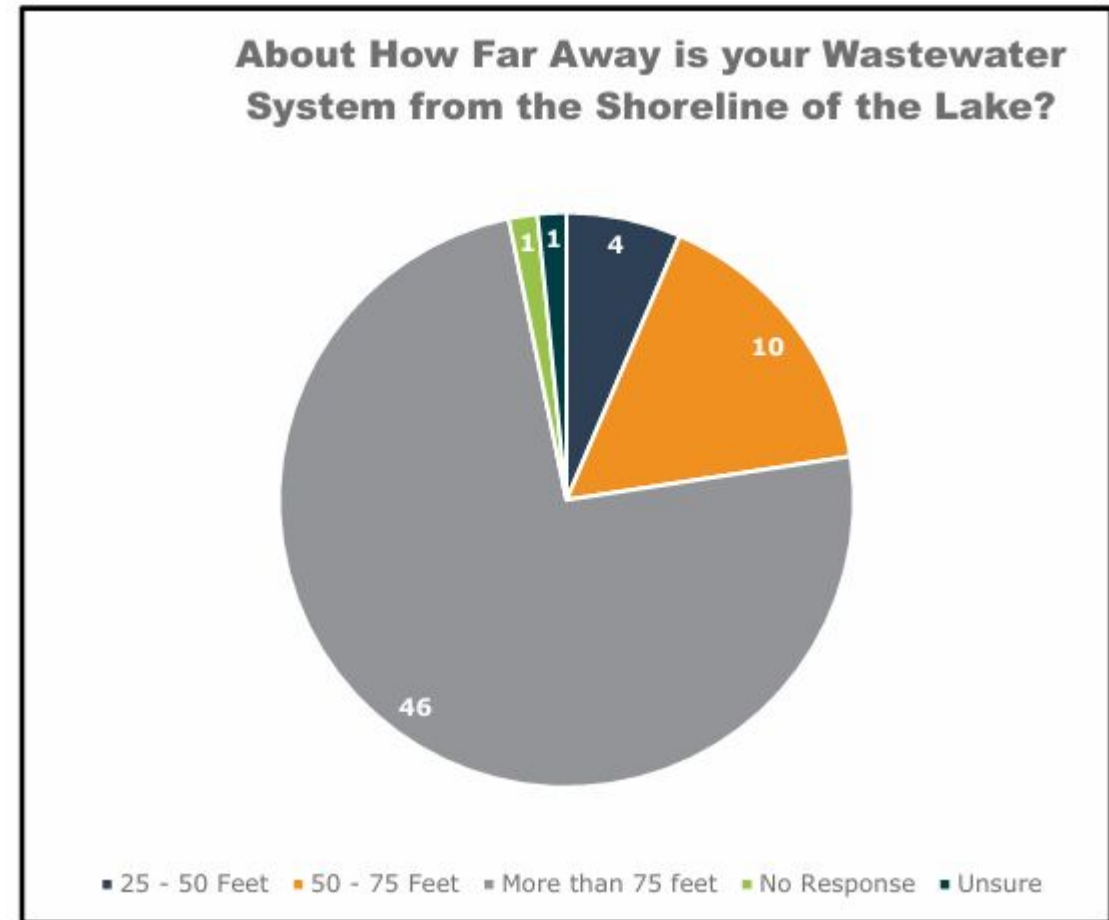
# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

<b>How Old is Your Wastewater System?</b>	
<b>Answer</b>	<b>Count</b>
Less than 10 years old	18
10 - 20 Years Old	9
20 - 30 Years Old	6
30 - 40 Years Old	3
More than 40 years old	9
No Response	6
Unsure	11
<b>Total</b>	<b>62</b>



