

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY JUNE 15, 2023

The Planning Board held a meeting on Thursday, June 15, 2023. The meeting was held at the Town Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

Planning Board Members present: Paul King, Marlo Herrick, Adam Mock, and Theresa Finnemore.

Also, present: Land Use Coordinator Russell Tatro, Dan Higginson, Benjamin Smith, Mckayla Reale, Therese Larson, Rebeca Courser.

Attending Virtually: Brandon Wolinski

Acting Chairperson King opened the meeting at 6:31pm by taking attendance and Chairperson Fournier and Member Youngs were absent. He then moved the first item on the agenda, the appointment with Brandon Wolinski.

Mr. Wolinski informed the Board that he is planning to purchase 710 White Plains Road. The lot already had a building on it, but it was in such poor condition due to a past fire. He planned to tear the building down and do a full rebuild. His question for the Board is if an impact fee should be assessed. Acting Chairperson King asked if he was going to rebuild on the same footprint. Mr. Wolinski responded that he would be building a modular home on a concrete pad. He stated that the original building was a 4 bedroom, and he was building a 3 bedroom. Acting Chairperson King asked if the new home would be the same size. Mr. Wolinski responded that it would be smaller and would be approximately 1,200 square feet. Acting Chairperson King asked if the Board had any other questions.

Member Finnemore thought that because he planned to take away the previous home and replace it with a new one and that would not constitute the creation of a new home. Thus, the impact fee would not be assessed. Member Mock added that the previous structure was around 4,000 square feet in total and the new square feet would be less than the original. Member Herrick asked if he would be rebuilding within three years. Mr. Wolinski said he would be.

MOTION: Member Herrick

That no impact fee would be assessed for the rebuilding of 710 White Plains Road provided that the new square footage was less than the original and that it was done within three years of the tear down.

SECOND: Member Mock

THERESA FINNEMORE – YES

MARLO HERRICK – YES

PAUL KING – YES

ADAM MOCK – YES

The motion passed 4 to 0

Acting Chairperson King moved to the next item on the agenda, Planning Board Case# 23-03 the Subdivision application submitted by Benjamin Smith & Mckayla Reale.

Dan Higginson the Surveyor for Benjamin Smith & Mckayla Reale informed the Board that this was a simple subdivision. They proposed to subdivide a 5-acre lot of Map 3 Lot 86 at 1487 Battle Street. Map 3 Lot 86 was 25-acres and had a house on it. The newly created lot had more than enough space to place a house, well, and septic.

Acting Chairperson King asked the Board if they had reviewed the application and considered it to be complete.

1 **MOTION:** Acting Chairperson King

2 *To accept the application submitted by Benjamin Smith & Mckayla Reale as complete*

3 **SECOND:** Member Mock

4 **THERESA FINNEMORE – YES**

5 **MARLO HERRICK – YES**

6 **PAUL KING – YES**

7 **ADAM MOCK – YES**

8 **The motion passed 4 to 0**

9
10 Mr. Higginson continues that he had shown the area on the map where a potential house, well, and septic
11 could be located. He pointed out that the north property line was an antique stone wall and he planned to
12 use drill holes to mark the bounds. He did this because he felt it would be ridiculous to tear up an antique
13 stone wall to place boundary markers. Member Mock asked what type of boundary makers would be used
14 in the back of the lot. Mr. Higginson responded that the marker on the right would be a drill hole and the
15 bound on the left would be an iron pin. Acting Chairperson King asked if the front bounds could be offset
16 granite posts. Mr. Higginson responded that it was no best practice to do so and that it could cause
17 problems for the plow drivers in the winter. Acting Chairperson King asked could they be offset behind
18 the stone wall. Mr. Higginson said that would also not be advisable because the locations would not be
19 accurate. Member Finnemore asked what happened if the stones were taken. Mr. Higginson responded
20 this is why he placed the drilled holes in the base rock and it would take heavy machinery to move the
21 rocks. Member King asked how he would affix his seal. Mr. Higginson responded that his seal would be
22 placed on the plan recorded at the registry of deeds. Member Finnemore thought that there should be at
23 least one pin/granite marker, that way they could find the other ones. Mr. Higginson agreed with her and
24 stated that was how surveyors located the bounds if one was missing. He pointed out that he marked 14
25 points that way if one was missing the other points could be used to find the missing marker.

