

Minutes
Webster Planning Board
Work Session for Subdivision Regulations Update
April 14, 2019

The work session started at 8:30 a.m. Attendees included Planning Board Chair Susan Rauth and members LynMarie Lehman, Paul King, Craig Fournier and Alternate Kathy Bacon. The purpose of the work session was to continue the update of the Webster Subdivision Regulations using a working draft from April 12, 2019.

Members began the discussion with Section 9.5, Open Space. Chair Rauth explained that open space criteria in a subdivision regulation would fall under Innovative Land Use Controls, RSA 674:21. In other words, we don't have the authority to mandate open space unless we have an ordinance for cluster development. However, in the regulations audit Matt Monahan recommended that, since an Open Space section was already included in the subdivision regulations, we could state the Planning Board "may" require a dedication of open space. LynMarie proposed language to say, "Should Webster enact provisions for innovative land use controls under 674:21, the following open space considerations would be imposed."

The Planning Board reviewed and edited other areas in Section 9.5 and Section V, Subdivision Procedures, as well as applicable sections of the Zoning Ordinance. The Board concluded with Section 9.8, Boundary Markers.

It was agreed to continue the subdivision regulations update at the next Planning Board meeting, as time permits. The Board will review through the end of the document. We will then return to the beginning to look at questions that require further research and to check for consistency within the regulations. We will also look at updating the application, checklist and other associated forms and procedures.

The meeting adjourned at 10:15 a.m.

Respectfully submitted,
Susan Rauth, Chair