

Webster Planning Board

Minutes - Meeting of November 15, 2007

Present: Chairman Cliff Broker, selectmen member Tom Mullins; members Jere Buckley (Secretary) and Richard Doucette; and alternates Hermie Blanchette, Sue Rauth, and Susan Roman. Also present: Newly hired Planning and Zoning Secretary Mary Smith and Administrative Assistant Judy Jones.

Chairman Broker convened the meeting at 7:04 p.m. Attendance was taken, with the results noted above. Alternate Blanchette was designated to serve in voting capacity in the absence of member Alan Hofmann.

Mrs. Jones introduced and the Board welcomed Mary Smith, newly hired as part-time Planning and Zoning Secretary.

The Board review the minutes of the 20 September meeting. Upon motion made by Mr. Doucette and seconded by Mr. Blanchette, those minutes were unanimously approved as written.

The Board review the minutes of the 18 October meeting. Upon motion made by Mr. Doucette and seconded by Mr. Buckley, those minutes were unanimously approved as written.

The Board approved a voluntary merger proposed by the Society for the Protection of New Hampshire Forests for Lots 4-78, 7-20, and 7-21 on Clough Sanborn Hill Road. The merged lot abuts additional property owned by the Society.

Chairman Broker reported that bounds had been walked and plats filed with the Registry for the Bourassa voluntary-merger/lot line adjustment and the Hubert Scott lot line adjustment, the latter requiring an offset marker due to swampy/inaccessible conditions at the actual lot corner. Walking of the bounds of the Titus subdivision on New Hampshire Drive is scheduled for 21 November.

The Board reviewed a proposed 2008 Planning and Zoning Budget and approved it for submission to the selectmen.

The Board reviewed and approved finalized wording for a proposed Zoning Ordinance amendment on the subject of onsite wastewater treatment. A public hearing on the proposal will be scheduled.

Mr. Mullins submitted and the Board reviewed a proposed revision of the Webster Driveway Regulations. There was some discussion about the pros and cons of shared driveways and private roads. It was agreed that the admittedly ineffectual statement about shared driveways being "discouraged" would be deleted but that the Board's position on the subject would otherwise remain unchanged, at least for the time being. It was noted that a reference to a "Driveway Configuration" figure needs clarification. Chairman Broker noted that Mr. Buckley had prepared a list of requirements for drawings accompanying driveway permit applications, but a copy of same could not be located during the meeting. Ms. Roman agreed to prepare revised wording, perhaps based in part on the aforementioned Buckley requirements listing. Mr. Mullins will e-mail her an electronic copy of the document to facilitate her revisions. A public hearing on the revised regulations will be scheduled.

Mr. Buckley reported that, in response to numerous issues resulting from walking of bounds by Board members, he has prepared and will submit for Board review an updated revision of the *Boundary Markers* section of the *Subdivision Regulations*.

Ms. Roman, supported and assisted by residents Peg Foss and Sally Embley and by selectman David Klumb, submitted and summarized a proposed *Groundwater Protection Ordinance*. The proposed ordinance is a substantially streamlined adaptation of a model ordinance that has reportedly been the basis for adoption of groundwater protection ordinances by 70 other NH towns. The proposed Webster version would establish an overlay district comprising areas of

land over stratified drift aquifers and public wells. A map showing the proposed overlay district was presented. A substantial portion of the Town, including a significant portion of Route 127 frontage would be excluded from the district. The proposed ordinance would apply only within the district, and would apply only to commercial uses. Uses operative prior to adoption of the ordinance would be grandfathered. Ms. Roman indicated that the proposed ordinance has two major thrusts... the prohibition of certain uses considered likely to endanger the safety of drinking water sources, and the establishment of performance standards to assure the proper containment of regulated hazardous substances. She emphasized that the list of prohibited uses and the other aspects of the proposal are all subject to review and discussion. She asked that Board members review the proposed ordinance in detail in anticipation of continuing review and discussion at future meetings.

The Board addressed the issue of the 4% town-wide growth ordinance, which is scheduled to lapse in 2008. After considering several alternatives, the Board opted to seek a one-year extension of the existing 4% cap pending the conclusions of a study committee to be formed and charged with recommending future policy on the subject. Ms. Roman agreed to draft language for the warrant article required to enact the extension. Ms. Roman and Ms. Rauth agreed to serve on the study committee, with other members, not necessarily Planning Board members, TBD.

At 7:22 p.m., upon motion made by Mr. Buckley and seconded by Mr. Hashem, the Board voted unanimously to adjourn.

The next regular Board meeting will be at 7:00 p.m. on 20 December.

Respectfully submitted,

Jere D. Buckley, Secretary