

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY June 17, 2021

The Planning Board held a meeting on Thursday June 17, 2021. The meeting was held at Town Hall in the Grange Hall. 945 Battle Street, Webster, NH 03303.

Planning Board Members present: Craig Fournier, (Chairperson), Paul King, Adam Mock, Susan Youngs, Kathy Bacon, David Hemenway (Select Board Ex Officio Member).

Also, present: Emmett Bean (Fire Chief/Road Agent), Russell Tatro (Land Use Coordinator), Susan Rauth, Isabel Brintnall, Susan Roman, Christine Schadler, Paul Faxon, Benjamin Faxon, Julie & Richard Steele.

Chairperson Fournier opened the May 20, 2021 meeting at 6:30pm and took attendance. All members were present. The Board then reviewed the Draft Minutes from 5/20/21

MOTION: Susan Youngs

Motion to approve the minutes from 5/20/21 as written.

SECOND: Dave Hemenway

PAUL KING – YES

CRAIG FOURNIER – YES

DAVID HEMENWAY – YES

SUSAN YOUNGS – YES

ADAM MOCK – YES

The motion passed 5 to 0

Chairperson Fournier moved to the first item on the agenda, the driveway permit for Julie Steele on Dustin Road.

Mrs. Steele apologized to the Board for constructing a driveway before getting a permit from the Town. She had assumed her contractor had applied for the appropriate permits before beginning construction. She was before the Board to ask for clarification on what needed to be done to fix the driveway to move forward. Chairperson Fournier asked if Road Agent Bean had any comments regarding the driveway. Road Agent Bean stated that in the Town's Driveway regulations it stated that driveways with over a 5% grade needed to be designed by a licensed engineer and surveyor. Chairperson Fournier had gone out to look at the driveway with Member Mock and they had determined that the driveway had two major curves with at least a 15% grade. He then stated that Road Agent Beans determinations had been correct. Road Agent Bean stated that the way the driveway was currently constructed that there would be no way during inclement weather for an emergency vehicle to get up that driveway.

Chairperson Fournier stated that the second major concern was how the passing bump outs had not been constructed. Road Agent Bean clarified that they were going in the wrong direction. Mr. Steele asked for clarification on how the bump outs should be constructed because the regulations stated that the driveway needed to be between 12 feet and 16 feet wide. Road Agent Bean stated that at 300-foot intervals there needed to be a bump out of an addition 12 feet in width for 50 feet. Mr. Steele asked if the grade of the driveway was an absolute. Road Agent Bean stated that the grade of the driveway would be a major safety concern for getting safety equipment to the house. He stated that this should be signed off on by the insurance company and if it was him, that he would get 1000 gallons of water in the basement and get a sprinkler alarm set up. Ms. Steele thought that Road Agent Bean had mentioned a waiver. Road Agent Bean responded that she would have to call the insurance company and a discuss it with the Planning Board. Ms. Steele stated that she had called the insurance company and they had stated that they could get it insured if they had a sprinkler system. Road Agent Bean asked if the owner had any building plans.

1 Mrs. Steele stated that the project was on hold because of the cost of building process, and she felt that
2 they had time to figure out how to get this driveway to work. She asked what the next step would be to
3 move the project forward.
4

5 The Board discussed the regulations and how the project could move forward. Selectman Hemenway
6 stated that the grade could be considered with proper engineering. Mr. Steele asked for clarification on
7 what grades would be acceptable to the Town. Road Agent Bean stated that the length of the grade made
8 a difference, and a licensed engineer would be able to help them make the proper determination. Member
9 Mock stated that a licensed surveyor could also help them determine a better path based on elevation.
10 Mrs. Steele stated that they had used the old logging road because they wanted to reduce the
11 environmental impacts. She asked if a waiver was possible. Ex-Officio Member Hemenway wanted to
12 clarify that the waiver regarding not having the Town respond to emergency calls was part of the
13 certificate of occupancy/building permit. He didn't want to get this confused with the driveway permit
14 application. The Board discussed the topic and felt that they could not grant a waiver for the driveway.
15 The Board felt that they should have an engineer look at the driveway regulations and create a plan for the
16 driveway. The plan would then be submitted back to the Planning Board to review, and they would move
17 on from there. Selectman Hemenway stated that even before the plan was created that the Board could do
18 a non-binding consultation with the engineer.
19

20 Member King asked about the asphalt apron at the end of the driveway. Mr. & Mrs. Steele stated that the
21 apron situation had already been rectified.
22

23 The Board thanked the Steele's for coming to the meeting.
24

25 Chairperson Fournier moved onto the next item on the agenda, the public hearing for the Site Plan
26 Review for 299 Battle Street for Benjamin Faxon.
27

28 Chairperson Fournier gave a brief overview of the process of the hearing and the rules. He then opened
29 the public hearing. The Board discussed the application and agreed that it was complete.
30

31 **MOTION:** Susan Youngs

32 ***Motion to accept the application submitted by Benjamin Faxon as complete.***

33 **SECOND:** Adam Mock

34 **PAUL KING – YES**

35 **CRAIG FOURNIER – YES**

36 **DAVID HEMENWAY – YES**

37 **SUSAN YOUNGS – YES**

38 **ADAM MOCK – YES**

39 **The motion passed 5 to 0**
40

41 Chairperson Fournier asked if the Faxons would give a brief overview of their plan. Paul Faxon went over
42 the history of their business. He stated that his son Benjamin Faxon had moved to Webster a few years
43 ago and had been fixing up the property and they wanted to move their family custom woodworking
44 business from Chester to Webster. The Business did not have any expected retail traffic and they picked
45 up their own materials. They did not plan on adding any additional changes to the buildings or parking
46 area that already existed on the property.
47

