

**TOWN OF WEBSTER  
PLANNING BOARD  
MEETING MINUTES SEPTEMBER 17, 2015**

At 7:00 p.m. Chairperson Susan Rauth opened the regularly scheduled Planning Board Meeting and took attendance. Members present were Vice Chairperson Susan Roman, Selectman Roger Becker, Jere Buckley and Alternate Patricia Ilacqua who was appointed by Chairperson Rauth to be a voting member for the evening due to Member Lehmann's absence.

The Board reviewed the draft minutes of the August 20, 2015 meeting. Selectman Becker made a motion to accept the minutes as written however, Member Buckley questioned the phrasing of a few sentences on page one, the fifth paragraph. After review the Board amended the paragraph to read:

*"Chairperson Rauth presented two invoices to the Board; one was the final invoice from VHB for \$1,073.07 for the truck routing study and the other was an additional invoice of \$794.61 for a follow-up meeting with Sanborn, Head which was not in the original proposed scope of work. Chairperson Rauth proposed to pay the second invoice out of the Legal/Engineering Fees line of the PB/ZBA budget and the balance that is left in the escrow account."*

Selectman Becker made a motion to accept the August 20, 2015 minutes as amended; seconded by Member Roman and approved 4 to 1 abstention; Member Buckley was not in attendance at the August 20, 2015 meeting.

The next item on the agenda was the continued deliberation of the Copart site plan review application. Discussion ensued regarding correspondence between the Board and Town Counsel about preparation of a letter to Copart with the requirements/conditions of the site plan approval. Chairperson Rauth stated Town Counsel was comfortable with requiring Copart employees to use a designated truck route and suggested Copart could hand out a flyer, instructing patrons to use the designated truck route. Member Buckley voiced his concerns about enforcement. Selectman Becker stated those provisions would be conditions of the site plan approval. Member Roman stated that any site plan approval with ongoing conditions, if violated, could be reasons for the Planning Board to withdraw the approval. She added that a second mechanism would be when Copart comes for their yearly license renewal; they have to be in compliance with all Town ordinances, Town laws and their site plan approval. She stated she thought the Board would just have to do the best they could and to expect good faith cooperation from Copart. A brief discussion ensued.

At this time, Chairperson Rauth handed out a list she composed titled, "Suggested Components of Copart Site Plan Review Approval Requirements" incorporating the findings of the VHB Truck Routing Study and Sanborn, Head's Groundwater Quality Study. This was basically an outline for the Board to work with to develop a letter of site plan approval requirements/conditions for Copart. After a brief discussion, Chairperson Rauth suggested asking Copart to participate in the process. The Board then discussed the requirements of installing monitoring wells as a result of the Groundwater Quality Study. Member Roman suggested giving to Copart the Sanborn, Head proposal as an example of what would be required. Member Buckley inquired about the cost. Member Roman stated the Board would require Copart to contract with their choice of a company and do it by a certain time. A brief discussion ensued which raised a question about the frequency of groundwater monitoring. Chairperson Rauth would contact Nikki Roy of Sanborn, Head to get her recommendation(s). By consensus, the Board agreed to have Chairperson Rauth contact the Copart representatives to attend the next Planning Board meeting on October 15, 2015 to hear their thoughts about the site plan approval requirements before a final letter is drafted.

The deliberation of case #14-02 Copart site plan review application will be continued to the Planning Board meeting of October 15, 2015 at 7 p.m. at 945 Battle Street, Webster, NH.

The next item on the agenda was the continued review of the draft of the Subdivision Regulations. This was draft number 3 which reflected the Tier 1 changes done by Matt Monahan of CNHRPC and included comments from Member Buckley. A lengthy and in depth discussion ensued after which the Board asked Member Buckley if he would be willing to take on making the changes they had discussed. He agreed to do the work.

At this time Chairperson Rauth informed the Board that the ZBA had granted a special exception at a public hearing on September 8, 2015 for an accessory apartment at 1104 Pleasant Street. A brief discussion ensued.

Next, Chairperson Rauth shared the Planning Board's copy of a Wetlands Permit. Member Buckley stated he had approved the Driveway Permit application submitted by Mark and Julianne Phillips and Jean Halloran for lots 5-62 and 5-62A which had been included in the packet with the Wetlands Permit application. A brief discussion ensued.

8:54 pm Selectman Becker made a motion to adjourn; seconded by Chairperson Rauth and approved unanimously.

These draft minutes were approved as amended at the October 15, 2015 Planning Board meeting.

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Susan Rauth, Chairperson