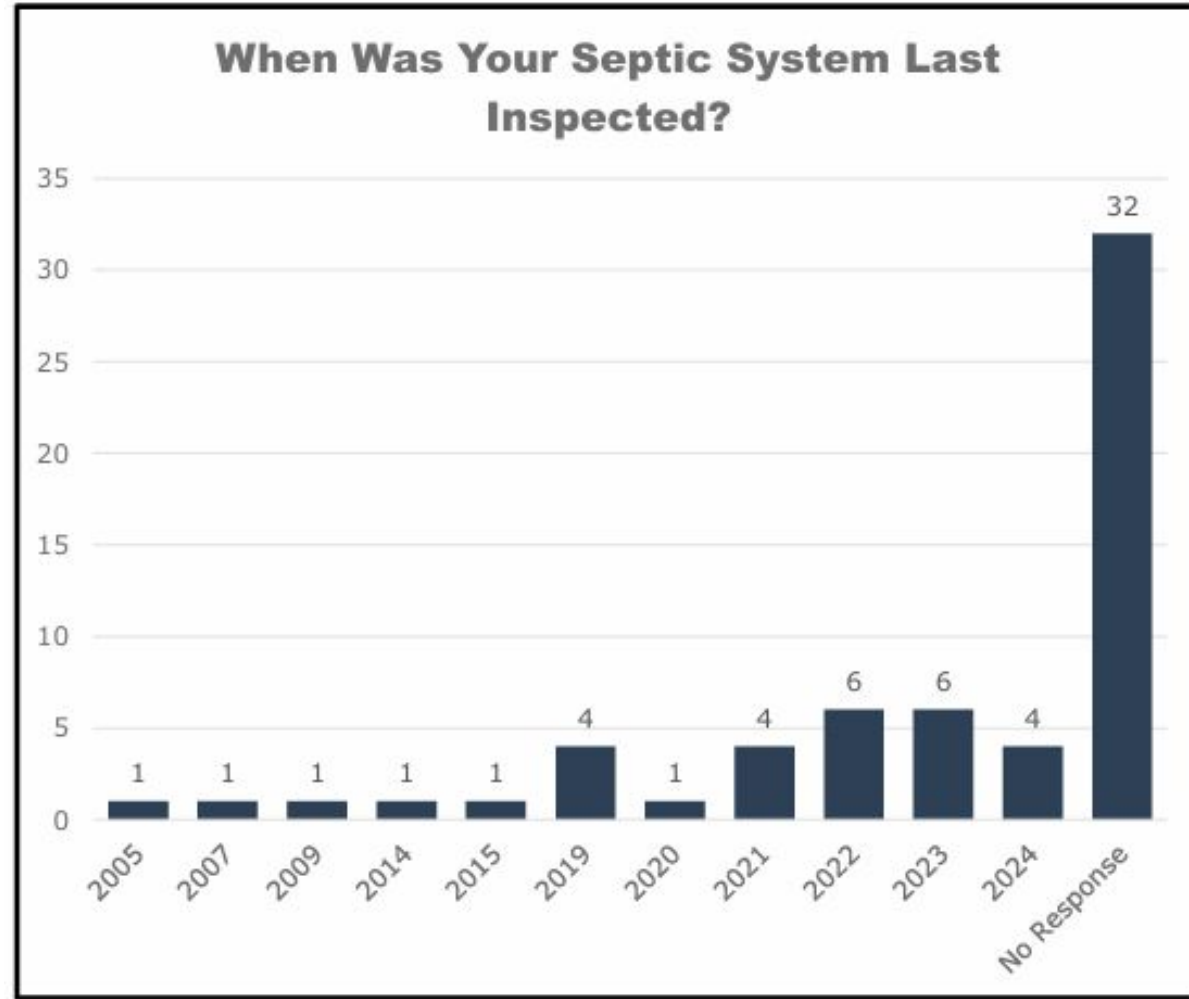
# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

<b>About How Far Away is your Wastewater System from the Shoreline of the Lake?</b>	
<b>Answer</b>	<b>Count</b>
25 - 50 Feet	4
50 - 75 Feet	10
More than 75 feet	46
No Response	1
Unsure	1
<b>Total</b>	<b>62</b>



