

**TOWN OF WEBSTER  
PLANNING BOARD  
MEETING MINUTES DECEMBER 20, 2018**

At 6:40 pm Chairperson Rauth convened the regularly scheduled meeting of the Planning Board. Present at this time was member Paul King. Alternate member Kathy Bacon arrived at 7:00 pm at which time Chairperson Rauth appointed Ms. Bacon as an Acting Member due to the absence of member Craig Fournier.

Members of the public present: Daniel Higginson, Land Surveyor and Charles and Joyce Rose, property owners of lot 7-2 located on Battle Street. This lot is the Roses' woodlot and serves as a cordwood processing operation.

The first order of business was to review with Mr. Higginson and the Roses their conceptual consultation as to whether or not a Site Plan Review application would be necessary for their proposed driveway extension to a proposed parking area for Mr. Rose's logging vehicles and equipment. Chairperson Rauth explained that a conceptual consultation was non-binding on either party. Mr. Higginson distributed proposed site plan plats to the Board. On the agenda there was an error which stated the parking area was to be a cement pad; that area and the extended driveway will all be gravel from the construction site. Mr. Higginson referred to the site plan during his presentation. He stated that the lot had 180 plus or minus acres and the area for the proposed parking site is currently all ledge. The proposal is to take the ledge out, crush it and process it on site and make a flat area. They will use the crushed ledge to surface the parking area, build the extended driveway and fix up the portion of the driveway that goes out to Battle Street/route 127. Mr. Higginson stated it would be a lot cheaper to process material on site. The proposed parking area would be approximately 20,000 square feet or about equal to a half an acre. Mr. Higginson explained the idea was to park equipment, trucks, logs all when Mr. Rose was not working on other logging sites. He stated that Mr. Rose's logging equipment will sometimes sit idle on a job site between jobs which makes his equipment subject to vandalism. Mr. Higginson stated that having a place to park Mr. Rose's equipment when not in use was the whole focus of this conceptual consultation. There will be no expansion of the cordwood processing use, no new buildings or structures. The proposed site is actually further away from the cordwood processing operation. Mrs. Larson added that the entire lot 7-2 is NOT over an aquifer and is very far away from the Blackwater River. After a brief discussion, the Board then informed Mr. Higginson and Mr. & Mrs. Rose, they would need to apply for a driveway construction permit due to the modifications they propose. The Roses will contact NH DOT for recommendations and also work with Member King and Mr. Emmett Bean, Road Agent/Fire Chief. After another brief discussion, Chairperson Rauth stated the Board would not need a Site Plan Review application in this particular case unless something changes. By consensus, the Board members agreed. The Board thanked Mr. Higginson and the Roses for their time and patience.

The next order of business was review of the draft minutes from November 15, 2018. Member King pointed out that on page 2, 4<sup>th</sup> paragraph from the top, second sentence; change the word *phone* to **iPad**. Member King made a motion to accept the November 15, 2018 minutes as amended, seconded by Acting Member Bacon and approved unanimously.

The next order of business was an update about the 2019 CIP. Chairperson Rauth stated the CIP committee gave the 2019 recommendations to the Select Board for the 2019 budget, which the Select Board has been using during the budgeting process. She stated the CIP Committee will meet one more time in January to review the financial analysis. This is a tool that can show what the impact on the tax rate would be for funding large projects. Plans could be made to move projects to different years if need be to try and keep the tax rate level.

The next order of business was an update about the 2018 Master Plan. Chairperson Rauth stated the final meeting had been held. The draft chapters were being put together and hopefully by January 1, 2019 they would be on the Town's website for public viewing. She stated there had been 12 to 17 people coming to the Master Plan meetings. Chairperson Rauth stated the public hearing for the adoption of the Master Plan will take place at the Planning Board meeting on January 17, 2019 at 6:30 pm.

At 7:45 pm after a brief discussion, Member King made a motion to adjourn; seconded by Acting Member Bacon and approved unanimously. These minutes were approved as written at the Planning Board meeting of January 17, 2019.