

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY March 18, 2021

1 The Planning Board held a virtual meeting on Thursday February 18, 2021. The meeting was held
2 virtually due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency
3 Order #12, pursuant to Executive Order 2020-04.

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5 **Planning Board Members present:** Susan Rauth (Chairperson), Paul King, Craig Fournier, David
6 Hemenway (Select Board Ex Officio Member).

7
8 **Also, present:** Russell Tatro (Land Use Coordinator), Robert Degan (Surveyor), Brook Kimball, Mark
9 Kimball, Lisha Kimball, Mary Lou Diangelis, Michael Arpino, Normandie Blake, Dale Stewart, Dan &
10 Julie Nudd.

11
12 Chairperson Rauth opened the March 18, 2021 meeting at 6:30pm and took attendance. Lynmarie
13 Lehmann and Kathy Bacon were absent.

14
15 Chairperson Rauth moved to the first item on the agenda, The preliminary conceptual discussion
16 regarding a lot line adjustment/annexation for lots 10-3-14 & 10-3-16 for Mary Lou Diangelis.

17
18 Chairperson Rauth asked Mary Lou Diangelis to explain her proposal. Ms. Diangelis explained that she
19 owned both 63 and 69 Concord drive. She was requesting 10-3-14 be divided and combined with 10-3-
20 16. The Board discussed the proposal with Mary Lou Diangelis and agreed that she could do a voluntary
21 merger. Chairperson Rauth informed Ms. Diangelis that this was a non-binding decision, and she could
22 change her mind in the future.

23
24 Chairperson Rauth moved onto the next item on the agenda, Public Hearing Case No. 21-01: Major
25 Subdivision Application submitted by Mark Kimball and Lisha & Harry Kimball, 45 Mutton Rd. They
26 propose to subdivide 3-29-1 into three lots: 3-29-1 = 33.375 acres, 3-29-3 = 12.014 acres, and 3-29-4 =
27 12.008 acres.

28
29 Chairperson Rauth opened the public hearing and went over the hearing protocols/procedures. The Board
30 began its review of the application for completeness. Chairperson Rauth noted that in the applicant had
31 signified it was a major subdivision. She asked the applicant what lots would be further subdividable.
32 Robert Degan, the surveyor, stated that the remaining lot would be further subdividable based on the
33 acreage and frontage. The Board reviewed the subdivision checklist line by line. Craig Fournier stated
34 that the wetlands had been clearly delineated, but the frontages had not. He suggested that the final plat be
35 made clearer. Mr. Degan stated he could add the frontage totals. Chairperson Rauth asked for clarification
36 as to why lot 29-3 was not listed as further subdividable. Mr. Degan responded that further subdivision
37 was unlikely because there would be no further way to develop the lot due to the wetlands.

38
39 Chairperson Rauth stated that this would be a good time to discuss the wetlands on the proposed lot. She
40 had concerns as to if the created lots would be buildable. The Board discussed with Mr. Degan the
41 specifics of the wetlands on the lot. Mr. Fournier asked where the proposed houses would be on the lot.
42 Mr. Degan did his best to describe where the proposed houses would be. Mr. Fournier also asked where
43 the driveway would go in. Mr. Degan responded that the driveway already existed, and it would be used
44 as a shared driveway. David Hemenway, the Select Board ex-officio member, asked what the acreage of
45 the buildable area was for each lot. Mr. Degan estimated about 1 and 1/3 acre of buildable area on each
46 lot. Chairperson Rauth stated that the Boards primary concern was making sure that the buildable area
47 was suitable land per the subdivision regulations.

1 Chairperson Rauth asked if the Planning Board had any further questions. Selectman Hemenway asked if
2 the shared driveway was required for the lot to be buildable. Mr. Degan responded that it was just
3 convenient for the current owners and separate driveways could be put in.
4

5 Mr. Fournier asked if they could hear from the abutters regarding the application. Chairperson Rauth
6 opened the floor to abutter comments.
7

8 Dale Stewart asked if he could have more information on the proposed house locations and if he could see
9 the plans. Mr. Degan stated he could get the proposed plan to him if the owners gave him permission.
10 Chairperson Rauth stated that he could go into Town hall during normal hours and see the plans. Michael
11 Arpino felt that Board was asking the right questions to make sure the lots would be buildable after
12 subdivision. Mark Kimble stated that he proposed such large to keep the properties in current use.
13