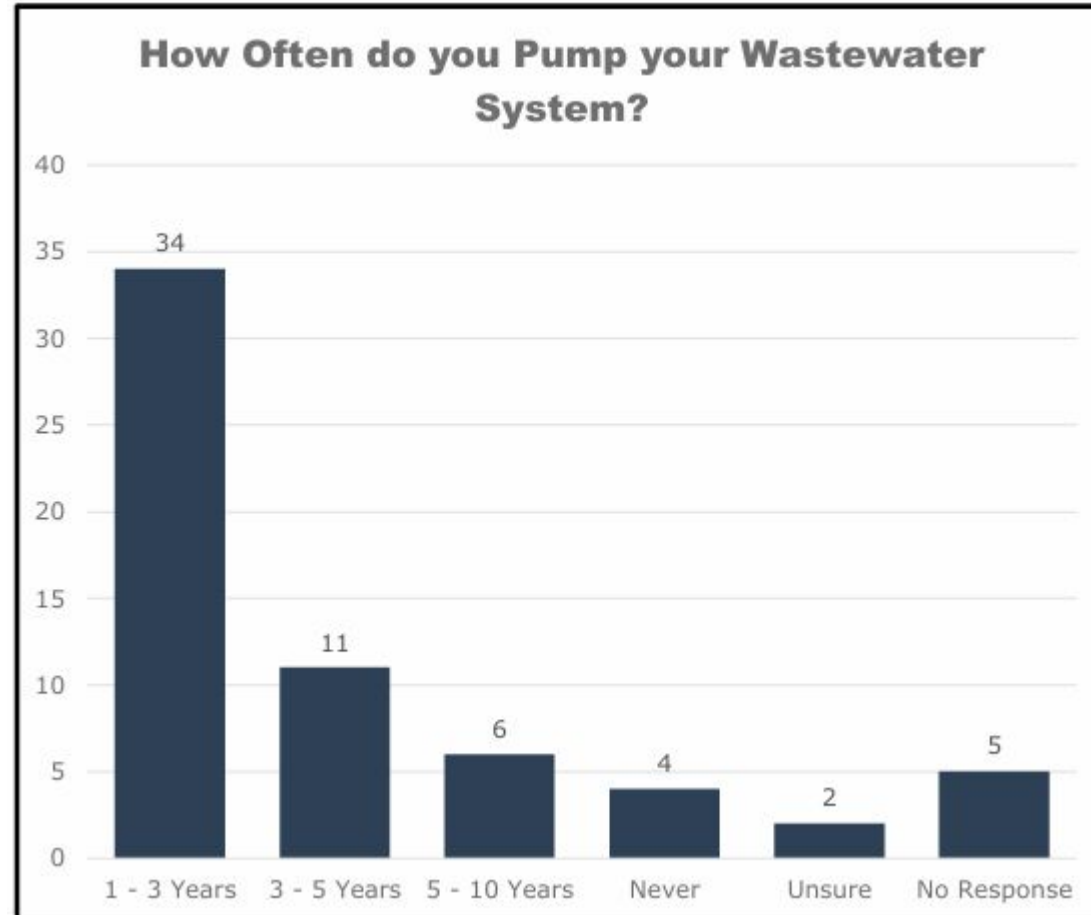
# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

When Was Your Septic System Last Inspected?	
Answer	Count
2005	1
2007	1
2009	1
2014	1
2015	1
2019	4
2020	1
2021	4
2022	6
2023	6
2024	4
No Response	32
<b>Total</b>	<b>62</b>