48 Chairperson Fournier asked if there were any questions from the Planning Board. Selectman Hemenway
49 asked about the sign. Paul Faxon passed around a picture of the sign that they planned to use and stated
50 that the dimensions were smaller than what had been asked for by the ZBA. Member King asked if they
51 were planning to make any changes to the driveway. The Faxon's stated that they had no plans to modify

1 the driveway. Chairperson Fournier asked if there would be additional lighting. The Faxon's responded
2 that no additional light was planned. Chairperson Fournier commented that the commercial exception
3 would not go with the property if the property were sold.
4

5 Chairperson Fournier opened the hearing to abutter comment, hearing none he asked if there was any
6 public comment. Susan Rauth asked what level of traffic volume they expected. Mr. Faxon responded that
7 they picked up their own materials and there would be no additional traffic.
8

9 Chairperson Fournier after hearing no further public comment closed the hearing and the Board began its
10 deliberation. Selectman Hemenway asked if they should add a condition for the size of the sign. The
11 Board discussed the topic and did not think it was necessary. Chairperson Fournier asked for a motion.
12

13 **MOTION:** Craig Fournier

14 *Motion to approve the commercial exception for Benjamin Faxon for 299 Battle Street for a custom*
15 *woodworking business on the condition that exception does not go with the property if it is sold.*

16 **SECOND:** Susan Youngs

17 **PAUL KING – YES**

18 **CRAIG FOURNIER – YES**

19 **DAVID HEMENWAY – YES**

20 **SUSAN YOUNGS – YES**

21 **ADAM MOCK – YES**

22 **The motion passed 5 to 0**
23

24 Chairperson Fournier moved to the next item on the agenda, the Wetlands and Watershed Ordinance. He
25 stated that he had sent out the ordinance for review from the NH Timber Association and NH
26 Conservation Commission and they had submitted feedback, but it had not been substantial. He explained
27 that he planned to have a public hearing for the ordinance in September. He briefly went over the process
28 of approving the ordinance. Selectman Hemenway asked if this would appear as a warrant article or a
29 ballot measure. Chairperson Fournier stated it was a warrant article and the Select Board would vote on
30 whether they recommended it or not. He asked Ms. Rauth to give a brief presentation regarding the
31 history and purpose of the ordinance.
32

33 Ms. Rauth, Ms. Brintnall, and Ms. Roman thanked the Board for inviting the Subcommittee to come in to
34 present on the ordinance. Ms. Rauth gave a presentation regarding the ordinance. She explained that
35 wetlands are diverse habitats that prevent erosion, preserve water quality, and have recreation value. The
36 purpose of this ordinance would be to preserve these valuable habitats. The ordinance included a list of
37 permitted uses and conditional uses. The ordinance would primarily restrict new development in the
38 wetlands district. Already existing uses would grandfathered in but new or expanded use may require
39 permitting. No changes would be made to agriculture or timber harvesting other than were already
40 regulated by state laws. She then went over the process that had been used to develop the ordinance and
41 stated that all this information was posted on the Town's website.
42

43 Chairperson Fournier thanked the Subcommittee for their presentation and asked if there were any
44 comments from the Board. Selectman Hemenway expressed thanks to the Wetlands Subcommittee for all
45 the work that they had put into the ordinance. Member Mock, as a farmer, had a few issues with the draft
46 that he hoped they could be addressed. He wanted to remove the limitations on the types of fertilizers that
47 could be used in the proposed wetlands district. His second issue was regarding the removal of invasive
48 species. Ms. Roman stated that that had been changed to be what the best practices were for the State of
49 NH. He also wanted to make sure that seasonal herd growth would not require a permit.
50

1 Chairperson Fournier asked if Ms. Rauth could go over the recent changes to the ordinance before
2 moving forward with taking a vote. Ms. Rauth gave a brief overview of the recent changes. After the
3 presentation, the Board discussed the proposed changes made by the Subcommittee and the changes
4 Member Mock asked for. The Board also discussed the proper order to approve the changes.

5
6 **MOTION:** Craig Fournier

7 *Motion to approve the recent changes submitted by Wetlands Ordinance Subcommittee. To also*
8 *remove the fertilizer restrictions for agriculture and to add that an increase in herd size does not*
9 *constitute a change of use.*

10 **SECOND:** Paul King

11 **PAUL KING – YES**

12 **CRAIG FOURNIER – YES**

13 **DAVID HEMENWAY – YES**

14 **SUSAN YOUNGS – YES**

15 **ADAM MOCK – YES**

16 **The motion passed 5 to 0**

17
18 Chairperson Fournier stated he would not be there for the next meeting and asked if Paul King would be
19 willing to Chair the next meeting. Member King stated that he could. Chairperson Fournier appointed
20 Paul King to be Acting Chairperson.

21
22 **MOTION:** Dave Hemenway

23 *Motion to adjourn the meeting at 8:30pm*

24 **SECOND:** Susan Youngs

25 **PAUL KING – YES**

26 **CRAIG FOURNIER – YES**

27 **DAVID HEMENWAY – YES**

28 **SUSAN YOUNGS – YES**

29 **ADAM MOCK – YES**

30 **The motion passed 5 to 0**

31
32
33 Respectfully,

34
35
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37
38 _____
39 Chairperson Craig Fournier

Minutes taken by Russell Tatro