

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY DECEMBER 15, 2022

The Planning Board held a meeting on Thursday, December 15, 2022. The meeting was held at the Town Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

Planning Board Members present: Craig Fournier, Paul King, Adam Mock, Marlo Herrick, Susan Youngs, and Theresa Finnimore.

CIP Subcommittee Members present: Town Administrator Dana Hadley, Land Use Coordinator Russell Tatro, Barbra Corliss, and Robert Wolinski.

Also, present: Road Agent Emmet Bean, Jon Pearson, and Tara Gunnigle.

Chairperson Fournier opened the December 15, 2022, meeting at 6:30pm and took attendance. Alternate Member Kathy Bacon was absent. He then introduced the new Planning Board alternate Therese Finnimore and the Board was happy to have her.

Chairperson Fournier moved to the first item on the agenda, the site plan review for Tyler Craigue.

Mr. Craigue informed the Board that he planned to open a 24-hour self-service bait shop on Tyler Road. He is licensed bait dealer with the State of NH and had been selling bait for the last five years. He recently bought a house on Tyler Road and wanted to move his business into Town. Chairperson Fournier asked if he raised his own bait. Mr. Craigue responded that he did not. Chairperson Fournier asked if he had adequate parking. Mr. Craigue responded that he did. Chairperson Fournier asked if he had lighting. Mr. Craigue responded that he had a streetlight that was solar powered. Chairperson Fournier asked about signage because he was concerned about signage that would be intrusive. Mr. Craigue responded that he planned to use a 4' by 4' sign that was plain white with black lettering informing the public that he was 24-hour self-service shiner business.

Member Finnimore asked about advertisement. Mr. Craigue responded that he mostly advertised through word of mouth and Facebook. Member King asked if he would need to make any changes to his driveway. Mr. Craigue responded that he likely would not be making any changes to his current driveway. Member King advised that he should fill out a driveway application just in case. Hearing no further comment Chairperson Fournier asked if anyone wanted to make a motion for approval.

MOTION: Member Herrick
To approve the site plan review submitted by Tyler Craigue for a self-service bait shop at 101 Tyler Road.

SECOND: Member Youngs

CRAIG FOURNIER – YES

MARLO HERRICK – YES

PAUL KING – YES

ADAM MOCK – YES

SUSAN YOUNGS – YES

The motion passed 5 to 0

Chairperson Fournier moved to the next item on the agenda, the Road Agent CIP update.

Chairperson Fournier informed the Board that they were holding this joint meeting with the CIP Committee and the Road Agent to plan for what needed to be spent on roads for the next five to ten years. Road Agent Bean then informed the Board that they were currently putting \$200,000 in Road

1 Preservation. It used to cost him around 160,000 dollars to pave 1,500 feet of road, but due to inflation he
2 could now only pave 800 feet with the same amount of money. He then listed several projects around
3 Town that he felt needed to be addressed. He added that he also planned on doing 3 miles of chip seals
4 next year and this would cost him about \$80,000. He pointed out that the money the Town had been
5 saving did not go as far as it used to. Member Corliss asked if he had any quotes on the paving projects he
6 had mentioned. Road Agent Bean responded that he had been unable to get quotes on the tar because the
7 recent fluctuations in prices.

8
9 Member Corliss asked if the Pond Hill Culvert was going to be replaced in 2023. Road Agent Bean
10 responded that the project had been taken off the list by a former Select Board Member about four years
11 ago because it was a Class VI Road. Coordinator Tatro added that it was also an emergency lane which
12 only allows the Town to do minimal maintenance.

13
14 Member Herrick asked about the money for Clothespin Bridge. Coordinator Tatro replied that only
15 \$100,000.00 was listed to cover the cost of engineering and the rest would be coming from the Federal
16 Government. Administrator Hadley added that the remaining funding would eventually be used when the
17 Corn Hill Bridge needed to be replaced. Chairperson Fournier asked if the fund needed to be increased in
18 the future. Member Mock felt that the amount was fine for now and this could be addressed at a future
19 CIP meeting and the Board agreed.

20
21 Member Wolinski asked if they should be putting more into the Road Preservation and Road Construction
22 Trust Funds. The Board debated the topic at length with Road Agent Bean. The Board eventually decided
23 to keep the funding the same for this year and asked Road Agent Bean to come up with a list of projects
24 for next year's CIP Committee. With this information they would be able to better plan for the future.

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26 The Board then moved onto the funding needs for the Fire Department. Road Agent Bean informed the
27 Board that due to the recent inflation the next fire truck that would need to be purchased would likely cost
28 around \$900,000.00 and the Town was currently not saving enough money. The Board discussed the
29 funding and agreed to recommend increasing the funding from \$100,000 a year to \$125,000.00 a year.

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31 **MOTION:** Member Wolinski

32 *To recommend increasing the funding saved for the next fire truck to \$125,000.00 per year.*

33 **SECOND:** Member Youngs

34 **CRAIG FOURNIER – YES**

35 **BARBRA CORLISS – YES**

36 **PAUL KING – YES**

37 **ADAM MOCK – YES**

38 **SUSAN YOUNGS – YES**

39 **ROBERT WOLINSKI – YES**

40 **The motion passed 6 to 0**

41
42 Chairperson Fournier brought up the topic of the funding for the Transfer Station and asked if the Town
43 had any real options. Administrator Hadley responded that the Town really didn't have a lot of say in
44 what the transfer station requested. The Board discussed the funding needed and agreed to increase the
45 amount for the next few years and reassess the amount in 2025.

