

**TOWN OF WEBSTER**  
**PLANNING BOARD**  
**MEETING MINUTES THURSDAY NOVEMBER 19, 2020**

1 The Planning Board held a virtual meeting on Thursday November 19, 2020 at the Webster Town Office  
2 945 Battle Street, Webster, New Hampshire.

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4 **Planning Board Members present:** Susan Rauth (Chairperson), Paul King, Craig Fournier, David  
5 Hemenway.

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7 **Also, present:** Russell Tatro (Land Use Coordinator), Mark Phillips, Adam & Linda Mock, Elizabeth  
8 Janeway, Robert Bradbury, Joyce Rose, Robert Bradbury, Marlo Herrick.

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10 Chairperson Rauth opened the November 19, 2020 meeting with attendance. Lynn M. Lehman, Kathy  
11 Bacon and Craig Fournier were absent.

12  
13 The first item on the agenda was an update on the Public Hearing schedule for the proposed Wetlands and  
14 Watershed Ordinance.

15  
16 Chairperson Rauth informed the Board that the draft was currently undergoing legal review. The review  
17 was expected to be completed by the end of November. The legislative schedule for the ordinance would  
18 be the following. The public hearing will be held in the 2<sup>nd</sup> week of January and this would leave time for  
19 a second hearing if needed. The proposed ordinance would be filed with the Town Clerk on February 2,  
20 2020. The Select Board will approve the warrant budget the first week of February. The warrant would  
21 then be voted on in Town Meeting in March.

22  
23 At this time Craig Fournier joined the meeting.

24  
25 Chairperson Rauth moved onto the next item on the agenda, the proposed solar project. She informed the  
26 Planning Board that the Select Board had formed a Solar Subcommittee. Chairperson Rauth handed the  
27 floor to Selectman Hemenway.

28  
29 Selectman Hemenway described the solar project presentation made by Olivewood Energy at the previous  
30 Select Board meeting. The presentation included project location, potential impacts, project timeline, and  
31 the Memorandum of Understanding (MOU). Elizabeth Janeway asked about the project's potential impact  
32 to Deer Meadow Brook. The Board discussed potential wetlands buffers and stated the construction  
33 locations may change after the results of a wetland impact study. The Town would address wetland  
34 impacts further after reviewing the wetland study results.

35  
36 Selectman Hemenway stated the new Subcommittee's main purpose is to develop the MOU. The MOUs  
37 purpose is to create the agreement between Webster and the Solar Project Company. The MOU covers  
38 various topics such as construction commitments, decommissioning, community impact, liabilities, and  
39 project mitigation. The Board discussed the MOU process and samples of MOUs from other Towns.  
40 Selectman Hemenway hoped to receive the Planning Boards input on the creation of the MOU.  
41 Chairperson Rauth suggested having Town safety officials look over the draft and be a part of the  
42 discussion when applicable. Mr. Fournier suggested that the MOU be split into sections and have the best  
43 suited Subcommittee members work on them. Selectman Hemenway would bring the suggestions up at  
44 the first Solar Subcommittee meeting.

45  
46 Chairperson Rauth moved onto the next item on the agenda, the update on RSA 21:34-the definition of  
47 agriculture.

Chairperson Rauth explained that in 2016 the legislature added the definition of agritourism into the legal definition of agriculture. Most of Webster is zoned agricultural/residential and the change could substantially impact to the Town. The question before the Board is if changes to the Zoning Ordinance are needed. Craig Fournier asked if they could allow agritourism with a special exception. Land Use Coordinator Tatro explained municipalities may create process for agritourism approval and agritourism was not addressed in the current zoning regulations. The Board discussed the changes and agreed they would investigate it further next year.

Adam Mock commented that he felt the Town was getting over regulated and explained some of the agritourism going on his property. Chairperson Rauth responded that the Planning Board will try to take everyone's concerns into consideration. The Board needed to investigate the impact agritourism could have. Selectman Hemenway commented that he thought what the Mr. Mock was doing was appropriate. The real problem would be people trying to abuse the change. He used the example of somebody not having a farm but claiming they did and using the agritourism change to open a bar. Mr. Mock agreed that would be a different situation. Selectman Hemenway continued that the goal of the Planning Board was not to overregulate but to make sure processes are in place to prevent situations like the previous example. Chairperson Rauth thanked Mr. Mock for his comments.

Chairperson Rauth moved onto the next item on the agenda, public comment.

Mr. Mock expressed his concern about the Proposed Wetlands and Watershed Ordinance. His concerns were about the legality of the ordinance, logging impact, and property owner rights. He also asked if there could be a public hearing in December. Robert Bradbury commented that it would be in the best interest for the Town to not overregulate forestry. He felt that forestry helped keep Webster rural. Joyce Rose commented that the Town should consider making forestry exempt from the ordinance. Marlo Herrick voiced her concern on the potential impact the ordinance would have on her farm. Chairperson Rauth commented that pre-existing farm uses would be exempt from the ordinance. She then thanked everyone for their comments and would investigate having a public hearing in December to better address their concerns.

**MOTION: Paul King**

***To approve the draft meeting minutes from 10/15/20 as written***

**SECOND: Dave Hemenway**

**PAUL KING – YES**

**CRAIG FOURNIER – YES**

**DAVID HEMENWAY – YES**

**The motion passed 3 to 0**

**MOTION: Susan Rauth**

***Motion to adjourn the meeting at 8:01pm***

**SECOND: Craig Fournier**

**PAUL KING – YES**

**CRAIG FOURNIER – YES**

**DAVID HEMENWAY – YES**

**The motion passed 3 to 0**

Chairperson Rauth asked Selectman Hemenway about the Solar Subcommittee Schedule. Selectman Hemenway responded the meeting would happen next week.

1 The Board briefly discussed the Wetland Ordinance Timeline and if they could accommodate Mr. Mock  
2 request to have a public hearing in December.

3  
4 The meeting adjourned at 8:01pm

5 These minutes were approved as amended at the December 17, 2020 Planning Board Meeting.

6 Respectfully,

7  
8  
9  
10 \_\_\_\_\_  
11 Chairperson Susan Rauth

12 *Minutes taken by Russell Tatro*

APPROVED AS AMENDED