

TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES THURSDAY AUGUST 19, 2021

1 The Planning Board held a meeting on Thursday, September 16, 2021. The meeting was held at 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, Paul King Adam Mock, Susan Youngs,
5 David Hemenway (Select Board Ex Officio Alternate Member).

6
7 **Also, present:** Emmet Bean (Fire Chief/Road Agent), Russell Tatro (Land Use Coordinator), Julie &
8 Richard Steele, Dan Higgins, Benjamin Smith, Mikayla Reale, William Inman.

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10 Chairperson Fournier opened the August 19, 2021 meeting at 6:29pm and took attendance. Kathy Bacon,
11 and Marlo Herrick were not in attendance.

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15 **MOTION:** Susan Youngs

16 *Motion to accept the Site Review Application submitted by Benjamin Smith as complete.*

17 **SECOND:** Craig Fournier

18 **PAUL KING – YES**

19 **SUSAN YOUNGS – YES**

20 **CRAIG FOURNIER – YES**

21 **ADAM MOCK – YES**

22 **The motion passed 4 to 0**

23
24 **MOTION:** Susan Youngs

25 *Motion to approve the Site Plan submitted by Benjamin Smith for a small engine repair business*
26 *located at 1487 Battle Street.*

27 **SECOND:** Adam Mock

28 **PAUL KING – YES**

29 **SUSAN YOUNGS – YES**

30 **CRAIG FOURNIER – YES**

31 **ADAM MOCK – YES**

32 **The motion passed 4 to 0**

33
34 Chairperson Fournier moved onto the next item on the agenda, Maintenance of Mutton Road.

35
36 Road Agent Bean stated that because Mutton Road was a scenic road prior Boards had requested
37 that any time road work was to be performed that it be brought to the attention of both the
38 Planning and Select Board. He stated that the ditches had been filling in and rocks had been
39 piling up. He did not expect to be cutting any trees or moving any rock walls. Member Mock
40 asked if the Board still needed to review all road work on scenic roads that didn't involve the
41 cutting of trees or moving of rock walls. This way Road Agent Bean didn't need to come before
42 the Board for regular road maintenance. Member King stated that residents had complained three
43 or four years ago, and it had been a problem. Chairperson Fournier agreed that it had been a big
44 issue and that's why the previous Board had request Road Agent Bean make the Board aware.
45 Road Agent Bean stated that it had been three or four years since the last time maintenance had
46 been performed on the road and the recent rain had made the situation worse. The Board

1 discussed the topic and agreed they supported Road Agent Bean in performing any necessary
2 road maintenance.

3
4 Member Mock asked a question regarding how the Master Plan had been created. Chairperson
5 Fournier explained that in 2018 the Board sent surveys to residents asking a series of questions
6 regarding how they wanted to see the Town develop in the future. The Town then compiled that
7 data and used it to create the Master Plan. The Master Plan was a framework to be used when
8 planning for the future. Land Use Coordinator Tatro stated that a few residents had asked how
9 many of the recommendations in the Master Plan had been implemented. He had compiled a
10 bullet list for the Board to review. The Board agreed that they would review the list and discuss
11 it at the next scheduled meeting.

12
13 Chairperson Fournier moved to the next item on the agenda, Scheduling the Public Hearing for
14 the Wetlands and Watershed Ordinance.

15
16 The Board discussed the topic and agreed to schedule the hearing for the next Planning Board
17 meeting on September 18th.

18
19 Chairperson Fournier moved to the next item on the agenda, appointments to the Capital
20 Improvement Plan Subcommittee (CIP).

21
22 Chairperson Fournier briefly went over the CIP process. The Subcommittee would be comprised
23 of members of the Planning Board and the public. This report was used by the Select Board in
24 the Budget Process. Member King stated that in the past the Board used to do this every three or
25 so years. The Board had changed to updating it yearly because it significantly reduced the time it
26 took to update the report. Chairperson Fournier and Member King would be on the
27 subcommittee and stated that members from the public were welcome to join.

28
29 Chairperson Fournier moved to the next item on the agenda, the Voluntary Merger of lots 12-16
30 & 10-17

31
32 Land Use Coordinator Tatro stated he had received an application for a Voluntary Merger. He
33 then showed the Board a map showing the lots that would be merged.

34
35 Chairperson Fournier Moved to the next item on the agenda, Planning Board input on the Sale of
36 Map 10-1-58.

37
38 Land Use Coordinator Tatro explained that the Select Board had recently merged lots 10-1-58,
39 10-1-59, and had gone through the bidding process to sell the new lot. It had been brought to the
40 Select Board's attention that the sale had been done improperly. The Town's Attorney had
41 confirmed that sale had been done improperly because 10-1-58 had been gifted to the Town last
42 year and lots not taken by Tax Deed had a separate process for being sold. The Select Board
43 needed to get the Planning Board's feedback on the sale to rectify the situation. Ex-Officio
44 Member Hemenway added that the other two lots had gone through the process previously and
45 the Planning Board had recommended to sell the other two lots. The Board discussed the topic
46 and agreed the lot could be sold.

1
2 **MOTION:** Adam Mock
3 *To recommend that lot 10-1-58 be sold.*
4 **SECOND:** Craig Fournier
5 **PAUL KING – YES**
6 **CRAIG FOURNIER – YES**
7 **ADAM MOCK – YES**
8 **The motion passed 3 to 0**
9
10 **MOTION:** Craig Fournier
11 *To approve the minutes from 7/15/21 as amended.*
12 **SECOND:** Adam Mock
13 **PAUL KING – YES**
14 **CRAIG FOURNIER – YES**
15 **ADAM MOCK – YES**
16 **The motion passed 3 to 0**
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18 **MOTION:** Paul King
19 *Motion to adjourn the meeting at 7:50pm.*
20 **SECOND:** Adam Mock
21 **PAUL KING – YES**
22 **CRAIG FOURNIER – YES**
23 **ADAM MOCK – YES**
24 **The motion passed 3 to 0**
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26
27 Respectfully,
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31 _____
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33 *Minutes taken by Russell Tatro*

Approved as Written 10/21/21