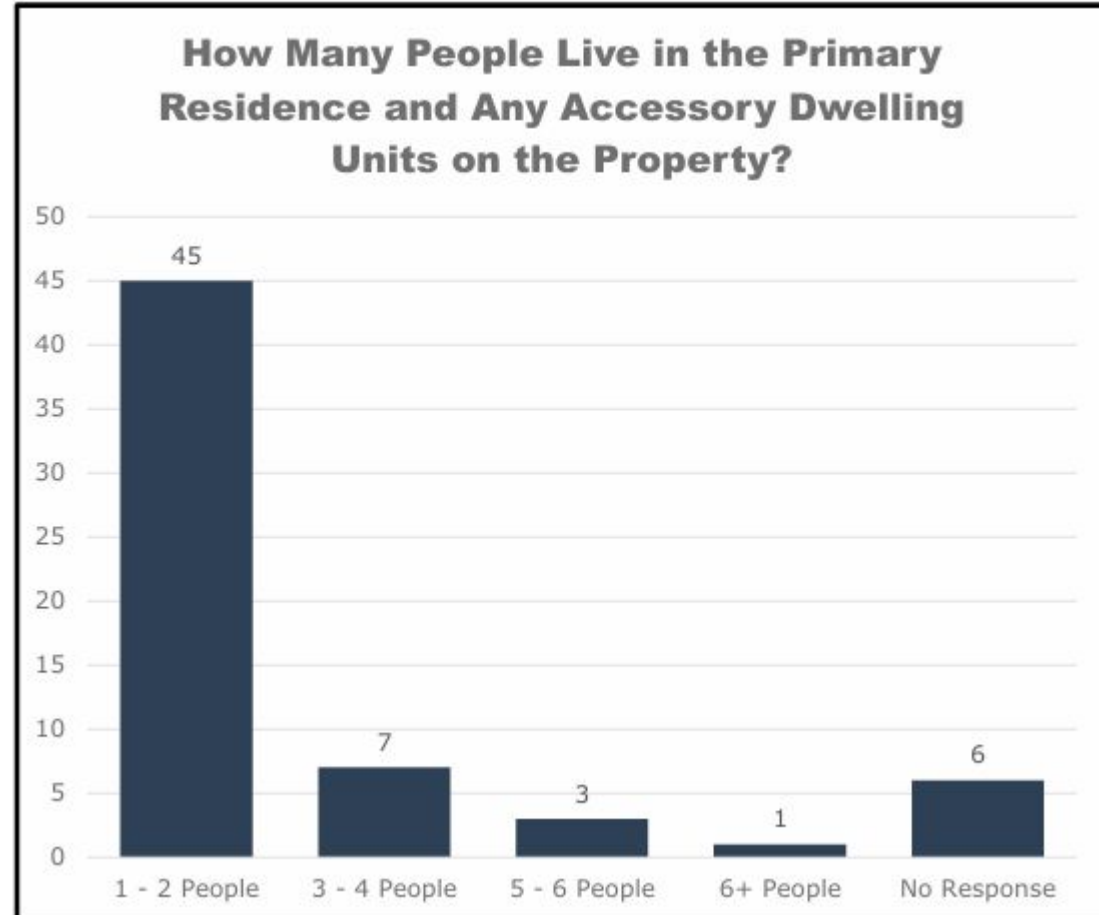
# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

<b>How Often do you Pump your Wastewater System?</b>	
<b>Answer</b>	<b>Count</b>
1 - 3 Years	34
3 - 5 Years	11
5 - 10 Years	6
Never	4
Unsure	2
No Response	5
<b>Total</b>	<b>62</b>



# Septic System Ordinance – Task 3 Septic Outreach Survey SRPC

<b>How Many People Live in the Primary Residence and Any Accessory Dwelling Units on the Property?</b>	
<b># of People</b>	<b>Count</b>
1 - 2 People	45
3 - 4 People	7
5 - 6 People	3
6+ People	1
No Response	6
<b>Total</b>	<b>62</b>



# Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records

## Septic Attribute List

For each parcel in the Study Area, SRPC will collect the following attribute information for septic systems on the parcel, using NHDES OneStop and/or review of documents at Northwood Town Hall. This information will be tied to the parcel information within the project database:

- Septic System Type
- Installed By
- Approval for Construction Date
- Approval for Operation Data

For each parcel in the Study Area, SRPC will collect the following attribute information:

- Map Number
- Block Number
- Location Address
- Mailing Address
- Owner

For each parcel in the Study Area, SRPC will create the following attribute information:

- Soil Risk Score
- Environmental Risk Score
- Population Vulnerability Score
- Overall Environmental Risk Factor from System Failure Score

# Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records

## How To Find Septic System Records

### Option 1: Check the SSB OneStop Portal

Our **online portal** has septic records from 1967 to 1986 and from 2016 onward. You can search by the **property owner's name, address, designer, installer or approval number.**



**Note:** The New Hampshire Department of Environmental Services is in the process of digitizing records from 1987 to 2016. It will take time, but these records will be available online.

## Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records

A decorative graphic of a grey pipe with black joints, forming an L-shape that frames the text on the left and bottom of the slide.

