

**TOWN OF WEBSTER  
JOINT MEETING OF THE  
PLANNING BOARD AND CONSERVATION COMMISSION  
MEETING MINUTES JULY 16, 2020  
(Due to COVID-19 Pandemic meeting held via ZOOM)**

**6:30 pm** Planning Board Chairperson Sue Rauth convened the Joint Meeting and then took attendance for the Planning Board. Roll Call: Lynmarie Lehmann – present; Paul King – present; Craig Fournier – present; Kathy Bacon – present and David Hemenway Ex Officio Select Board Member – present.

Webster Conservation Commission (WCC) Chairperson Sue Roman took attendance. Roll Call: Chris Schadler – present; Sally Embley – present; Mary Jo MacGowan – present; Isabel Brintnall – present; Dan Moran – present. Betsy Janeway joined the meeting at 8:06 pm.

PB Chairperson Rauth stated the main topic of the agenda was to review the draft of the proposed **Wetlands and Watershed Protection Ordinance**. She told the Board that she and Sue Roman and Isabel Brintnall had been working on this since March. They started with the draft document from November 2019 and continued doing scientific research. They consulted with planners and scientists in other towns. She stated they had followed up with Tracy Tarr of GZA Geo Environmental, Inc., Sandy Crystal from Bow, a planner and now employed by DES; she wrote Bow's wetlands ordinance; Matt Monahan from CNHRPC; and information from NHMA. PB Chairperson Rauth stated they refined the November 2019 document and got very specific in certain areas. She stated they still had questions on legal issues to be reviewed.

At this time WCC Chairperson Roman presented an overview of the ordinance. She stated it was a proposed document so they were looking for comments from WCC and PB. Her intention was to go through the document sections, not word for word. She stated that the definitions were incomplete; usually they become more refined and detailed after completing the document. WCC Chairperson Roman moved on to Section V. "Delineation of Wetlands and Watershed Protection District and Boundaries." She stated they used the Town of Auburn's wetlands ordinance as a template which has three levels. For the purposes of the Town of Webster, it has been collapsed to two levels: Level 1 District and a Level 2 District. Level 1 has a 100 foot buffer and Level 2 has a 50 foot buffer. She added that the district is defined as the wetland AND the buffer. The buffer is defined as an undisturbed, undeveloped naturally vegetated. She stated the whole purpose of buffers was to protect the wetland from pollution, sedimentation, and nutrient pollution. WCC Chairperson Roman stated that the Wetland Map that is part of this ordinance does show the buffers and will be overlaid over the tax maps. In Level 1 with the 100 foot buffer, are the wetlands indicated on the map prepared by GZA. As a result of the GZA study, there are 25 wetlands which are considered prime wetlands. She stated it was very important to keep them preserved. Also under the Level 1 District are surface waters: Lake Winnepocket, Walker Pond, Warner River, Blackwater River, which are not wetlands in and of themselves, but are contiguous with wetlands that are on their fringes. Plus these surface waters are part of the watershed and need to be protected. After a brief discussion, PB Member Fournier pointed out that the 25 wetlands that were identified by GZA should be named as part of the ordinance. WCC Chairperson Roman stated they could be listed in an appendix, rather than in the body of the document. A lengthy and in depth discussion continued including Permitted Uses, Prohibited Uses and Activities and Uses Permitted by Conditional Use Permits (CUPs) which would be under the purview of the Planning Board. Some discussion brought up the use and/or prohibited use OHRV's and also non-motorized vehicles such as bicycles. Bicycles can do damage, too. A brief discussion ensued regarding mitigation and enforcement and penalties.

At this time PB Chairperson Rauth posed the question about the two groups doing a complete review of the ordinance and the logistics and timing of meetings. WCC Roman would like both groups to meet together in order to move forward more quickly rather than meeting separately. She suggested that both group members individually submit their comments without any deliberation or discussion through the email process and then schedule another joint meeting to address those comments. With regards the Right to Know Law, Member Lehmann stated they could draft comments and circulate to both groups but would not be allowed to send comments back and forth to each other. Member Fournier stated he thought Ms. Roman, Ms. Rauth and Ms. Brintnall had done a great job with this draft ordinance. He also thanked WCC Member

Moran for his nice videos. He agreed with WCC Chairperson Roman's point about moving quickly. He felt they were very close. He stated let us plan on wrapping this up next month. He asked what was going to happen after next month.

WCC Chairperson Roman stated she does not mind overlapping into September, but liked PB Member Fournier's enthusiasm. She stated she felt it was about education after all this and the hearings that have to happen which can be in December. PB Chairperson Rauth stated she liked the idea of working on this every month until it is done. PB Member Lehmann suggested having a Joint Meeting during the Planning Board meeting of August 20, 2020 after the PB conducts its business say at 7:00 pm or 7:10 pm. WCC Chairperson Roman stated she would appreciate it if PB Member Lehmann would include in her comments the grandfathering provision and how they might approach that. She also asked PB Member Lehmann to consider the 50 foot setback conflict in the Zoning Ordinance and the proposed ordinance and how to deal with that. After a brief discussion, WCC Chairperson Roman suggested that the WCC have their own ZOOM meeting early on August 20, 2020 and then join the PB meeting at 7:00 pm. Comments are to be submitted to everyone.

Joint Meeting was adjourned at 8:15 pm – the WCC left the ZOOM meeting.

The next order of business for the Planning Board was the review of a Notice of Voluntary Merger for George Radcliffe to merge lots 10-1-46 and 10-1-47. Mrs. Larson will sign the paperwork for the PB Chairperson Susan Rauth and send it to MCRD for recording.

The next order of business was Member Fournier made a motion to accept Member King's recommendations regarding amending the driveway passing zone in the Driveway Regulations; seconded by Member Lehmann and passed unanimously. Roll Call:

David Hemenway – yes; Paul King – yes; Lynmarie Lehmann – yes; Craig Fournier – yes; Chairperson Rauth – yes. Member Hemenway's amendment was put off until the next meeting.

The next order of business was the review of the draft minutes from June 18, 2020. Member Fournier made a motion to accept the minutes as written for June 18, 2020; seconded by Member Lehmann and approved unanimously. Roll Call: David Hemenway – yes; Paul King – yes; Lynmarie Lehmann – yes; Craig Fournier – yes; Chairperson Rauth – yes.

At this time Member Fournier brought up the subject of a property off of Deer Meadow Road just before the Concord City Line. He stated there was a road that went into a very large piece of land, probably 80 – 100 acres. He stated the land has been cleared; all the rocks and trees have been taken out and it has been seeded with some kind of cover crop. He stated no one knows what is going on with this piece of property. A brief discussion followed which also mentioned the proposed solar project for the Town of Webster. Member Hemenway will ask the Select Board about the status.

8:40 PM the meeting adjourned.

These minutes were approved as amended at the August 20, 2020 Planning Board Meeting.

Respectfully,

Susan Rauth, Chairperson