

**TOWN OF WEBSTER**  
**PLANNING BOARD**  
**MEETING MINUTES THURSDAY AUGUST 17, 2023**

1 The Planning Board held a meeting on Thursday, August 17, 2023. 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, and Theresa Finnemore.

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6 **Also, present:** Land Use Coordinator Russell Tatro, Jeffrey & Cathrin Evans, Craige & Liz Taylor, and  
7 Douge Smith.

8  
9 Chairperson Fournier opened the meeting at 6:30pm by taking attendance Member Herrick and Member  
10 King, and Member Youngs were absent. He then asked if Alt. Member Finnemore would fill in for one of  
11 the absent members and she agreed she would. He then moved the first item on the agenda, the Evans  
12 Driveway.

13  
14 Mr. Evans informed the Board that the main reason for him being here tonight was to discuss the paved  
15 apron on his driveway. He first asked what the purpose of the apron was. Member Mock responded that  
16 it was to help control the flow of water to prevent it from going onto the Road. Mr. Evans then read  
17 driveway regulation Section IV Subsection B2a "In the case of a driveway intersecting a State road,  
18 issuance of a State driveway permit shall be regarded as compliance with the Webster requirements for  
19 the design of the driveway/street intersection." He felt that because the State did not require aprons on  
20 State Roads that this meant he was in compliance with the Town's driveway regulations. Chairperson  
21 Fournier pointed out that the e-mail from the State DOT representative had responded that the Town  
22 could have additional requirements in addition to State requirements. He then asked why Mr. Evans was  
23 so against putting in an apron. Mr. Evans responded that it would cost him an additional \$500.00 to a  
24 \$1000.00.

25  
26 Member Finnemore was concerned that not requiring an apron would set a precedent for future driveways  
27 on State roads because the State did give the Town latitude when regulating driveways on State roads.  
28 However, Mr. Evans made some good points. She asked if the Town performed maintenance on the State  
29 roads. Member Mock responded that the Town perform winter maintenance on a few of the State roads in  
30 Town. Mr. Evans stated that there were also several other driveways on Battle Street that did not have  
31 aprons on them. Chairperson Fournier responded that those driveways were likely grandfathered.

32  
33 Chairperson Fournier felt that Mr. Evans made a good point regarding the language in the Town's  
34 driveway regulations and thought that they should change it. Member Finnemore agreed and felt the  
35 Board needed more time to consider and the Board should be consistent on how the rules were applied.  
36 Member Youngs felt that the Board could potentially draw the line based on if the Town maintained the  
37 road or not. After a brief discussion the Board agreed that they wanted to discuss the topic further after  
38 consulting with Members King and Road Agent Bean.

39  
40 Chairperson Fournier moved to the next item on the agenda, future zoning.

41  
42 Member Finnemore commented that she felt the lot size requirements should be changed to 3 acres  
43 because it was a more realistic number than 5 acres and it would still allow plenty of room for a  
44 well/septic system. Member Youngs agreed with her but pointed out that they wanted to keep the Town  
45 rural and felt that the Board should also consider cluster developments like Blackberry Lane. Member  
46 Mock pointed out that the lot size used to be 2.5 acres and felt the 5-acres was a little much because of the  
47 Tax burden on 5-acre lots. Coordinator Tatro asked if they also wanted to change the frontage  
48 requirements. Chairperson Fournier felt that they should reduce the frontage requirements because it was  
49 often harder to get Road frontage than to meet the acreage requirement.

1 **MOTION:** Chairperson Fournier

2 *To propose changing the acreage requirements to 3 acres and reduce the frontage requirements to*  
3 *150ft.*

4 **SECOND:** Member Finnemore

5  
6 Member Mock felt that 150ft might be too low to keep the Town's rural nature and felt that 200ft might  
7 be better. The Board agreed with the suggestion.

8  
9 **MOTION:** Chairperson Fournier

10 *To propose changing the acreage requirements to 3 acres and reduce the frontage requirements to*  
11 *200ft.*

12 **SECOND:** Member Mock

13 **CRAIG FOURNIER – YES**

14 **ADAM MOCK – YES**

15 **SUSAN YOUNGS – YES**

16 **THERESA FINNEMORE – YES**

17 **The motion passed 4 to 0**

18  
19 **MOTION:** Chairperson Fournier

20 *To approve the minutes from 7/20/23 as written*

21 **SECOND:** Member Finnemore

22 **CRAIG FOURNIER – YES**

23 **ADAM MOCK – YES**

24 **SUSAN YOUNGS – YES**

25 **THERESA FINNEMORE – ABSTAINED**

26 **The motion passed 3 to 0**

27  
28 Chairperson Fournier moved to the next item on the agenda, any other business.

29  
30 Chairperson Fournier informed the Board that he had approached the Select Board to get their opinion on  
31 his plan to ask to purchase a lot on behalf of the Town on Lake Winnapocket. He hoped that the Town  
32 would turn it into a Town beach and picknick area. The Select Board had been in favor of the idea.  
33 Member Mock asked if it was the land belonging to the Austin Trust. Chairperson Fournier stated that it  
34 was and if the Austin's were willing to sell this would likely appear as a warrant article at the upcoming  
35 Town meeting.

36  
37 Chairperson Fournier also wanted to bring up the potential of an illegal driveway on Centennial Drive.  
38 Coordinator Tatro informed him that the Road Agent had also let him know about it and he planned to  
39 bring it to the attention of the Select Board at their upcoming meeting.

40  
41 Chairperson Fournier then brought up a follow up discussion that he had with the person who had  
42 requested that the Board look into adopting short term rental regulations. She then provided the  
43 supporting information that she had. He then informed the Board that she had told him that she felt  
44 dismissed and demeaned by the Board. He reminded them that they should treat everyone with respect.

45  
46 **MOTION:** Member Youngs

47 *To adjourn the meeting at 7:22pm*

48 **SECOND:** Chairperson Fournier

49 **CRAIG FOURNIER – YES**

50 **ADAM MOCK – YES**

51 **SUSAN YOUNGS – YES**

1 **THERESA FINNEMORE – YES**

2 **The motion passed 4 to 0**

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4  
5 Respectfully,

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11 *Minutes taken by Russell Tatro*

Approved as Written 9/21/23