

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES JULY 20, 2017**

At 6:33 pm Chairperson Rauth convened the regularly scheduled meeting of the Planning Board and took attendance. Members present were Vice Chair Susan Roman (arrived later), Selectman Bruce Johnson, Lynmarie Lehmann, Paul King and newly appointed alternate members Kathy Bacon and Clay Gillander. Alternate Member Bacon was appointed as an acting member until Vice Chair Roman arrived later.

The next order of business was review of the draft minutes from the June 15th meeting. The following amendments were proposed:

- a) Page 1; 5th paragraph; last sentence; insert the word *wetland*
“...Planning Board can approve them without *wetland* permits or not...”
- b) Page 2; 1st full paragraph; change the 4th sentence to read, “She stated that there was a pond on that lot but was not a Shoreland Protection issue, *given the size of the pond.*”

Member Lehmann made a motion to accept the June 15, 2017 minutes with the two proposed changes; seconded by Selectman Johnson and approved unanimously.

The next order of business was to review the Town of Webster Select Board’s proposed sale of properties and to make recommendations per RSA 41:14-a. Chairperson Rauth informed the Board that the Select Board was planning on putting up for sale a number of properties that were either gifted to the town or taken by Tax Collector Deed. The RSA above requires the Select Board to submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation. Chairperson Rauth asked Selectman Johnson to share more information about this to the Board and why all this has come about. Selectman Johnson stated that there has been a lot of interest from people wanting to purchase some of the lots owned by the Town whether for merging or for building new houses. Due to the interest, the Select Board has been working on drafting a policy for selling town properties. Most of the properties are located in the Pillsbury Lake District (PLD). After the Select Board receives the recommendations from the planning board and the conservation commission, 2 public hearings must be held.

Following a brief discussion, the Board reviewed a map of the PLD which indicated the town owned lots in yellow highlight. Each lot’s assessing card was reviewed and notes were made. After a lengthy and in depth discussion, the Planning Board identified specific goals and criteria and will make recommendations to the Select Board related to specific criteria; for example, the goal of retaining open space; suitability for building due to wetlands and drainage issues; offering certain lots strictly to abutters, etc. Member Lehmann moved that the recommendations the Planning Board noted on the properties, be made as written by Mrs. Larson and as stated on the record, and sent to the Select Board; seconded by Vice Chair Roman and approved unanimously.

Due to the late hour, Chairperson Rauth stated the Board would do the updates of the CIP and the Master Plan at the next Planning Board meeting. She informed the Board that the lot line adjustment/annexation plan for James Bohringer and the Rockefeller Trust Company was complete. The surveyor put in the granite boundary markers. Member King offered to walk the bounds with newly appointed Alternate Member Clay Gillander.

At 8:43 pm Member Lehmann made a motion to adjourn; seconded by Vice Chair Roman and approved unanimously.

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