

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

7:00 p.m. Chairperson Susan Rauth convened the regularly scheduled meeting.

Present were Members Jere Buckley, Lynmarie Lehmann, newly appointed Selectman Ex-Officio Member Roger Becker and Alternate Member Patricia Ilacqua. Chairperson Rauth designated Alternate Ilacqua as a voting member due to the absence of Member Susan Roman. Mr. John Kostro, General Manager of Copart of Connecticut, Inc., 111 Deer Meadow Road, Webster, NH was also in attendance.

The Board agreed to defer review of the draft minutes until after discussion of the continued deliberation of the Copart Site Plan Review. Chairperson Rauth stated the Truck Routing Study contract was ready for the Board to vote on and then pass along to the Selectmen for their signatures. Member Lehmann made a motion to accept VHB's contract and send it to the Selectmen for their signatures; seconded by Member Buckley and unanimously approved. Selectman Member Becker will forward the VHB contract to the other Selectmen. Chairperson Rauth then proceeded with discussing the proposed groundwater study by Sanborn Head. She stated the Board had some concerns about the terms and conditions specifically relating to potential liability issues that were noted. After a brief discussion, Chairperson Rauth stated she had a conversation with Bart Mayer, Town Counsel, earlier in the evening. She stated he did not agree with some of the terms and conditions and he was going to contact Sanborn Head to discuss it with them. The Planning Board was hopeful that an update would be forthcoming by next week. Selectman Member Becker asked if the Board had an alternate company if they decided not to go with Sanborn Head. Chairperson Rauth stated the woman they had been working with actually gave her the name of a smaller company that works a lot with local governments. There were no questions for Mr. Kostro and he had none for the Board. They thanked him for coming. Chairperson Rauth stated they would send Mr. Kostro a copy of the VHB Truck Routing contract after it was signed by the Selectmen. The deliberation of the site plan review application will be continued until the next Planning Board meeting of April 16, 2015 at 7 pm at Town Hall.

At this time Member Lehmann made a motion to accept the draft minutes of February 19, 2015 as written; seconded by Member Buckley and approved with two abstentions: Selectman Member Becker was not a member of the Planning Board at that time and Chairperson Rauth was not in attendance at that meeting. Member Buckley made a motion to accept the February 11, 2015 work session minutes as written; seconded by Member Lehmann and approved with one abstention: Selectman Member Becker was not a member of the Planning Board at that time. Member Lehmann made a motion to accept the March 5, 2015 work session minutes as written; seconded by Member Buckley and approved with one abstention: Selectman Member Becker was not a Planning Board member at that time.

The next item on the agenda was discussion regarding the Best Management Practices for the Cozy Pond Camping Resort. Member Lehmann made a motion to postpone the discussion until the next Planning Board meeting of April 16, 2015 due to the absence of Member Roman; seconded by Member Buckley and approved unanimously.

At this time Chairperson Rauth brought to the Board's attention the annual traffic data collection request from Central NH Regional Planning Committee. The Select Board with the Road Agent made their recommendations earlier in the week at the Select Board meeting. After a brief discussion, the forms were turned over to Mrs. Larson for completion and returning to CNHRPC.

Chairperson Rauth addressed the Board regarding reappointments of those members whose terms expire March 31, 2015: Member Buckley, Member Lehmann and Alternate Member Cummings. Member Buckley accepted three year appointment to be looked at on a year by year basis. Member Lehmann accepted the three year appointment. Alternate Member Cummings was absent; Chairperson Rauth will contact him. *(Note: Alternate Member Cummings has subsequently agreed to be reappointed for a three year term.)*

Chairperson Rauth then moved on to discussion of the ongoing revision work on the Subdivision Regulations. She stated the Planning Board budget has the funds to pay for project work by CNHRPC. Chairperson Rauth felt writing by committee was a very difficult process and she recommended CNHRPC write the Subdivision Regulations. Chairperson Rauth offered to contact Matt Monahan of CNHRPC. By consensus the Board approved Chairperson Rauth's recommendation.

The next topic of discussion was the Capital Improvement Program (CIP). Selectman Member Becker had worked on the one in place from November 2005. He stated it was a big project. He suggested looking at different towns like Boscawen and Hopkinton. A brief discussion followed. Chairperson Rauth stated she would get copies from other towns then the Board can go over them at the next Planning Board meeting, April 16th.

Chairperson Rauth then brought up the topic of working on the Master Plan update. Member Lehmann felt the Board should put out a survey to the townspeople in the Grapevine like they had done in 2003 prior to final document being adopted in June 2005. Chairperson Rauth stated there were resources of information available from CNHRPC and Member Lehmann added that the Office of Energy and Planning was a good resource, too. Chairperson Rauth stated the biggest topic would be the future land use chapter. Future land use chapter would involve innovative land use and zoning for businesses among other land use options. After a brief discussion, Selectman Member Becker stated he felt if the Master Plan does not take into consideration commercial zoning, the property taxes will become unsustainable. He stated the Town needs revenue. Chairperson Rauth hoped to develop a survey and release it sometime in the fall.

After a brief discussion on creative land use and conservation subdivisions, Member Lehmann made a motion to adjourn; seconded by Selectman Member Becker and approved unanimously at 7:58 p.m.

These minutes were approved as written at the Planning Board meeting on April 16, 2015.

Susan Rauth, Chairperson

Approved as Written