14 Seeing that there was no further public comment Chairperson Rauth closed the public comment portion of
15 the hearing and the Board began its deliberation.
16

17 She asked the Board if they wanted more information put onto the map to help determine if the lots would
18 be buildable. At Mark Kimball's request Mr. Degan pulled up some preliminary site designs they had
19 made for the house placement on Map 3 Lot 29-4. The Board reviewed the map and decided that they still
20 required more information. Chairperson Rauth proposed a site visit. Mr. Kimball asked if a site visits
21 were typical in the subdivision process. The Board expressed that they needed to see the site to make sure
22 that the proposed lots could support a house, septic, and a well.
23

24 Mr. Fournier asked about the specifics regarding shared driveways. Paul King explained that Shared
25 driveways were permissible in Town and were required to be wider. Mr. Kimball stated that they could
26 accommodate the additional requirements.
27

28 The Board asked for the following prior to the next meeting:

- 29 • An inlet map proved by the surveyor that included.
 - 30 ○ Proposed building envelope
 - 31 ○ Acreage of buildable area
 - 32 ○ The locations of the proposed house, septic, and well on each lot.
- 33 • To schedule a site-visit with the Board after the inlet was submitted.
34

35 **MOTION:** Susan Rauth

36 *To continue the public hearing at the April 15, 2021 meeting at which time the Board would review the*
37 *information that was asked for.*

38 **SECOND:** Craig Fournier

39 **PAUL KING – YES**

40 **CRAIG FOURNIER – YES**

41 **DAVID HEMENWAY – YES**

42 **SUSAN RAUTH – YES**

43 **The motion passed 4-0**
44

45 Chairperson Rauth closed the public hearing and noted that the application that was submitted was not
46 completed.
47

48 Chairperson Rauth moved to the next item on the agenda, update on the proposed Wetlands and
49 Watersheds Ordinance.
50

Several of the Planning Board members had attended the most recent Conservation Commission meeting. The purpose of the meeting had been to discuss Rick Van de Poll's recommendation on the ordinance. During the meeting, several areas of the ordinance had warranted further work. The Conservation Commission planned to ask GZA for clarification on the wetland delineation. The Planning Board would work with the Amy Manzelli, the lawyer reviewing the ordinance, to clarify the definitions and timber harvesting section. The Board planned to review and approve the changes at the upcoming meeting.

Chairperson Rauth moved onto the next item on the agenda, the update on the Deer Meadow Solar Project.

Selectman Hemenway stated that a few maps had been submitted by Olivewood Energy. The maps would be reviewed at the upcoming Solar Project Subcommittee meeting on March 23, 2021.

Chairperson Rauth moved onto the next item on the agenda, approval of draft minutes.

MOTION: Paul King

To approve the minutes from February 18, 2021 as written

SECOND: Dave Hemenway

PAUL KING – YES

CRAIG FOURNIER – YES

DAVID HEMENWAY – YES

SUSAN RAUTH – YES

The motion passed 4-0

MOTION: Paul King

To approve the minutes from June 18, 2020, July 16, 2020, and October 8, 2020 as written.

SECOND: Craig Fournier

PAUL KING – YES

CRAIG FOURNIER – YES

DAVID HEMENWAY – YES

SUSAN RAUTH – YES

The motion passed 4-0

Selectman Hemenway asked about the regulations regarding shared driveways and the process for approval. Chairperson Rauth stated that a shared driveway could support up to two lots. Shared driveways did not happen very often, but they were not prohibited.

Coordinator Tatro stated the Select Board was re-assisting the fee schedule for applications and he asked in the Planning Board would like to do the same. The Board agreed that Land Use Coordinator Tatro could research fees and report back to the Board with recommendations.

Chairperson Rauth asked if the Board was expecting anything for the next meeting. Coordinator Tatro stated that he was expecting an additional subdivision application for the next meeting, but he had not received the application yet.

MOTION: Paul King

Motion to adjourn the meeting at 8:10pm

SECOND: Craig Fournier

PAUL KING – YES

CRAIG FOURNIER – YES

DAVID HEMENWAY – YES

1 **SUSAN RAUTH – YES**

2 **The motion passed 4 to 0**

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4
5 *The meeting adjourned at 8:10pm*

6
7 Respectfully,

8
9
10
11 _____
12 Chairperson Susan Rauth

13 *Minutes taken by Russell Tatro*

Approved as Written 4/15/21