### Option 2: Visit your town office

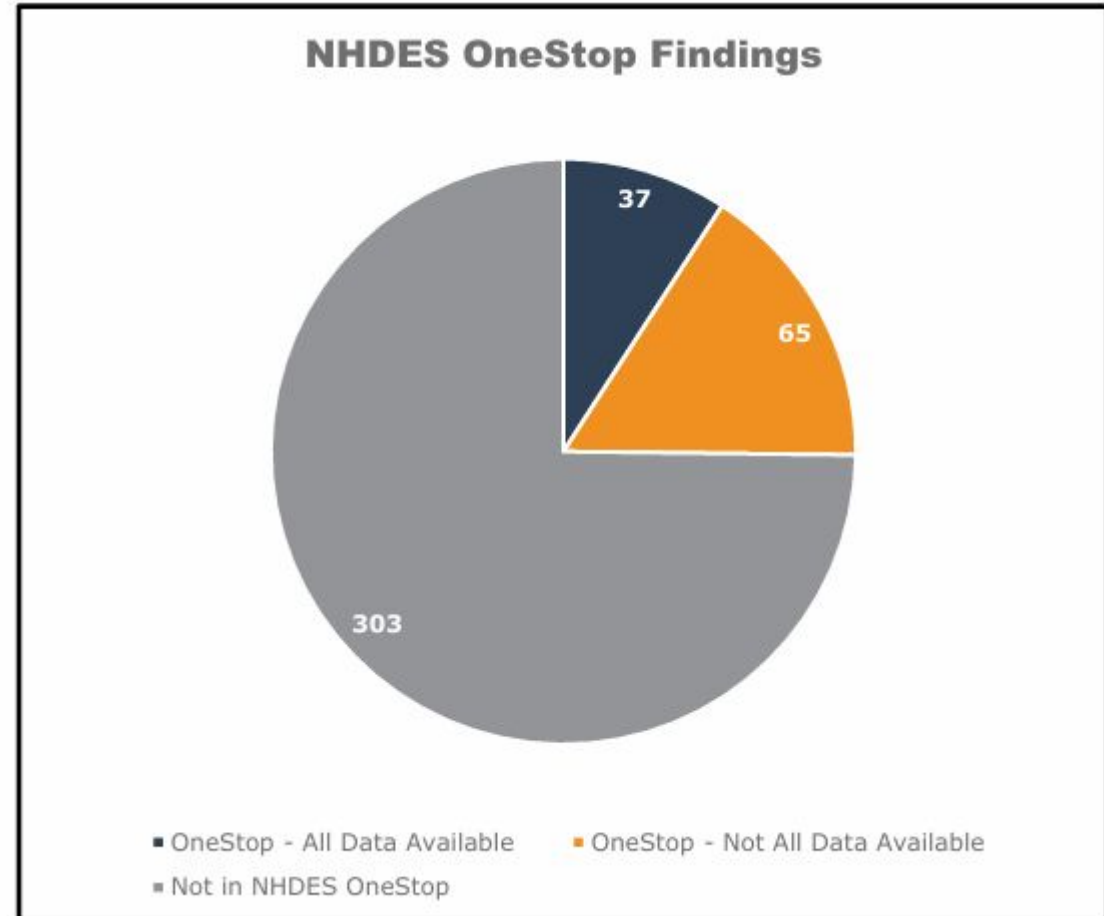
If you can't find the records on the **online portal**, visit the town office where the property is located. Politely ask the staff to check the property folder for the records.

### Option 3: Submit an archive request

If you're still unable to find the records, you may **submit an archive request through JustFOIA.**

