

Webster Planning Board Minutes - Meeting of January 15, 2009

Present: Chairman Cliff Broker; selectman member David Klumb, members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Richard Cummings, Sue Rauth, and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith and resident Catherine Michaud.

Chairman Broker convened the meeting at 7:03 p.m.

Attendance was taken, with the results noted above.

The Board reviewed the minutes of their 18 December meeting. Mr. Buckley noted that the first sentence of the revised wording for Paragraph B of the *Onsite Wastewater Treatment* section of the *Zoning Ordinance* ended with the word 'requirements' when it should have been 'standards'. Upon motion made by Mr. Klumb and seconded by Mr. Doucette, the Board voted unanimously to endorse the December minutes as written, with the understanding that the foregoing correction would be noted in the January minutes.

The Board convened the scheduled public hearing on the proposed amendment of the *Onsite Wastewater Treatment* section of the *Zoning Ordinance*. There was no public input, and no Board members felt the need for additional discussion. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board unanimously approved the proposed amendment for submission to the 2009 Town Meeting.

The Board convened the scheduled public hearing on the proposal to seek authority from Town Meeting to conduct site plan reviews on multi-family housing. Again, there was no public input. Since the December meeting and the scheduling of the hearing, evidence had been discovered that such authority had already been granted by the 1989 Town Meeting. It was the consensus of the Board that additional effort is warranted to verify the existence and currency of that authority. To cover the contingency that efforts fail to verify that the authority is in force, upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to approve the proposed wording to be submitted to Town Meeting, with the understanding that said approval would be withdrawn if and when the needed authority is verified to be already in effect.

Catherine Michaud approached the Board for a conceptual discussion of a proposed subdivision of the 10.06-acre Lot 6-25-2 on Pleasant Street. She wishes to create a ~2-acre lot with an existing house and to build a new residence on the remaining acreage. The Board noted that the creation of a 2-acre lot is contrary to current zoning regulations, that the lot does not have adequate frontage to support two lots, and that the topography of the lot may not be suitable for Mrs. Michaud's proposal. The proposal would have to be considered by the ZBA. The Board suggested that an engineering study assessing the proposal in more detail might be advisable before proceeding further.

Upon motion made by Mr. Hofmann, seconded by Mr. Doucette, and unanimously approved, the meeting was adjourned at 7:53 p.m.

The next Board meeting will be on 19 February at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary