

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY August 18, 2022

1 The Planning Board held a meeting on Thursday, August 18, 2022. 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:** Craig Fournier, Paul King, Susan Youngs, Adam Mock, Marlo
5 Herrick.

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7 **Also, present:** Land Use Coordinator Russell Tatro, Jamie Nolan.

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9 **Attending Virtually:** Michele Trembly, Katherine Nelson.

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11 Chairperson Fournier opened the August 18, 2022 meeting at 6:30pm and took attendance. Alternate
12 Member Kathy Bacon was absent. He then moved onto the first item on the agenda, the public hearing for
13 the amendments to the Town's Zoning Ordinance, Subdivision, & Site Plan Regulations.

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15 Chairperson Fournier opened the hearing at 6:31pm. Member Mock asked what the proposed changes
16 were because he had missed the previous Planning Board meeting. Chairperson Fournier briefly went
17 over the amendments and stated that most of the changes were to the terminology. Hearing no further
18 public comment Chairperson Fournier closed the hearing at 6:33pm.

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20 Chairperson Fournier moved to the next item on the agenda, the Code Enforcement Camper Inquiry.

21
22 Jamie Nolan, who lives on Cashell Lane, stated she was having a problem with her neighbor. Her
23 neighbor was in the process of converting a bus into an RV and the bus was being stored five feet from
24 her property line. Her neighbor also had a mini van that had been converted into a popup camper. She was
25 before the Board to see if there was anything they could do. Chairperson Fournier read aloud the RV
26 regulations from the Zoning Ordinance. The ordinance stated that lots less than five acres are allowed one
27 recreational vehicle and it must meet the current setback requirements. He added that the setback
28 requirements for lots less than five acres outside the Pillsbury Lake District are fifty feet on each side. He
29 felt this was a violation of the zoning ordinance. Member Youngs asked if she had discussed the topic
30 with her neighbors. Ms. Nolan responded that she would be unable to discuss the topic with the neighbors
31 because of previous disputes. Member Mock asked how the vehicles were registered. He felt that if the
32 vehicles were registered and titled as a minivan and a bus that it would be very difficult for the Board to
33 prove they are RV's. Member Herrick pointed out that she was in favor of a property owner being able to
34 do what they wanted on their property. However, the Town had rules and even if she disagreed with them,
35 they were what the Town had approved. The Board discussed the situation and felt the Board should send
36 the property owner a letter informing them of the regulations. The Board then briefly discussed what
37 should be included in the letter.

38
39 **MOTION:** Chairperson Fournier

40 *To send a letter reminding the owners of 15 Cashell Lane of the RV regulations in the Zoning*
41 *Ordinance.*

42 **SECOND:** Member Youngs

43 **CRAIG FOURNIER – YES**

44 **MARLO HERRICK – YES**

45 **PAUL KING – YES**

46 **SUSAN YOUNGS – YES**

47 **ADAM MOCK – YES**

48 **The motion passed 5 to 0**

49

1 Chairperson Fournier moved to the next item on the agenda, the appointment with Michele Tremblay to
2 discuss the potential for a short-term rental ordinance.

3
4 Ms. Tremblay stated that she felt that the Board should consider adopting a short-term rental ordinance.
5 She felt that the Town should consider the ordinance for the following reasons. The first being that short-
6 term rentals could change the character of a community by making it more commercial. The second being
7 that short-term rentals often became party houses, and this increased the needed for law enforcement. Her
8 last concern was that one in four homes currently being purchased was being purchased by investors.
9 Many of these homes purchased by investors were turned into short term rentals and this was adding to
10 the shortage of single-family homes. The majority of the statistics were geared more towards tourist
11 locations or urban areas. However, Webster still had areas, such as lake Winnepocket, that investors
12 would be interested in. She felt it would be good for the Town to get ahead of this potential issue because
13 it would be difficult to regulate it after the use is established. She asked Chairperson Fournier what the
14 next steps would be. Chairperson Fournier responded that the Board would discuss the topic amongst
15 themselves and then decide if they wanted to pursue a short-term rental ordinance.

16
17 Member Youngs asked if the Town currently had any regulations regarding short-term rentals.
18 Coordinator Tatro responded that currently it was allowed in the Town of Webster. Member Mock knew
19 several property owners who rented out their homes in the Winter. They did this to offset the costs of
20 maintaining their properties and felt a permit should not be required. Member Herrick thought they should
21 reach out to Chief Adams to see if there had been additional police activity due to the current seasonal
22 rentals in Town. Chairperson Fournier stated that he had been working with Vicki Tomas a Planner who
23 worked for the upper valley. She had provided him with a list of thirty-two communities around the state
24 that had already adopted short-term rental regulations. Most of these communities had attractions that
25 would draw in seasonal tourists. He felt that Webster was more of a bedroom community rather than a
26 tourist community.

27
28 Susan Youngs stated that they didn't want to go overboard with regulations but thought that something
29 should be done. Member Herrick thought that adopting short-term rental regulations would be a
30 government overreach. Member Mock pointed out that there were already several properties around Town
31 that were rented out and he did not want to prohibit property owners from doing what they wanted with
32 their homes. Member King felt that since this was not currently an issue and had not been an issue in the
33 past that this ordinance was not necessary at the moment. Chairperson Fournier felt that the consensus
34 was against adopting such an ordinance and most of the Board agreed. Member Youngs still felt that this
35 could become an issue in the future.

36
37 **MOTION:** Member Youngs

38 ***To approve the minutes from 7/21/22 as amended.***

39 **SECOND:** Chairperson Fournier

40 **CRAIG FOURNIER – YES**

41 **MARLO HERRICK – ABSTAIN**

42 **PAUL KING – YES**

43 **SUSAN YOUNGS – YES**

44 **ADAM MOCK – ABSTAIN**

45 **The motion passed 3 to 0 with 2 members abstaining**

46
47 Chairperson Fournier stated that the Board would need to appoint members for the CIP committee. He
48 then briefly explained the purpose of the committee. Member Mock and Member King expressed interest.
49 The Board then discussed when the first meeting should be and agreed to hold it early in October.

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51

- 1 **MOTION:** Member Youngs
- 2 *To adjourn the meeting at 7:35pm.*
- 3 **SECOND:** Chairperson Fournier
- 4 **CRAIG FOURNIER – YES**
- 5 **MARLO HERRICK – YES**
- 6 **PAUL KING – YES**
- 7 **SUSAN YOUNGS – YES**
- 8 **ADAM MOCK – YES**
- 9 **The motion passed 5 to 0**

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11
12 Respectfully,

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16 _____
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18 *Minutes taken by Russell Tatro*

Approved as Written 9/16/22