

**TOWN OF WEBSTER**  
**PLANNING BOARD**  
**MEETING MINUTES THURSDAY NOVEMBER 9, 2021**

1 The Planning Board held a meeting on Thursday, November 9, 2021. The meeting was held at the Town  
2 Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

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4 **Planning Board Members present:** Chairperson Craig Fournier, Marlo Herrick, Adam Mock, Susan  
5 Youngs.

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7 **Also, present:** Isabel Brintnall, Mark Hodgson.

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9 Chairperson Fournier opened the November 9, 2021 work session at 6:30pm. He stated that the purpose  
10 of the work session was to review the Wetlands and Watershed Ordinance. The meeting was open to the  
11 public but did not expect to take public comment. However, there would be another public hearing  
12 regarding the ordinance in December for public comments. He took attendance and Member King and  
13 Alternate Bacon were not in attendance.

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15 Chairperson Fournier stated that he had he had shortened the ordinance and made sections more  
16 accessible. The Board then discussed the difference between a buffer and a district. Chairperson Fournier  
17 commented that one of the largest problems with the ordinance was finding all the information on  
18 permitted uses in the ordinance. To fix this he added a table of permitted and not permitted uses.

19  
20 The Board then discussed right of ways over the wetlands. Chairperson Fournier stated he didn't see a  
21 problem with a power easement going over a wetland because several already existed in Town. Member  
22 Mock asked how driveways over wetlands would need a conditional use permit (CUP). The Board  
23 discussed the topic and agreed that this was something that would be permissible with a CUP.

24  
25 Wetlands Subcommittee Member Isabel Brintnall asked Chairperson Fournier if further clarification  
26 could be made on the section in permitted uses where it stated pollution of the wetlands is not permitted.  
27 She also mentioned that the language regarding petroleum products in the groundwater ordinance was  
28 specific to groundwater protection and not wetlands protection. She asked if the Board could add similar  
29 language to the Wetlands Ordinance. The Board discussed the topic and agreed to reference the language  
30 in the groundwater protection ordinance regarding the proper storage of petroleum products.

31  
32 The Board then discussed legal non-conforming structures and grandfathering of uses. Member Herrick  
33 stated that she was worried about who would be grandfathered and who would not be. She wanted to  
34 make sure the ordinance was fair to everyone. Chairperson Fournier felt that the buffers were not onerous.  
35 The Board was trying to get to the middle ground that would protect both property rights and the  
36 wetlands.

37  
38 Chairperson Fournier asked if the section of the ordinance on validity needed to be in the ordinance. This  
39 section made clear that if one section was rendered invalid that the rest of the ordinance would still stay in  
40 effect. The Board discussed the section and the legal need for it. The Board felt it was best to leave the  
41 section in the ordinance.

42  
43 Member Herrick had concerns over who would be interpreting the ordinance and Member Mock voiced  
44 his agreement with her concerns. Member Mock stated that, for example, vernal pools were not always  
45 visible or weather could change the soil. Member Youngs stated that the process that governed disputes  
46 over the delineation of the wetland was in the ordinance on page 8. Ms. Brintnall suggested adding this to  
47 the duties of the Town's Life Safety/Code Inspector. The Board didn't think this was necessary because  
48 the Board would be the one directing the Life Safety/Code Inspector.

1 Ms. Brintnall suggested that sections B, C, D on pages 6 and 7 still needed work. The pages were  
2 repetitive and could be shorter. The Board reviewed the pages and agreed that it could be condensed.

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4 Member Herrick asked how the enforcement of the ordinance would work and the Board discussed the  
5 enforcement procedures. Member Youngs commented that the ordinance stated that it would be  
6 administered by the Planning Board and enforced by the Select Board or as permitted by law. The Board  
7 continued to discuss the enforcement procedures and who should be enforcing the ordinance. The Board  
8 agreed to add a section clarifying the enforcement procedures.

9  
10 Member Mock asked if any public present would like to comment. Mike Hodgson at 63 Lake Road  
11 commented that he felt that there were still some inconsistencies with the ordinance. He owned a small  
12 seasonal camp on Lake Winnepocket and he wanted clarification on how the ordinance would affect his  
13 property. The Board discussed the specifics of the ordinance regarding the buffers and how it might affect  
14 his lot. Mr. Hodgson also wanted clarification of how a CUP would be attained. The Board discussed the  
15 CUP process and how the current ordinance allowed for waivers if situations warranted it. Chairperson  
16 Fournier stated that if he had any additional questions or comments he could forward them to the Land  
17 Use Coordinator and he would forward them to the Board.

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19 The Board scheduled the final public hearing for the Wetlands and Watershed Ordinance on Thursday,  
20 December 2, 2021.

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22 **MOTION:** Craig Fournier

23 ***Motion to adjourn the meeting at 7:41pm.***

24 **SECOND:** Adam Mock

25 **MARLO HERRICK – YES**

26 **CRAIG FOURNIER – YES**

27 **ADAM MOCK – YES**

28 **SUSAN YOUNGS – YES**

29 **The motion passed 4 to 0**

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32 Respectfully,

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*Minutes taken by Russell Tatro*