

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY MARCH 16, 2023

The Planning Board held a meeting on Thursday, March 16, 2023. 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, Marlo Herrick, Susan Youngs.

Also, present: Land Use Coordinator Russell Tatro, Daniel & Julie Nudd, Mark Kimball, Michael Scofield.

Chairperson Fournier opened the February 16, 2023, meeting at 6:30pm and took attendance. Member Mock and Alternate Member Fennimore were absent. He then moved to the first item on the agenda, the preliminary conceptual consultation for Lucas Mckerley regarding subdividing his 10-acre lot on Pleasant Street.

Mr. Mckerley informed the Board that he hoped to subdivide his 10-acre lot Map 6 Lot 87 on pleasant street. His goal was to build a new house for his family on the back part of the lot and keep the current house to rent out. He then showed a map to the Board and the board discussed where the new house would be. Mr. Mckerley then informed the Board that he did not have enough frontage for a second driveway cut but was willing to have a shared driveway. Chairperson Fournier responded that he did not have a problem with shared driveways. However, the Board needed to make sure there were proper shared driveway agreements. Coordinator Tatro informed the Board that due to the lack of frontage Mr. Mckerley would need to attain a variance before he could subdivide and suggested the Board refer Mr. Mckerley to the Zoning Board of Adjustments.

MOTION: Chairperson Fournier

To refer Mr. Mckerley to the Zoning Board of adjustments for a variance

SECOND: Susan Youngs

CRAIG FOURNIER – YES

MARLO HERRICK – YES

PAUL KING – YES

SUSAN YOUNGS – YES

The motion passed 4 to 0

Chairperson Fournier moved to the next item on the agenda, Site Review Case 23-02 for Tree Maintenance on Mutton Road for Unitil.

Chairperson Fournier informed the Board that they had received a letter from Unitil asking for permission to do tree maintenance on Scenic Mutton Road and they needed Planning Board permission before they could do it. Member Youngs then read the letter that had been sent from Unitil. Member King pointed out this was a normal request from Unitil that the Board receives about every three years. Chairperson Fournier asked if the Board had any additional comments. Hearing none, he opened the hearing to public comments.

Dan Nudd commented that this happened regularly, and he was fine with it. Mark Kimball asked how Unitil determined which trees were hazards before the removal. Member Youngs read the definitions in the letter the Board had been sent. The Board wished someone from Unitil was present to answer his questions. Member Herrick asked if it would be possible to make Unitil mark the trees prior to the removal. Member King pointed out that Unitil typically sent letters to the property owners on the road with a number that they could call if they had questions or concerns. Mr. Kimball asked if he should call

1 or whether the Board should call Unitil with his question. Chairperson Fournier responded that he felt it
2 was best if Mr. Kimball called them.

3
4 Mr. Kimball then informed the Board that they could make additional rules for scenic roads. He was
5 concerned that if he planted maple trees to replace the ones that were cut that the saplings would be cut
6 down before they could grow. Chairperson Fournier asked what side of the Road he meant. Mr. Kimball
7 stated it would be on the side across from the utility lines. Chairperson Fournier suggested he talk to Road
8 Agent Bean. Mr. Kimball said he could talk to the Road Agent, but this would not protect the trees
9 beyond the current Road Agent. He believed a policy was better. Member King asked if he would be
10 willing to draft a policy for the Board to review at a future meeting. Mr. Kimball responded that he could,
11 and that he would work on it.

12
13 **MOTION:** Member Youngs

14 *To grant permission to Unitil to do tree maintenance on Mutton Road contingent upon marking the*
15 *trees that were to be cut and notifying property owners.*

16 **SECOND:** Chairperson Fournier

17 **CRAIG FOURNIER – YES**

18 **MARLO HERRICK – YES**

19 **PAUL KING – YES**

20 **SUSAN YOUNGS – YES**

21 **The motion passed 4 to 0**

22
23 Chairperson Fournier moved to the next item on the agenda, Public Comment.

24
25 Coordinator Tatro Informed the Board that Road Agent Bean had requested a public hearing for tree
26 maintenance on Bastion Hallow and Gerrish Road. The Board agreed they could hold a hearing next
27 month contingent on the Road agent being able to attend it.

28
29 Chairperson Fournier informed the Board regarding the new construction on Call Road. He stated that
30 there were some issues with that driveway that he hoped would be addressed after a meeting with the
31 developer next week.

32
33 **MOTION:** Chairperson Fournier

34 *To accept the minutes from 2/16/23 as amended.*

35 **SECOND:** Member Youngs

36 **CRAIG FOURNIER – YES**

37 **MARLO HERRICK – YES**

38 **PAUL KING – YES**

39 **SUSAN YOUNGS – YES**

40 **The motion passed 4 to 0**

41
42 **MOTION:** Chairperson Fournier

43 *To adjourn the meeting 7:04*

44 **SECOND:** Member Youngs

45 **CRAIG FOURNIER – YES**

46 **MARLO HERRICK – YES**

47 **PAUL KING – YES**

48 **SUSAN YOUNGS – YES**

49 **The motion passed 4 to 0**

50
51 Respectfully,

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Minutes taken by Russell Tatro

Approved as Written 4/20/23