

**DRAFT TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES NOVEMBER 15, 2018**

At 6:30 pm Chairperson Susan Rauth convened the regularly scheduled meeting for the Planning Board and took attendance. Members present were Paul King and Craig Fournier (member Fournier was sworn in as a member to fill the vacancy left by Susan Roman's resignation); alternate member present was Kathy Bacon. Chairperson Rauth appointed Ms. Bacon as a voting member for this meeting due to the absence of member Lynmarie Lehmann. (Member Lehmann arrived at 7:00 pm at which time; Ms. Bacon went back to being an Alternate Member.)

The first order of business was review of the draft minutes from October 18, 2018. At this time Member Fournier asked the Chairperson if the Scenic Road recommendations went to the Select Board; Chairperson Rauth stated yes she had given them to the Select Board at their meeting a couple of weeks ago. A brief discussion followed.

Member Fournier made a motion to accept the October 18th minutes as written; seconded by Acting Member Bacon and approved unanimously.

The next order of business was an update of the Master Plan. Chairperson Rauth informed the Board the Master Plan committee met on November 8th. Mike Tardiff, Executive Director and Matt Monahan, Senior Planner, both from Central New Hampshire Regional Planning Commission (CNHRPC) were guests. She stated that as a group they discussed looking at alternatives for denser housing specifically Cluster Housing also known as Open Space or Conservation Housing. She stated they also talked about commercial/industrial development. Chairperson Rauth stated that the majority of people who responded to the Master Plan survey were not necessarily interested in commercial development but as a group, the committee discussed the fact that it would be nice to bring more taxes into the town with light commercial development; perhaps designate specific areas zoned for such.

Member Fournier wanted to know what was meant by "light commercial". He stated a definition should be nailed down. Chairperson Rauth agreed. She said many towns have different levels of specificity for residential and commercial zones. Chairperson Rauth added that the committee also discussed agricultural development. Member Fournier stated that what had been discussed would actually be zoning changes. He asked what would be the schedule for making these changes.

Member King stated they were looking at this as being in the future, not to make changes to zoning immediately.

Acting Member Bacon stated her impression was the committee was trying to plan for future residential zoning and the possibilities of locations for those developments within the town. She felt these were the first things to do before making any zoning ordinance changes. A lengthy discussion ensued.

Chairperson Rauth stated the committee will be looking at other towns' ordinances with regards to cluster housing-like developments. She stated those regulations will be studied and discussed over the next year and if the Planning Board decides they want to bring it forward to change the zoning regulations, the Board would start the process next fall to bring to Town Meeting in 2020. She informed the Board that the next Master Plan meeting, which may be the last one, they will be talking about identifying areas in Town that would support denser developments and to solidify the description of it in the Master Plan. The meeting date is Wednesday, December 12, 2018 at 6:30 pm in the Select Board's conference room.

The next order of business was to review and approve the CIP Subcommittee recommendations to the Select Board for funding the CRF's and ETF's for the 2019 Budget. Chairperson Rauth informed the Board the subcommittee had met a couple of times and reviewed the requests that came in from the town departments. Chairperson Rauth referred to CIP documents that had been emailed to the Board for tonight's meeting.

7:00 pm Member Lehmann arrived to the meeting.

After an in depth discussion, Chairperson Rauth stated the subcommittee was ready to send the recommendations to the Select Board for their November 19th meeting. She asked the Board if there were any questions or corrections. She stated a public hearing was not required; however, she wanted to get the Planning Board's approval of the recommendations before forwarding to the Select Board.

Member Lehmann made a motion for the Planning Board to adopt the recommendations of the CIP Subcommittee and move it forward to the Select Board; seconded by Member Fournier and approved unanimously.

At this time Member Lehmann asked about the timeline for the public hearing for the Master Plan. Chairperson Rauth stated it might have to be in January 2019.

Member King informed the Board that the second curb cut of the driveway at 1063 Pleasant Street had been blocked off as required by the Planning Board at their last meeting on October 18th; however, the use of a very small tree may not be effective enough as a permanent barrier. Member King showed a picture of it on his phone to the Board members. Member Lehmann stated she did not think that small tree was sufficient. She suggested the Board send a letter to Ms. Burke-Michaud, stating the Board was just following up on the meeting of October 18th in which it was indicated that you would close off the second curb cut. We note that there is a barrier going across it now, but the intent is for that curb cut to be permanently eliminated. We will revisit this with you in the spring. Mrs. Larson will draft the letter for Planning Board approval.

Member Fournier asked Chairperson Rauth if she inspected the bounds of the McCormack property on Battle Street to which she answered yes. The surveyor had done what the Board asked him to do by putting in a witness post for a PK nail that was flush with the ground to make it easier to find. A brief discussion followed.

7:23 pm Member Lehmann made a motion to adjourn; seconded by Member Fournier and approved unanimously.

These draft minutes were prepared by Therese E. Larson, Land Use Coordinator.