

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES FEBRUARY 15, 2018**

At 6:30 pm Chairperson Sue Rauth convened the regularly scheduled meeting of the Planning Board and took attendance. Members present were Selectman Bruce Johnson, and Paul King; alternate members present were Craig Fournier and Kathy Bacon. Craig Fournier was appointed as a voting member due to the absence of Lynmarie Lehmann and Kathy Bacon was appointed as a voting member due to the absence of Susan Roman. Members of the public present were Theresa Finnemore (applicant for Lot Line Adjustment), Cheryl Davis, James Franklin (NH Licensed Land Surveyor and agent for Ms. Finnemore) and Chris Chesley (Preliminary Conceptual Consultation for proposed subdivision).

The next order of business was the review of **Planning Board Case #18-01 Lot Line Adjustment/Annexation Application** from applicants Town of Webster and Theresa Finnemore. Ms. Finnemore applied to have 0.796 acres annexed from the Town Webster's lot 7-53 to her abutting lot 7-55 on Dustin Road, thereby increasing her lot to 1.376 acres. Chairperson Rauth invited Mr. James Franklin, surveyor and agent for Ms. Finnemore to make the application presentation. Mr. Franklin referred to a color coded plat and explained the boundary line adjustment. Ms. Finnemore also added the reason for the adjustment was because the land that was annexed was used by her family in the 1970's with the permission of the prior land owner of lot 7-53. Her family was allowed to build a barn and a shed for animals. The structures are still on what is now the Town's property. After a brief discussion, Chairperson Rauth stated that a deed would have to be drawn up for the transfer of the property from the Town to Ms. Finnemore. Mr. Franklin stated he could email the metes and bounds wording to be inserted into the body of the deed to Mrs. Larson who would then forward it to the Town's attorney with Ms. Finnemore agreeing to cover the attorney's expense. Acting Member Fournier made a motion to accept the Lot Line Adjustment with the provision that granite boundary markers be put in when the weather improves; seconded by Member King and approved unanimously.

The next order of business was a preliminary conceptual consultation with Mr. Christopher Chesley of 155 Battle Street in Webster. Mr. Chesley would like to have a commercial towing business at his home address. Per the Zoning Ordinance he first must apply to the Zoning Board of Adjustment for a Special Exception for a Commercial home business and if it is approved he then must apply to the Planning Board for a Site Plan Review. Mr. Chesley requested to be put on tonight's agenda in order to discuss with the Planning Board his ideas and to get a better understanding of the process. After a lengthy discussion, the Planning Board told Mr. Chesley that the first step was to apply to the Zoning Board of Adjustment for the Special Exception and to follow the regulations regarding the applications and to contact Mrs. Larson with any questions. The Board thanked him for coming and wished him well. He thanked the Board for their time.

The next order of business was review of the draft minutes from the January 18, 2018 meeting. Acting Member Fournier stated the minutes did not have his request to Dean Williams from CNHRPC, to put in the Transportation Chapter of the Master Plan regarding making Route 127 bicycle friendly with a bike lane. Acting Member Fournier made a motion to accept the January 18, 2018 minutes and insert the following: "*Acting Member Fournier made the statement that the Town of Webster wants to be bicycle friendly especially along Route 127.*" The motion was seconded by Selectman Johnson and approved unanimously.

The next order of business was an update discussion of the CIP. Acting Member Fournier stated he thought it was complete, well done, nicely formatted and informative. After a lengthy and in depth discussion, Acting Member Fournier made a motion to accept the draft CIP as a final document subject to a few minor revisions that Chairperson Rauth will make; seconded by Acting Member Bacon and approved unanimously. The Board continued with a lengthy discussion which included topics of Town Meeting, Highways and Roads budget and Clothespin Bridge replacement.

At this time, Chairperson Rauth stated it was getting late and if no one objected, she would defer discussion of the Master Plan update until the March 15th Planning Board meeting; the Board agreed. She did inform the Board about the 24th

Annual Planning and Zoning Conference sponsored by the Office of Strategic Initiatives (OSI formerly Office of Energy and Planning) on April 28, 2018 and Planning Board members interested in attending should let Mrs. Larson know.

At 8:11 pm Selectman Johnson 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 March 15, 2018.

Respectfully,

Susan Rauth, Chairperson

Approved as Written