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48 **MOTION:** Chairperson Fournier

49 *To recommend increasing the funding saved for the transfer station to \$42,000.00 for 2023 and 2024.*

50 **SECOND:** Member Wolinski

51 **CRAIG FOURNIER – YES**

1 **BARBRA CORLISS – YES**

2 **PAUL KING – YES**

3 **ADAM MOCK – YES**

4 **SUSAN YOUNGS – YES**

5 **ROBERT WOLINSKI – YES**

6 **The motion passed 6 to 0**

8 Chairperson Fournier moved to the next item on the agenda, Junkyard Ordinance discussion.

10 Chairperson Fournier informed the Board that he had provided them with copies of a draft ordinance for them to review. He would put the item on the agenda for the next meeting to discuss the draft.

13 Chairperson Fournier moved to the approval of the draft minutes.

15 **MOTION:** Member Youngs

16 *To approve the minutes from 11/16/22 as written.*

18 Jon Pearson objected to the acceptance of the minutes as read because he felt that they had been edited. He said that in the meeting video Member King had stated that he had gone to his home to discuss the driveway with him and that never happened. Member King responded that he had never said that he had gone to Mr. Pearson's home he believed that he said he went to the place where he had been working. Ms. Gunnigle said that Member King had stated "I was asked to go out to inspect the driveway. I went out and yes there was a third driveway on that piece of property. I went out and talked with the gentlemen and he was adamant he was not going to change anything. The Planning Board told him to get rid of one of the driveways and do what needs to be done." Mr. Pearson said he did not see him or meet me on the property, and it was not in the written minutes. He asked why it was not in the minutes and he wanted the language added to the minutes. Chairperson Fournier asked if they wanted this to be added to the minutes. Coordinator Tatro added that the minutes were not word for word and were just a summary of what happened. Mr. Pearson was adamant that this was an important part of the meeting and should be in the minutes. Chairperson Fournier felt that if this was important to him, the Board could accommodate him and asked Coordinator Tatro to make the changes for review at the next meeting. Mr. Pearson and Ms. Gunnigle thanked the Board for their accommodation.

34 **MOTION TABLED:** Chairperson Fournier

36 Mr. Pearson then informed the Board that while Ms. Gunnigle was visiting the Town Office Coordinator Tatro had informed her of the anonymous complaint filed against Mr. Pearson on White Plains. He then went to the office and Coordinator Tatro informed him of the complaint on White Plains Road. He had recently put in a right to know requests for all the information regarding the information on the complaint. The complaint this was done over the phone so there was nothing in writing and this was done on white plains road. The next thing that he gets is the complaint about a third driveway on Bridge House Road. Coordinator Tatro responded that he had asked Road Agent Bean about the complaint and that he had informed him that the third driveway was on Bridge House Road, and he added that Road Agent Bean had not been the one that made the complaint. Mr. Pearson felt like this was becoming he said she said problem.

47 Member Youngs pointed out that the real issue was there are three driveways on Bridge House Road where he was only permitted to have two. Mr. Pearson responded that he had a picture somewhere showing a driveway being there in 1910, but the photo had likely burned when the bridge house had burned. Chairperson Fournier asked how many driveways he had now. Mr. Pearson responded that there are two. Chairperson Fournier clarified that he was not asking about 1910. Mr. Pearson responded that a

1 house had burnt up the road in the 1970's and the old houses driveway was still there. Chairperson
2 Fournier asked if he was using the driveway. Mr. Pearson responded that he used it to gain access to his
3 back field. Ms. Gunniggle added that he owned two pieces of property and they both had houses on them
4 in the past. Member Youngs asked if the lots were still two pieces of property. Mr. Pearson responded
5 that supposedly the Town had involuntarily merged the two lots. Coordinator Tatro informed Mr. Pearson
6 that if the Town had involuntarily merged the properties that there was a process to unmerge them if he
7 wanted to. Mr. Pearson said what made him angry was that the complaint changed from White Plains to
8 Bridge House Road, and he felt that the anonymous complaint had been changed. Member Youngs
9 responded that Coordinator Tatro had already explained what happened. Ms. Gunniggle said that this was
10 becoming a game of telephone where the details kept changing. Mr. Pearson said he understood Road
11 Agent Bean had corrected Coordinator Tatro on the location of the driveway. Road Agent Bean pointed
12 out that you could see the driveway from White Plains Road. Mr. Pearson responded that he understood
13 that. Coordinator Tatro confirmed that the original location had been his mistake and pointed out that the
14 original complaint referred to Bridge Hill Road. He had made a mistake when he had look up the
15 property on the Town's maps.

16
17 Mr. Pearson also pointed out that when he had met Road Agent Bean on site he had said when he was
18 going to make it go away and he didn't understand how the Road Agent had the authority to do that
19 without a vote from the Board. Chairperson Fournier said that he was rightfully upset, and he would go
20 out to look at the property himself. The Board would then re-address the issue at the next meeting.

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22 **MOTION:** Member Youngs

23 ***To adjourn the meeting 8:21***

24 **SECOND:** Member Mock

25 **CRAIG FOURNIER – YES**

26 **MARLO HERRICK – YES**

27 **PAUL KING – YES**

28 **ADAM MOCK – YES**

29 **SUSAN YOUNGS – YES**

30 **The motion passed 5 to 0**

31
32 Respectfully,

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38 *Minutes taken by Russell Tatro*
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