

N.H. Lakes Management Advisory Committee

[N.H. Lakes Management and Protection Program](https://www.lmac.des.nh.gov/)
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<https://www.lmac.des.nh.gov/>

February 1, 2023

The Honorable Len Turcotte, Chair
House Municipal and County Government Committee
Legislative Office Building, Room 301
Concord, NH 03301

RE: HB 236 - AN ACT relative to condominium conversions under water and waste disposal laws and municipal ordinances.

Dear Chair Turcotte and Members of the Committee:

The Lakes Management Advisory Committee (LMAC) is writing to express its **opposition to House Bill 236**, which will exempt condominium conversions from the septic system permit process for subdivisions.

Around many lakes, the LMAC sees a trend toward converting small, seasonal dwellings to expansive year-round homes. The original camps and cabins are frequently old enough to predate wastewater regulations and are often placed on lots too small to support current state-approved septic systems. If seasonal cabins are converted to year-round condominiums and later sold individually, the small lot size may be inadequate for installation of a state-approved septic system which will protect water quality in the lake.

The subdivision permitting process considers factors such as the number of people using the building, the geology of the property, the height of the water table, and the lot size to determine if an approved septic system can be installed. Without subdivision approval, the buyer of one of these small lots may inadvertently purchase a lot that cannot be developed. Nutrient pollution, some of which is caused by inadequate septic systems, is already a significant problem on our lakes and is a primary driver of cyanobacteria blooms. Passage of this bill would be a step in the wrong direction, increasing the likelihood of further nutrient pollution into our lakes.

The LMAC is a legislatively created body charged to work with the New Hampshire Department of Environmental Services (NHDES) to administer RSA 483-A, the Lakes Management and Protection Program. The Governor and Council appointed Committee is comprised of 19 members representing academia, business, conservation organizations, lake associations, tourism, fish and game commission, marine trades, realtors, municipal government as well as several state agencies.

In conclusion, the LMAC opposes HB 236 for the reasons stated above. Thank you for the opportunity to comment. Should you have questions, please feel free to contact me at (603) 366-5531 or Jared@cruisenh.com.

Respectfully,



Jared Maraio, Chair

LMAC VOTING MEMBERS: Jared Maraio, Chair, NH Travel Council • Shane Bradt, Scientific Community • Ryan Cardella, Marine Trades Association • Tiffany Grade, Conservation Community • Sara Holland, NH Association of Realtors • Janet Kidder, Planning Boards • Frank Lemay, NH Business & Industry Assoc. • Andrea LaMoreaux, NH LAKES • Lisa Morin, State Conservation Committee • Susan Price, NH Fish & Game Commission • Dick Smith, Fishing Interests • Meredith Smith, Municipal Official • Steve Wingate, Conservation Commissions

LMAC NON-VOTING MEMBERS: Garret Graaskamp, Vice Chair, NH Fish & Game Dept. • Capt. Tim Dunleavy, NH Dept. of Safety • Eric Feldbaum, NH Dept. of Natural and Cultural Resources • Jennifer Gilbert, NH Dept. of Business and Economic Affairs • Mark Hemmerlein, NH Dept. of Trans. • Shawn Jasper, NH Dept. of Ag, Markets & Food

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ec: Representative Faulkner
LMAC Representatives
Robert R. Scott, Commissioner, NHDES