

TOWN OF WEBSTER

PLANNING BOARD

MEETING MINUTES THURSDAY FEBRUARY 15, 2024

The Planning Board held a meeting on Thursday, February 15, 2024. The meeting was held at the Town Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

Planning Board Members present: Chairperson Craig Fournier, Marlo Herrick, Susan Youngs, Adam Mock, Theresa Finnemore, and Paul King.

Also, present: Land Use Coordinator Russell Tatro and Christopher Chesley.

Chairperson Fournier opened the meeting at 6:30pm and moved to the first item on the agenda PB Case 24-01 the Site Plan Review for Christopher Chesley for a home car towing business on Map 7 Lot 17 at 155 Battle Street.

Coordinator Tatro informed the Board that the ZBA had approved the home business exemption at their meeting on February 13, 2024. The ZBA had placed the following conditions on the applicant.

- No vehicles shall be parked in such a way as to shine light on the neighbor's property when started at night.
- No electric vehicles shall be towed to the property.
- No damaged vehicles shall be stored on the property overnight.
- The owner shall install fencing withing one year.
- The owner shall expand the driveway to behind the house to use for the storage of the commercial towing vehicles.

Mr. Chesley then explained to the Board that his plan was to have a home business at 155 Battle Street. He also hoped to get on the Police Departments tow rotation. Member King asked if he had any plans for a second driveway on Clough Sandborn Road. Mr. Chesley responded that he had thought about it in the past but decided against it with the recent decision to park his vehicles behind the house. Chairperson Fournier asked if he was storing any vehicles on the property now. Mr. Chesley responded he wasn't storing vehicles on his property, but he had a location that he Towed to in Warner. Member Herrick asked if Mr. Chesley felt that the ZBA's requirements were reasonable. Mr. Chesley responded that he did, and he had already taken care of some of the lighting issues.

Member Mock asked if the neighbors were all right with his business. Mr. Chesley responded that there were mixed feelings. His neighbors had issues with the lights on his lot. Member Finnemore asked if his neighbors had complained about the noise of his trucks backing up. Mr. Chesley responded that they had not. Member Finnemore asked how many vehicles he had. Mr. Chesley responded that he had 3 trucks. Member Finnemore asked if he had any plans to expand in the future. Mr. Chesley responded that if he were to expand, he planned on using a different site.

Member Youngs pointed out that no matter where he drove light would get on the neighbor's property while Mr. Chesley was driving on the Road. Mr. Chesley responded that he hoped the fence would address some of the light concerns. Member Finnemore felt that Mr. Chesley was trying to accommodate his neighbors. Mr. Chesley added that he had been surprised at some of the comments made at the ZBA public hearing and he was trying to address them.

Member King asked if there would be a sign for his business. Mr. Chesley responded that he didn't want a sign because he didn't want people whose car he had towed to come to his house. He would rather have them come to the storage lot in Warner. The Board discussed the sign and agreed that if Mr. Chesley changed his mind, he could come to the Board in the future to discuss a sign. Member Youngs asked who he did the towing or. Mr. Chesley responded the Hero Roadside Assistance. Member Mock asked if he would be towing junk. Mr. Chesley responded that he wouldn't be.

Chairperson Fournier asked if the Board was ready to make a motion to approve the site plan.

MOTION: Member Herrick

To approve with Site Plan for Christopher Chesley for a Home Towing Business at 155 Battle Street on Map 7 Lot 17 in the Residential/Agricultural district with the following conditions.

- *No vehicles shall be parked in such a way as to shine light on the neighbor's property when started at night.*
- *No electric vehicles shall be towed to the property.*
- *No damaged vehicles shall be stored on the property overnight.*
- *The owner shall install fencing within one year.*
- *The owner shall expand the driveway to behind the house to use for the storage of the commercial towing vehicles.*
- *The owner shall not have a sign, but the owner will be able to go before the Planning Board in the future if he decides one is necessary.*

SECOND: Chairperson Fournier

CRAIG FOURNIER – YES

THERESA FINNEMORE – YES

SUSAN YOUNGS – YES

MARLO HERRICK – YES

ADAM MOCK – YES

The motion passed 5 to 0 with.

The Board then noted that their other appointments were no present and went to approve the meeting minutes.

MOTION: Member Youngs

To approve the minutes from 1/18/23 as written

SECOND: Member King

CRAIG FOURNIER – YES

PAUL KING – YES

SUSAN YOUNGS – YES

MARLO HERRICK – YES

ADAM MOCK – YES

THERESA FINNEMORE – YES

The motion passed 6 to 0.

MOTION: Member Herrick

To adjourn the meeting at 7:01pm

SECOND: Member Mock

CRAIG FOURNIER – YES

PAUL KING – YES

SUSAN YOUNGS – YES

MARLO HERRICK – YES

ADAM MOCK – YES

THERESA FINNEMORE – YES

The motion passed 6 to 0.

After the Meeting adjourned Chairperson Fournier remembered that he had wanted to bring up a driveway on Battle Street. The new owner but the lot was very steep, and the new owner had come up

1 with a plan, but it was for a 13% grade and the Town required a +/-5% grade. Member Mock felt if the
2 State had approved it that the Town might not have the authority to deny the permit. Member Herrick
3 commented that we lived in New Hampshire and steep grades existed everywhere. The Board then
4 discussed the driveway and agreed that the owner could get a permit if he followed the regulations by
5 providing a plan designed by an engineer/surveyor.

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7 The meeting ended at 7:11pm

8
9 Respectfully,

10
11
12
13 _____
14 *Minutes taken by Russell Tatro*

Approved as Amended 3/21/24