

**Minutes
Webster Planning Board
Master Plan Meeting
September 25, 2018**

The Master Plan meeting started at 6:33 p.m. Attendees included Planning Board Chair Susan Rauth and member Paul King. Participants included Chief Steve Adams, Roger Becker, Dee Blake, Linda Clark, Michele Derby, Sandy Estep, Kim Fortune, Nancy Picthall-French, Christie Holland, Bruce Johnson, Therese Larson, Leslie Palmer, Pete Swislosky and MJ Turcotte.

Following the introductions, Planning Board Chair Susan Rauth explained there would be a review of several chapters. The handout provided summarized the recommendations from updated chapters and sections of the Master Plan.

Jere Buckley presented the major changes to the Historical and Cultural Resources chapter. The updates included the 2017 survey results and chart of Historic Homes; a paragraph on the Currier and Ives Scenic Byway; a paragraph about the Town's conscious efforts to become more energy efficient and environmentally aware: recycling, energy efficient lighting and installing and promoting solar energy systems.

A paragraph will be added about the Historical Society's transition to the Society for the Preservation of the Old Meeting House, which is now a non-profit, 501(c)(3) organization. Kim Fortune will be representing the Society and writing a brief update for the Master Plan.

It was suggested the Society review the resources listed on page 15 to determine their relevance. Other minor edits were recommended by the participants, including removing the references to The Women's Grange and the Webster chapter of the New Hampshire Circle of Home and Family.

Chair Rauth presented the update to the Town Roads section of the Community Facilities and Services chapter. The budget trends from 2012-2018 were updated. The roads budget represents the greatest expenditure for the town, approximately 35% of the total town budget for 2018.

Because the roads are such a large proportion of the budget, the establishment of a Webster Roads Advisory Committee was a recommendation that evolved from the 2018 CIP Subcommittee and report. Discussion about a Roads Advisory Committee ensued and it was generally considered a good idea by the participants. They suggested more detail be provided in this recommendation.

It was also recommended the Advisory Committee research the pros and cons of a Road Agent versus a Town Highway, including land for a new Highway Department and/or relocating the salt and sand storage site.

The recommendation to adopt a Road Surface Management System also came from the 2018 CIP Subcommittee and report. Chair Rauth also explained the importance of developing a system for data collection and evaluation, for better planning and more accurate budgeting and efficiencies. The participants concurred with this idea.

The Housing Chapter was reviewed next, with a quick summary of the changing demographics of the Town. Population in NH and Webster continues to grow at a slower rate and the average household size is decreasing. New Hampshire's population is aging and their recreational, housing and transportation needs change as the population ages. Demand for smaller housing will likely continue to increase.

For that reason, Towns are discussing alternative types of housing (ADUs, cluster housing/open space development, tiny houses, etc.). The ADU law was updated in Webster which allows apartments in single family homes and specifies the criteria for the apartments. It was recommended by the group that the Planning Board research and write a separate cluster housing/open space ordinance for the Town warrant. The Town could also consider identify a new zone or a zoning district to allow a housing development with more density.

The other discussion from the Housing chapter focused on the need for a zoning and building code enforcement officer. The town currently contracts with a Life Safety Code Enforcement Officer on an as-needed basis, who follows the State codes for building and safety. The building permits and enforcement of all zoning regulations is currently the responsibility of the Select Board. The participants felt strongly we don't need our "own" Town building code or a full time Building

Inspector or Department. They agreed with the concept of retaining a contractor to follow up on new subdivisions and to enforce subdivision and zoning regulations.

The Transportation Chapter was written in cooperation with CNHRPC. All the maps and charts were updated. The participants agreed with the recommendations to develop a RSMS system, to monitor NHDOT bridge inspection reports and monitor crash data and locations on a regular basis. They felt the recommendation to create a greenway trail network and to designate portions of Class VI roads as Class A Trails was unnecessary and inappropriate for Webster; that section will be deleted from the plan.

It was suggested the section about Scenic Roads should be augmented. The Community Survey showed that scenic roads are important to the majority of citizens who responded to the survey. The Scenic Road Subcommittee is currently looking at ways to further preserve the scenic nature of the designated roads.

Webster does participate in the two Volunteer Driver programs mentioned in the Transportation Chapter and information is available at Town Hall about the programs.

Several participants noted changes to the Transportation chapter, including adding the Corn Hill Road bridge to the list of Town bridges. Linda Clark and Michele Derby provided written input on typos and omissions in the three chapters, which will be updated.

The next meeting will the historic and current land use patterns in Webster. The participants will review the significant land use issues and recommendations from the chapters and work together to develop a vision and Future Land Use plan for the Town. The next meeting will be scheduled in October and participants will be notified via email.

The meeting adjourned at 8:08 p.m.

Respectfully submitted,
Susan Rauth