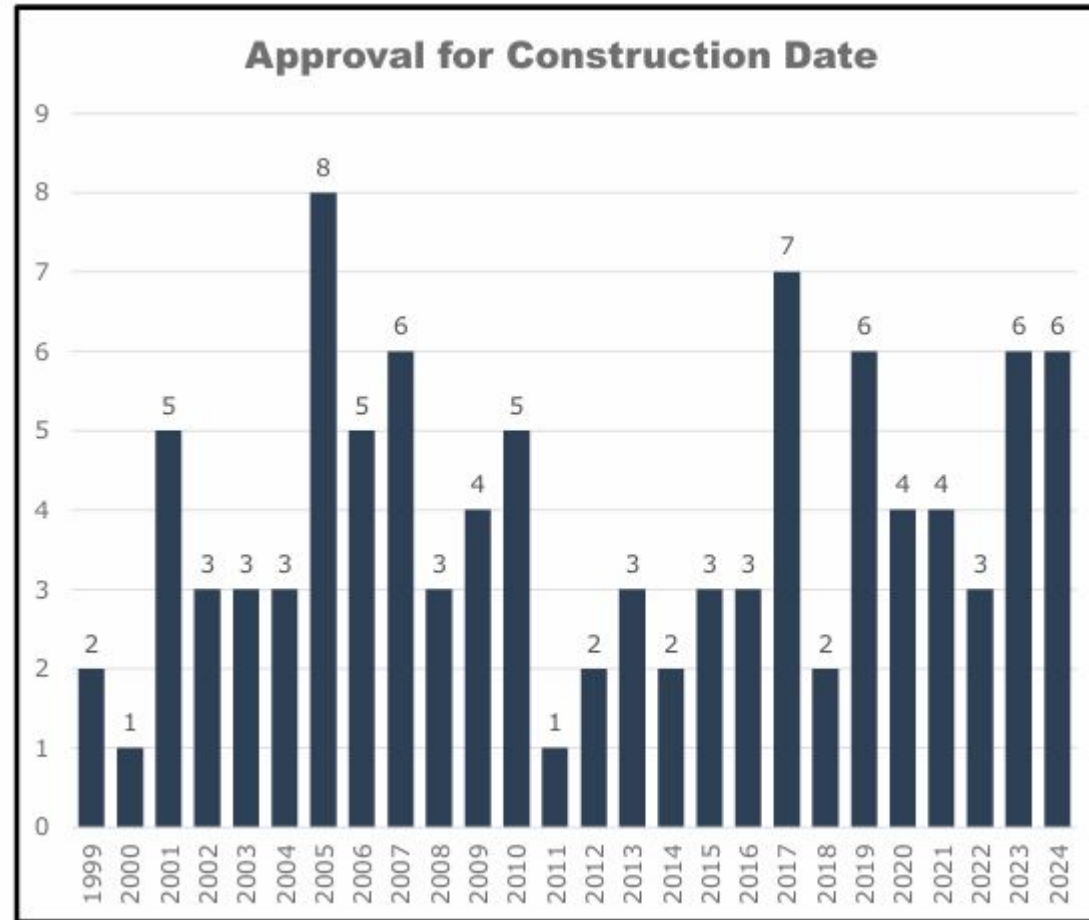
# Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records - SRPC

NHDES OneStop Findings	
Status	Count
OneStop - All Data Available	37
OneStop - Not All Data Available	65
Not in NHDES OneStop	303
<b>Total</b>	<b>405</b>



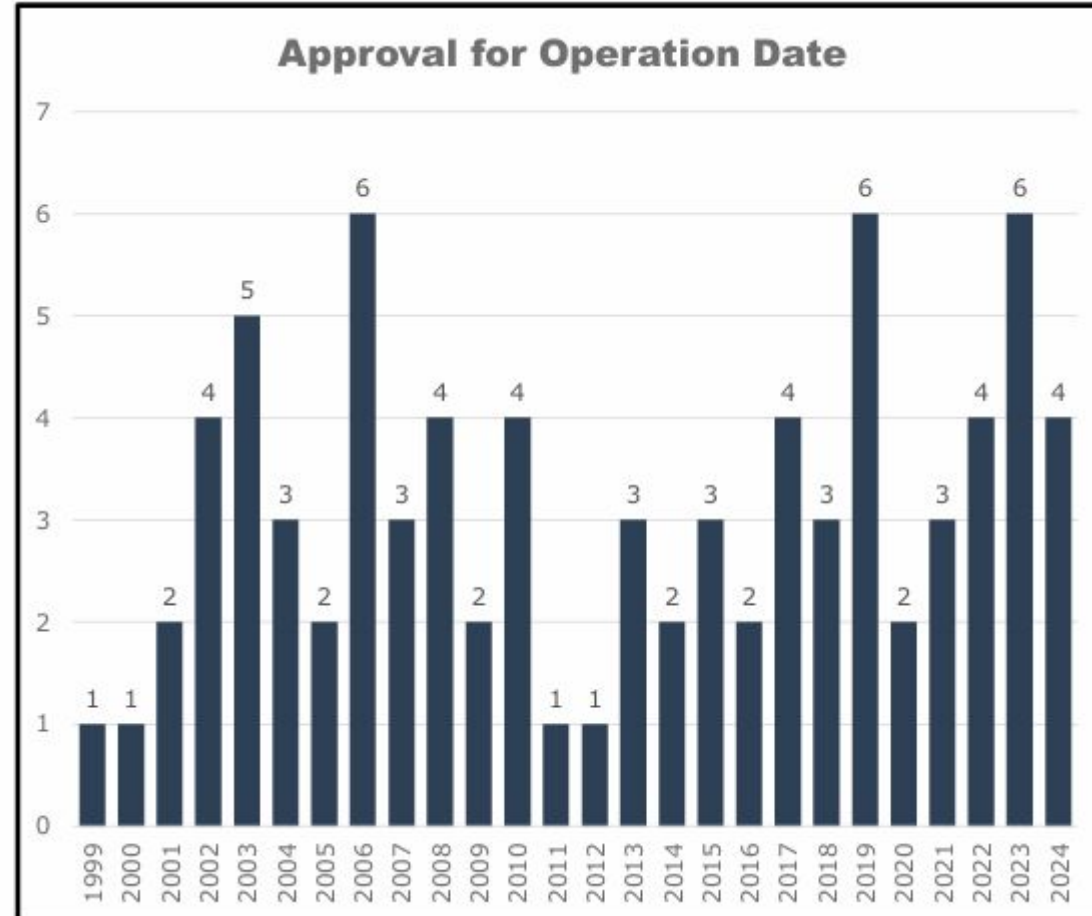
# Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records – SRPC

