

**Minutes
Webster Planning Board
Master Plan Meeting
November 8, 2018**

The Master Plan meeting started at 6:30 p.m. Participants included Kathy Bacon, Roger Becker, Dee Blake, Linda Clark, Dave Collins, Dora Collins, Michele Derby, Sally Embley, Kim Fortune, Craig Fournier, Bruce Johnson, Therese Larson, Leslie Palmer, Nancy Picthall-French, Susan Rauth, Chris Schadler, Pete Swislosky, MJ Turcotte. Also present were Mike Tardiff, Executive Director and Matt Monahan, Senior Planner, Central NH Regional Planning Commission.

Following the introductions, Susan Rauth reviewed the community survey results pertaining to land use and some of the issues identified in the Master Plan chapters related to land use. Webster's rural character, natural resources and open space were valued above all. The majority of survey respondents prefer single family housing and the 5-acre lot sizes. The majority discourages commercial and industrial development. Agricultural related businesses were preferred over other types.

The major demographic issues identified relate to NH having an aging population and a decreasing household size. The demand for smaller houses is growing and the need for housing and transportation for seniors is increasing. There is growing concern for the increasing cost of living and taxes for older and retired population as well as affordable housing for all ages. The question discussed was, if we "keep Webster the way it is," is Webster viable and sustainable in the face of these changing demographics, housing needs and concerns? Do we need different types of housing and economic development to contribute to the tax base?

A lengthy discussion followed about housing, light commercial and agricultural land uses and the various zoning regulations and land use controls allowed. Innovative land use controls can be used for open space/cluster housing. The concept of defining agricultural businesses of various sizes was discussed. We also discussed identifying areas of town that would be suitable for light commercial development. We can consider conditional use permit as a tool to regulate desirable development.

The approach will be to include the concepts and regulatory tools in the Master Plan to guide future proposed changes to land use and growth.

Based on the discussion, the Existing and Future Land Use chapter will be drafted for review and comment at the next meeting. The meeting will be scheduled for Wednesday, December 12th at 6:30 p.m. at Town Hall.

Respectfully submitted,
Susan Rauth
Chair
Planning Board

