

## **Webster Planning Board Minutes - Meeting of March 15, 2007**

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

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

The Board reviewed the minutes for the 18 January and 15 February meetings. In both cases, upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the minutes were unanimously approved as written.

Mr. Buckley and Mr. Hofmann agreed to walk the bounds of the Kimball subdivision as soon as snow conditions permit.

Mr. Buckley noted that the proposed Zoning Ordinance amendment had been approved by the 13 March Town vote and that, per State law, any subdivision applications submitted subsequent to the posting date for said amendment would be governed by the amended ordinance.

The Board discussed the mechanics of collecting impact fees. Payment upon submission of a building permit application is an obvious possibility, but State law requires that an additional option must be offered. A possibility is submission of a letter of credit from a bank. Other possibilities involve a certificate of occupancy, which the Town does not currently require. Since the Town is scheduled to vote on adopting a building code that would include a requirement for a certificate of occupancy, the Board opted to table the subject pending the outcome of that vote.

Surveyor Webb Stout, representing Ed and Nancy Piper, presented the Board with a revised application for a 4-lot subdivision on Tyler Road, with all of the proposed new lots in compliance with the newly amended Zoning Ordinance. The original application had been tabled at the 15 February meeting pending the outcome of the Town vote. Following review of the revised proposal, upon motion made by Mr. Buckley and seconded by Mr. Hofmann, the Board voted unanimously to accept the application. A public hearing on the proposal will be scheduled for the April Board meeting.

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, revised from an earlier version to comply with the amended Zoning Ordinance. At the February meeting, the Board had noted that such revision would be required in the event of an affirmative Town vote on the Zoning Ordinance amendment, but had agreed to schedule an expedited hearing if an appropriately revised application was considered acceptable. The Board observed that the notes on the submitted plat did not correspond to pictorial representation of the proposal. The Board indicated that they could not proceed with an expedited hearing on such a flawed proposal and thus saw no point in conditionally accepting the application. The matter was thus tabled until the April meeting, with the applicant again offered an expedited hearing at that time if the application is accepted. There again was extended discussion about the class of the road providing access to the proposed subdivision. In the absence of any documented evidence, the Board tentatively concluded that the Class V designation extends at least to the snow plow turnaround at the northerly end of the subject property.

A subdivision application from Leslie Syvertsen for property on Tyler Road was tabled pending revision to comply with the amended Zoning Ordinance.

The Board approved a voluntary merger of Lots 10-4-117 and 9-1, noting that the resulting lot will be only partially in the Pillsbury Lake district.

Mr. Broker noted a report that the Hillsgrove gravel pit may be non-compliant, and suggested the need for a "Gravel Pit Czar" to monitor such matters. The Board endorsed his further suggestion to ask Hermie Blanchette if he would assume such a role.

Member Broker and alternate Roman both indicated willingness to accept reappointment when their respective terms expire in April. The election of Mr. Mullins as Selectman creates an opening on the alternates list. The Board opted not to recommend a replacement at this time.

Mr. Cummings suggested that, in order to avoid discussions such as that mentioned above re the road classification on Little Hill, the Board schedule a work session to unambiguously establish the Board's

position re the classification of all roads in Town. Mr. Buckley suggested the "Highway Classification Map" in the *Master Plan* as an appropriate starting point for such a work session.

Mr. Broker commented that some aspects of the Zoning Ordinance remain confusing, suggesting that additional amendments may be in order.

Upon motion made by Mr. Doucette and seconded by Mr. Buckley, the Board voted unanimously to adjourn at 8:10 p.m.

The next regular Board meeting will be at 7:00 p.m. on 19 April.

Respectfully submitted,

Jere D. Buckley, Secretary