

TOWN OF WEBSTER
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES TUESDAY DECEMBER 13, 2022

1 The Zoning Board of Adjustments (ZBA) held a meeting on December 13, 2022. The meeting was held at
2 Webster Town Hall; 945 Battle Street, Webster NH 03303 in the Grange Hall.

3
4 **ZBA Members present:** Chairperson Marty Bender, Robert Drown, and Susan Roberts.

5
6 **Also, present:** Land Use Coordinator Russell Tatro, Tyler Craigie.

7
8 Chairperson Bender opened the meeting 7:09pm and Acting Secretary Susan Roberts took attendance.
9 Members Barbra Corliss, Normandie Blake, Guy Lacrocell, and Jay-Tarrazano Bowe were not in
10 attendance. He then informed the applicant that they had a quorum but not a full board and he had the
11 right to hold off on the hearing until a full board was present. He could still move forward if he wished.
12 However, he would still require three members to vote in favor to get his special exception. Mr. Craigie
13 stated that he still wished to move forward with the hearing. Chairperson Bender then went over the
14 hearings rules and informed the applicants that if they were unhappy with the decision, they could petition
15 the Board for a rehearing within 30 days of their decision.

16
17 Mr. Craigie stated that his proposed business was a self-service bait business. He would be running the
18 business out of a stand that was monitored 24 hours a day by security cameras. Member Drown asked if
19 he boughed his shiners or raised them himself. Mr. Craigie responded that he bought his shiners from a
20 vender in Nashua. His plan was to start with shiners and eventually move onto different types of baits.
21 Member Drown asked if he would eventually do ocean fishing bait. Mr. Craigie responded that it was a
22 possibility, but he wasn't interested in selling ocean bait now. However, he did hope the expend the
23 business further in the future.

24
25 Member Drown stated that he had an issue that he thought needed to be brought up before the hearing
26 continued. He had concerns that the property owner across the Blackwater River had not been notified.
27 Chairperson Bender asked if across the river counted as an abutter. Member Drown stated that he had
28 read a rule somewhere that stated that across rives and streams counted as abutters. Chairperson Bender
29 suggested continuing with the hearing and they revisit the issue of the potential abutter during the Boards
30 deliberation. The Board agreed to continue the hearing.

31
32 Chairperson Bender asked if he would be open all year or just the winter. Mr. Craigie responded that he
33 currently he was just open for the winter. However, he was considering being open year-round in the
34 future. Chairperson Bender asked where he was currently operating his business from. Mr. Craigie
35 responded that he was operating out of Boscawen. His old landlord was letting him continue to use the
36 old location until he got approval from Webster. Chairperson Bender asked what the proposed hours of
37 operation would be. Mr. Craigie answered that it would be open 24 hours a day because it was self-
38 service. He added that he had very rarely had any incidents because people were generally very honest.
39 However, he did pay extra attention when the notification went off that someone was at the stand late at
40 night or early in the morning. Member Drown asked what type of storage he would be using. Mr. Craigie
41 responded that he would be unplugged freezer chests. The insulation would prevent the bait from freezing
42 overnight.

43
44 Chairperson Bender after hearing no further questions from the Board and because there was no public in
45 attendance closed the public hearing to begin deliberations.

46
47 Member Roberts stated that she had looked up the definition of stream and she then read the definition to
48 the Board. She pointed out that the definition stated that a stream was a small flow of water that fed a
49 river. Chairperson Bender in all the years he had been on the Board he did not remember this coming up

1 as an issue as the Blackwater River was considered a boundary. Member Drown felt that if the definition
2 of river and stream were different that was good enough for him. The Board discussed the situation
3 briefly and felt that this was likely not an issue. However, Chairperson Bender would do further research
4 and get back to the Board. If it was determined that the lot across the river was an abutter they would
5 notify the owner and ask if they wanted a rehearing for their comments to be heard.

6
7 The Board then discussed the self-service bait shop. Chairperson Bender felt the hours of operation would
8 not be an issue because it was self-service. Member Roberts agreed and commented that from the pictures
9 there was plenty of foliage cover to block any light. Chairperson Bender asked if they wanted to specify
10 any other types of baits other than shiners. Member Drown felt that bait was bait, and it wasn't necessary
11 to get that specific. The Board agreed with Member Drown's assessment.

12
13 **MOTION:** Member Drown

14 *To approve the Special Exception for a Self-Service Bait shop at 101 Tyler Road contingent on the*
15 *investigation into the potential missed abutter.*

16 **SECOND:** Chairperson Bender

17 **MARTIN BENDER – YES**

18 **SUSAN ROBERTS – YES**

19 **ROBERT DROWN – YES**

20 **The motion passed 3 to 0**

21
22 Chairperson Bender moved to the next item on the agenda the approval of the draft minutes.

23
24 **MOTION:** Member Corliss

25 *To approve the minutes from 9/13/22 as written.*

26 **SECOND:** Chairperson Bender

27 **MARTIN BENDER – YES**

28 **SUSAN ROBERTS – YES**

29 **ROBERT DROWN – YES**

30 **The motion passed 3 to 0**

31
32 **MOTION:** Member Roberts

33 *To adjourn the meeting at 7:27pm.*

34 **SECOND:** Chairperson Bender

35 **MARTIN BENDER – YES**

36 **SUSAN ROBERTS – YES**

37 **ROBERT DROWN – YES**

38 **The motion passed 3 to 0**

39
40
41 Respectfully,

42
43
44
45
46 _____
47 Chairperson Martin Bender

Minutes taken by Russell Tatro