

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES FEBRUARY 19, 2015**

7:01 p.m. Vice Chairperson Sue Roman convened the regularly scheduled meeting of the Webster Planning Board in the absence of Chairperson Sue Rauth.

Present: Members Jere Buckley and Selectman Roy Fanjoy. Alternate Member Patricia Ilacqua arrived at 7:12 pm and was appointed as a voting member in the absence of Lynmarie Lehmann. Member Lynmarie Lehmann arrived at 7:32 pm. Also in attendance was Mr. John Kostro, agent for Copart and General Manager of Copart facility at 111 Deer Meadow Road.

The Board reviewed their part of the minutes of the joint meeting with the ZBA on 10/14/2014, December 18, 2014 and January 15, 2015. The 10/14/2014 minutes were approved as written after Member Lehmann had arrived. December 18, 2015 minutes were approved as written as a result of Mrs. Larson's investigation that Road Agent Bean's statements in those minutes regarding two 18 inch culverts could be used instead of one 36 inch culvert was indeed correct and the January 15, 2015 minutes were approved as written with the insertion of a paragraph break suggested by Member Buckley, on page 2, third paragraph down; new paragraph to be with "Chairperson Rauth stated she had reviewed CNHRCP's...". Draft minutes from the February 11, 2015 work session were tabled until such time that the people involved in that discussion could review them.

The next item on the agenda was the continued deliberation on case #14-02 regarding the Site Plan Review Application from Copart, Inc. Vice Chairperson Roman gave a brief update of the case including a recent e-mail from Town counsel to Mr. John Reed of Copart. Copart would like the opportunity to speak with each expert (Traffic Safety Study and Groundwater Quality) and share information. Vice Chairperson Roman stated that was fine, however, only a certain amount of time for discussion was included in the proposals' prices. She stated the Board needs to be sure that it is understood that once that time has been expended, the Town gets more funding from Copart to pay for any additional time. Vice Chairperson Roman informed the Board of the receipt of the complete contract from the groundwater consultants and an 'access agreement' which the Town does not need to be a party to. That agreement would be between Copart and the groundwater consultants. After a brief discussion Vice Chairperson Roman made a motion for the work session posted for March 5, 2015 be re-noticed to include the work session on the Subdivision Regulations and also the Copart case #14-02 for any action the Board might take regarding that case; seconded by Acting Member Ilacqua and approved unanimously. Member Buckley moved that Copart case #14-02 be continued until March 5th; seconded by Selectman Fanjoy and approved unanimously. Mr. Kostro did not have anything new to add. The Board thanked him for coming.

The next item on the agenda was regarding JMJ Resort Properties' Best Management Plan for the Cozy Pond Camping Resort. Vice Chairperson Roman informed the Board she had not had a chance to work on this. She will be ready at the next regularly scheduled Planning Board meeting on March 19, 2015 at 7:00 pm. She stated she would check the document against the *Groundwater Ordinance* and DES' *Green Yards* guidelines.

Vice Chairperson Roman briefly talked about innovative land use control. She stated her report of her conversations with Matt Monahan of CNHRPC and Attorney Buckley of NHMA in last month's meeting minutes make it clear that innovative land use changes must go through as a zoning change and cannot be done through subdivision regulation procedure alone and would have to go before the Town for a vote. She stated the Board would not go any further with this right now. There may be future discussions when and if the Board would like to implement innovative land use controls.

At this time the Board commenced with a lengthy and in-depth discussion/review/revision of the Town's Subdivision Regulations using the town of Allenstown's subdivision regulations as a model. Work will continue on the Town's Subdivision Regulations on March 5, 2015 at 6:45 pm at the Webster Town Hall.

Before adjourning, Member Buckley wanted to bring Member Lehmann up to speed regarding the use of two 18 inch culverts instead of one 36 inch culvert. He reiterated that the December 18th minutes did accurately reflect what Road Agent Bean had stated. However, citizens have raised questions about the Board's understanding of what constitutes culvert capacity. Member Buckley made a motion that the Board go on record as stating that:

1. "The cross sectional area of a circular culvert varies with the square of the diameter and that, for example, it would take four 18-inch-diameter culverts to match the cross sectional area of a single 36-inch- diameter culvert.
2. The flow capacity of a culvert is not solely a function of the cross sectional area, but depends also on such things as pitch, length, curvature, wall geometry (smooth vs. corrugated), inlet geometry, susceptibility to plugging, etc."

Vice Chairperson Roman seconded the motion and was approved unanimously.

The meeting was adjourned at 8:33pm.

These minutes were approved as written at the Planning Board meeting of March 19, 2015.

Susan Rauth, Chairperson

Posted March 20, 2015