Approval for Construction Date	
Year	Count
1999	2
2000	1
2001	5
2002	3
2003	3
2004	3
2005	8
2006	5
2007	6
2008	3
2009	4
2010	5
2011	1
2012	2
2013	3
2014	2
2015	3
2016	3
2017	7
2018	2
2019	6
2020	4
2021	4
2022	3
2023	6
2024	6
<b>Total</b>	<b>100</b>

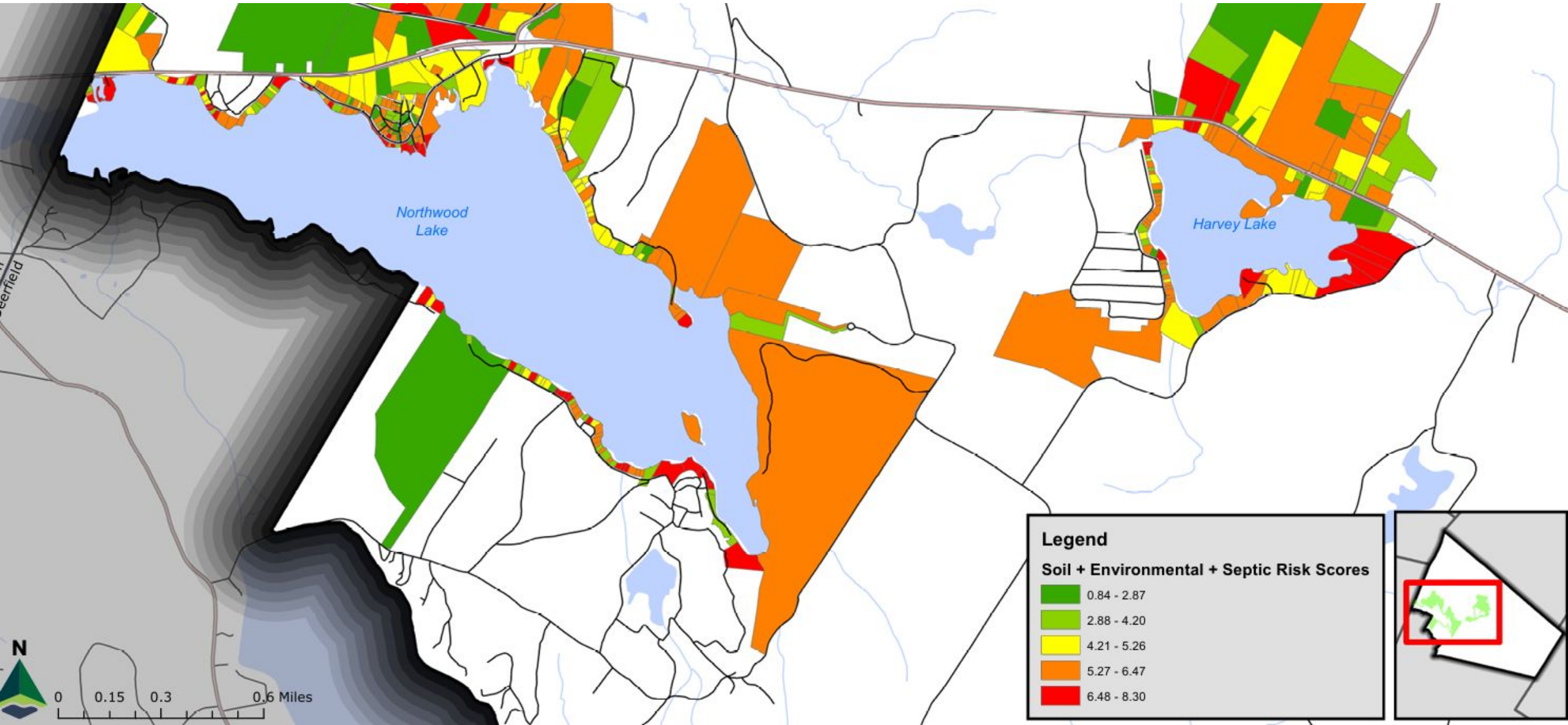


# Septic System Ordinance – Task 5 Collect Data from NHDES and Town Records

Approval for Operation Date	
Year	Count
1999	1
2000	1
2001	2
2002	4
2003	5
2004	3
2005	2
2006	6
2007	3
2008	4
2009	2
2010	4
2011	1
2012	1
2013	3
2014	2
2015	3
2016	2
2017	4
2018	3
2019	6
2020	2
2021	3
2022	4
2023	6
2024	4
<b>Total</b>	<b>81</b>



# Septic System Ordinance – Tasks 5-7 Collect Data, prepare parcel mapping from NHDES and Town Records



## Key Points for the Septic Ordinance

- The ordinance was developed using our own internal research, as well as materials and information provided by the steering committee.
- The NH Shoreline Water Quality Protection Act (SWQPA) was used as a foundation to require all septic systems within 250' of reference line of a waterbody to be subject to these regulations.
- The septic ordinance went through several rounds of review and revision with the Steering team and the Planning Board.
- The team also reviewed Septic Ordinances from multiple towns as reference material
  - Meredith    Sunapee    Windham    Enfield    Chesterfield    New London

# Key Points for the Septic Ordinance

## The Northwood Septic Ordinance:

- Approved by the Northwood Select Board effective August 1, 2025.
- Septic Systems to be pumped every three years.
- Septic Systems for which there is a NHDES approval on record prior to May 13, 1995 or at which time the system exceeds 30 years of age are to be inspected within 2 years of the effective date of the ordinance by a credentialed septic system evaluator or designer – not by the septic pump company. This also applies to septic systems where there is no approval record on file.
