

TOWN OF WEBSTER

PLANNING BOARD

MEETING MINUTES WENDSDAY SEPTEMBER 29, 2021

The Planning Board held a work session Wednesday, September 29, 2021. The meeting was held in the Grange Hall at Town Hall; 945 Battle Street, Webster, NH 03303.

Planning Board Members present: Chairperson Craig Fournier, Ex-Officio Marlo Herrick, Paul King, Adam Mock, Alternate Kathy Bacon.

Wetlands Sub-Committee Members Present: Isabel Brintnall

Also present: Selectman Hemenway, Land Use Coordinator Tatro, Christine Schadler, Betsy Janeway, John Collins.

The meeting began at 7:00pm. This meeting was being held to discuss changes to the proposed Wetlands and Watershed Ordinance. These proposed changes were drafted by the Wetlands Sub-Committee based on the comments received at the public hearing held on September 16, 2021. Chairperson Fournier stated that the Sub-Committee had provided a list of five major concerns, and he agreed with their assessment. The Board would discuss each concern and the Sub-Committee recommendation in order.

Replacement of Septic Systems needing a Condition Use Permit (CUP):

The Sub-Committee recommended deleting 7a and adding that replacement of existing septic system be added to permitted uses. Ex-Officio Member Herrick asked what the current process was. Christine Schadler, the Chair of the Conservation Commission, stated that it was handled by the Department of Environmental Service and the Town. The Board discussed the topic and agreed with Sub-Committee's recommendation.

Storage of Petroleum Products:

The Sub-Committee recommended leaving this as written. The Committee pointed out that any storage in existing structures would be a grandfathered use. Member Mock stated that the Board should just remove the entire line. Chairperson Fournier suggested they add language as to how and what could be stored. Member Mock gave examples of potential issues such as new homes built in the district not being able to gas for a lawnmower or the storage of petroleum products in the back of a truck in the district. Alt Member Bacon stated that the point of the ordinance was to prevent new buildings in the buffers. Ms. Schadler stated that a new shed could be built outside the buffer. Chairperson Fournier believed that pickup trucks do not count as structures. Ex-Officio Member Herrick suggested adding the storage in appropriate storage containers should be a permitted use. Ms. Schadler pointed out that buffers were necessary for the protection of the wetlands and moving the storage of petroleum products to a permitted use would defeat the purpose of the ordinance. Member Mock stated that the Conservation Commission would have to compromise, or this ordinance would not pass. Alternate Member Bacon stated that she didn't think they could move all storage of petroleum products to a permitted use. The Board discussed the topic at length and did not come to a consensus on the permitted vs. prohibited. The Board did agree that the language, in this section of the ordinance, should be clarified.

Regulation of Docks:

The Sub-Committee recommended that any dock, pier or other structure, as defined in NH RSA Title L, Chapter 482-A, that is approved by the State under that Chapter, as amended, or under other applicable law should be included as a permitted use in section VI. Permitted Uses. Furthermore,

1 section VIII.4. "Seasonal docks, boat launches, and piers:" The Board agreed with the Sub-
2 Committee's recommendation.

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4 Vertical Expansion:

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6 The Sub-Committee recommended that the Board delete V.E. 2. c. which reads "There shall be no
7 vertical expansion in the district." Homeowners will still be subject to relevant Zoning Ordinances.
8 The Board agreed with the Sub-Committee's recommendation.

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10 Expansion of primary dwellings on existing non-conforming lots less than two acres in size.

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12 The Sub-Committee provided the Board with a choice of two options. The first option was to allow
13 owners of existing lots less than two acres to apply for a CUP to expand a primary dwelling that is
14 within either a Level One or Level Two Wetland District. The second option was to reduce the buffer
15 for lots two acres or less to fifty feet in both the Level One and Level Two districts. The Board
16 discussed the topic and agreed to go with the second option because it was consistent with the current
17 zoning ordinance and would be easier to administrate.

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19 Land Use Coordinator Tatro asked if the Board could set a date for the first Capital Improvement
20 Plan Committee. The Board discussed the topic and agreed to set the date to Friday, October 8, 2021.
21 Coordinator Tatro also asked the Board if the wanted to add a site inspection fee to the Site Plan
22 review application cost. The Board discussed the idea and agreed that this made sense. Coordinator
23 Tatro will add this recommendation to the upcoming fee schedule public hearing.

24
25 **MOTION:** Kathy Bacon

26 ***Motion to adjourn the meeting at 8:33pm.***

27 **SECOND:** Adam Mock

28 **CRAIG FOURNIER – YES**

29 **PAUL KING – YES**

30 **MARLO HERRICK – YES**

31 **KATHY BACON – YES**

32 **ADAM MOCK – YES**

33 **The motion passed 3 to 0**

34
35 Respectfully,

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Minutes taken by Russell Tatro