

## **Webster Planning Board**

### **Minutes - Meeting of February 15, 2007**

Present: Chairman Cliff Broker; selectmen member George Hashem; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Tom Mullins and Susan Roman. Also present: Planning and Zoning Secretary Sarah Carter; a number of Town residents and representatives of applicants and an abutter.

Chairman Broker convened the meeting at 7:00 p.m. Attendance was taken, with the results noted above.

The Board opted to defer review of earlier-meeting minutes until later in the meeting.

The Board opened a public hearing to consider a request for tree trimming approval on scenic roads. David Crane, an arborist for PSNH, informed the Board that PSNH will soon be implementing their every-5-year tree trimming operation in Webster. That operation will include Gerrish and Bashan Hollow roads, which are designated as scenic and thus require Board approval of any tree cutting. Mr. Crane indicated that only minor trimming on those roads is anticipated. Following closure of the public hearing, the Board voted unanimously to grant the requested approval.

Surveyor Webb Stout, representing Ed and Nancy Piper, presented the Board with an application for a 4-lot subdivision on Tyler Road. The Board noted that two of the proposed lots are less than the five acres required by the proposed Zoning Ordinance amendment to be voted upon at the March Town Meeting. They also noted that, per statutes, if the Town votes in the affirmative on the proposed amendment, the 5-acre minimum will have been in effect as of the date of the posting of the proposed amendment, i.e. prior to submission of the Piper application. The Board thus cannot approve a less-than-5-acre lot unless and until the Town votes against the proposed amendment. On that basis, the Board opted to table the Piper application until after the Town Meeting. Mr. Stout indicated that, if the Town approves the proposed amendment, he will be prepared to come to the March Board meeting with a revised application complying with the 5-acre minimum lot size.

Tracey Sweeney of Richard Bartlett surveyors, representing Peter & Gary LLC, presented the Board with an application for a 3-lot subdivision and lot line adjustment on Little Hill Road. The Board again noted that one of the proposed lots is less than 5 acres and hence subject to the same constraints described above for the Piper application. Mr. Sweeney indicated that the applicant is willing to increase that lot to 5 acres simply by moving the back line far enough to the rear to achieve that goal. The Board was unwilling to entertain such a change via real-time markup of the application, but suggested that submission of an appropriately revised application at the March Board meeting, if then accepted could be accompanied by an expedited hearing at that same date. In anticipation of that hearing, Martin Curran of the Army Corps of Engineers, an abutter, expressed concerns about potential erosion problems associated with the fact that much of the property in question has been stripped of all vegetation by recent logging operations. He indicated that the Corps will thus be asking for the right to review erosion control, septic, and construction plans. The Board noted that they may on their own initiative require re-vegetation of the stripped land. The issue of whether the property in question fronts on a Class V or Class VI road was discussed but not resolved.

The Board was presented with Mylars corresponding to a subdivision contingently approved by the Board for Cal Kimball in December of 2005. The Board noted that there is no time limit for submission of such Mylars following Board approval, but that there probably should be. 14 months seems excessive and taxes the Board's collective memory. In view of the current weather and snow cover conditions, Mrs. Carter was asked to find out from the applicant the level of urgency associated with walking the bounds of the property.

The Board then reviewed the minutes of their 4 January meeting. Several clarifying revisions were suggested. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to accept the 4 January minutes with the suggested revisions.

The Board opted to defer review of the minutes of their 18 January meeting.

Mr. Buckley noted that there have been recent requests for copies of draft Board minutes and that, while by law those minutes are publicly available, he is uncomfortable with their release prior to Board review and approval. It was suggested that future draft minutes be conspicuously identified as such, with an appropriate caution about their preliminary nature.

The Board briefly discussed driveway issues and associated enforcement problems on Hollings Drive and Hampshire Drive.

Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to adjourn at 8:53 p.m.

The next regular Board meeting will be at 7:00 p.m. on 15 March, 2007.

Respectfully submitted,

Jere D. Buckley, Secretary