- Homeowners are encouraged to have their septic system inspected every five years.
- Requirements for replacement are consistent with NH RSA 485-A2.
- NH RSA 485-A2 defines failure as “the condition produced when a subsurface sewage or waste disposal system does not properly contain or treat sewage or causes the discharge of sewage on the ground surface or directly into surface waters, or the effluent disposal area is located in the seasonal high groundwater table”.
- All costs associated with compliance of the ordinance shall be the responsibility of the property owner.

# Do Your Part. Be SepticSmart!



**Shield Your Field**  
Divert rain and surface water away and avoid parking vehicles and planting trees on your drainfield.



**Don't Overload the Commode**  
Don't flush diapers, wipes or other items meant for a trashcan down the toilet.



**Think at the Sink**  
Limit use of your garbage disposal and avoid pouring fats, grease, solids and harsh chemicals down the drain.



**Don't Strain Your Drain**

Use water efficiently and stagger use of water-based appliances, such as your washing machine or dishwasher.



**Drainfield**

**Groundwater Recharge**

**Septic Tank**

**Protect It and Inspect It**

A typical septic system should be serviced every one to three years by a septic service professional.

**Pump Your Tank**

Ensure your septic tank is pumped at regular intervals as recommended by a professional.

**Keep It Clean**

If you are on a well, test your drinking water regularly to ensure it remains clean and free of contamination.

**Well**

**Aquifer**

# Thanks for Coming



Photo credit – Loon Preservation society

6/5/2026



Photo Credit: Brian Reilly