

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES AUGUST 16, 2018**

At 6:30 pm Acting Chairperson Lynmarie Lehmann convened the regularly scheduled meeting for the Planning Board and took attendance. Members present were Paul King and Alternate Member Kathy Bacon. Craig Fournier arrived after the meeting was convened. Acting Chairperson Lehmann appointed both of alternates to be acting members due to the Member Lehmann filling in for Chairperson Rauth and the member position vacated by the resignation of Susan Roman.

Members of the public in attendance were Keith and Tara Rutherford, Julie Smith and Jim Franklin and son, surveyors.

Acting Chairperson Lehmann deferred review of the July 19th minutes in order to conduct item number 5 on the agenda, the conceptual consultation for a lot line adjustment regarding lots 7-54-3 and 7-54-4 on Dustin Road (street number assigned to 7-54-4 is 9 Dustin Road). Please note that a conceptual consultation is non-binding.

Mr. Keith Rutherford, one of the four property owners, was invited to make his presentation. At this time, Mr. Rutherford presented plot plans drawn by James Franklin, surveyor, to the Board for their review. The intention for the lot line adjustment is to evenly divide the land between the two lots. Lot 7-54-4 in Webster is part of a 25 acre lot in Hopkinton; it just so happened the town boundary dissects the lot. Mr. Rutherford and his surveyor, Mr. Franklin, made a successful presentation to the Hopkinton Planning Board earlier in the week. Mr. Rutherford will have to make formal applications to both towns for the lot line adjustments. After review of the plot plan and a brief discussion, the Planning Board had no objections. Mr. Rutherford will begin the application process to come before the Planning Board per the town's Subdivision Regulations. Acting Chairperson Lehmann stated when Mr. Rutherford does come before the Board, there won't be a lot of questions, and this looked pretty straight forward. Mr. Rutherford et al thanked the Board for their time.

At this time Acting Chairperson Lehmann informed the Board of a possible Site Plan Review application presentation during the September 20th meeting from Joe DiPrima, owner of the Cozy Pond Camping Resort. Mrs. Larson stated Mr. DiPrima had made application to the ZBA for a Commercial Special Exception to be presented at their public hearing on September 11th. If the ZBA approves the application, Mr. DiPrima will present his Site Plan Review application to the Planning Board on September 20th.

The next two items on the agenda, Scenic Roads and update of the Master Plan, were deferred until the next meeting when Chairperson Rauth will be able to address them.

At this time the Board reviewed the draft minutes from July 19th. Acting Member Fournier made a motion to accept the minutes as written; seconded by Acting Member Bacon and approved unanimously.

At 6:44 pm Member King made a motion to adjourn; seconded by Acting Member Fournier and approved unanimously.

These minutes were approved as written at the Planning Board meeting on September 20, 2018.

Respectfully,

Susan Rauth, Chairperson