26
27 Acting Chairperson King, hearing no further questions from the Board, opened the meeting to public
28 comment. Therese Larson commented that both she and her husband were happy about the subdivision.
29 Rebeca Courser stated that she owned the property behind the proposed lot, and she wanted to get verbal
30 permission from the landowners to allow them to cross their property when they did timber harvesting.
31 Hearing no further public comment, Acting Chairperson King closed the meeting to public comment and
32 the Board began its deliberations.

33
34 Acting Chairperson King said he had a couple of issues with the proposed subdivision. The first was that
35 the numbering of the new lot would not work because Map 3 Lot 86-1 was already in use. The second
36 problem was the signature line on the plan was not correct. Mr. Higginson responded that those would be
37 easy fixes. Acting Chairperson King asked if further subdivision would be allowed because of the lack of
38 remaining frontage. Mr. Higginson responded that because the lot still had ample remaining acreage. He
39 was hesitant to put that in because future zoning rules could change.

40
41 Mr. Higginson asked when the bounds could be walked. The Board briefly discussed when they would be
42 available and agreed that the bounds could be walked Tuesday, June 20, 2023 at 8:00am. Mr. Higginson
43 then asked about how the Board wanted to handle the boundary markers. He informed the board that
44 industry standards for Bounds set in rock walls are drill holes in base rocks. The Board then discussed the
45 possibility of granting a waiver and the board agreed that they could grant a waiver.

46
47 **MOTION:** Member Mock

48 *To approve the waiver to use drill holes in pace of other monuments for the front two boundary makers*
49 *for the Smith Subdivision*

50 **SECOND:** Member Herrick

51 **THERESA FINNEMORE – YES**

1 **MARLO HERRICK – YES**

2 **PAUL KING – YES**

3 **ADAM MOCK – YES**

4 **The motion passed 4 to 0**

6 **MOTION:** Acting Chairperson King

7 *To approve Subdivision Case 23-03 submitted by the Benjamin Smith & Mckayla Reale with the*
8 *following conditions:*

- 9 1. setting of all boundary markers per Subdivision Regulations of the Town of Webster, NH,
10 as Amended September 15, 2022-section 8.6 Boundary Marking;
- 11 2. submission of three (3) updated paper plats;
- 12 3. submission of two (2) final Mylars;
- 13 4. each boundary marker shall be flagged for easy identification with surveyor's tape above grade
14 level;
- 15 5. walking of the bounds by designated Planning Board members;

16 **SECOND:** Member Herrick

17 **THERESA FINNEMORE – YES**

18 **MARLO HERRICK – YES**

19 **PAUL KING – YES**

20 **ADAM MOCK – YES**

21 **The motion passed 4 to 0**

23 Acting Chairperson King moved to the next item on the agenda, the Steele Driveway. He then noted that
24 the Board had already discussed the subject at the work session the previous week. He then moved to the
25 next item, the Voluntary Merger.

27 Coordinator Tatro informed the Board that this merger was happening because the Town had sold a
28 vacant lot to an abutter in the Pillsbury Lake District. The Town's policy was to require the merger as part
29 of the sale.

31 Acting Chairperson King moved to the next item on the agenda, CIP.

33 Coordinator Tatro informed the Board that the time for the annual CIP update was coming up. He hoped
34 to get direction from the Board as to when they would hold the first meeting. The Board discussed the
35 topic and agreed that they should send out notices to department heads in August. They would then hold
36 the first meeting in the middle of September.

38 **MOTION:** Acting Chairperson King

39 *To adjourn the meeting 7:40pm*

40 **SECOND:** Member Mock

41 **THERESA FINNEMORE – YES**

42 **MARLO HERRICK – YES**

43 **PAUL KING – YES**

44 **ADAM MOCK – YES**

45 **The motion passed 4 to 0**

48 Respectfully,

1 _____
2 *Minutes taken by Russell Tatro*
3

Approved as Amended 7/20/23