

MINUTES
WEBSTER PLANNING BOARD WORK SESSION
4/2/2015

The meeting commenced at 6:45 p.m. Planning Board members Sue Rauth, Sue Roman, Jere Buckley; Alternate Tricia Ilacqua; Select Board member Roger Becker were present.

Chairperson Rauth discussed the status of the documents related to the Sanborn Head Groundwater Quality Study, Terms and Conditions et al. She indicated Town Counsel Bart Mayer sent a few additional changes to the Terms and Conditions to Sanborn Head early in the week. We are awaiting their response. She also asked Bart Mayer to review and approve the document package since he was involved in the contract negotiations. If the changes are made to our satisfaction, the Planning Board will review the final version and vote to approve/disapprove at the April 16th Board meeting.

Upon approval, the document will be sent to Select Board for review and approval at their next meeting (possibly the April 27th meeting).

The Board discussed the need to extend the Site Plan Review for another period. The original extension was January 24-April 23rd. An extension for 120 days would be until August 21st. Per RSA 674.4(f), it was decided the Planning Board doesn't need Select Board approval but does need approval from Copart. Chairperson Rauth sent a request to Bart Mayer to request a site plan review extension from Barbara Boudreaux, Copart counsel, as soon as possible but no later than April 22nd.

Member Roman suggested that it may be possible for the Town to request reimbursement for Attorneys fees that arise from the Copart Site Plan Review studies. Chairperson Rauth will check with Bart Mayer.

Chairperson Rauth presented an update on Truck Routing Study. The study was approved and signed by Select Board on March 30th. Contact was made with Nick Sanders, VHB engineer, who will be conducting the fieldwork and analysis. He estimates the project will take 4-6 weeks to complete. A kick off meeting is proposed for a morning in the first week of May (5/4 to 5/8/15). Lisa Doherty has been identified as Copart contact.

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Chairperson Rauth confirmed that CNHRPC will assist the PB with the Subdivision Regs revision. Matt Monahan is sending a regs update agreement for the Town. This document may be available for review and approval at the April 16th Board meeting. Funds are allocated in the PB budget for the project. Matt will be on the PB agenda for the May 21st meeting. Member Roman pointed out that the Board had spent time on revising several sections of the regs and our work is valuable input for the revised document. The Board agreed to provide Matt with that information. Chairperson Rauth pointed out that there will be many other sections that will require our input and we will continue to work closely with Matt.

The Board spent a few minutes talking about the Master Plan Revision. A digital copy of the community survey from the 2005 Master Plan rewrite was distributed. She asked the Board members to review and to identify any other issues that may be relevant to the Town's present and future land use. The Board discussed the possibility of starting the Master Plan update in Fall 2015.

The Board discussed the Capitol Improvements Plan (CIP). Chairperson Rauth sent a digital link to an example of the CIP from Allentown. Member Becker led the CIP project in 2005 and a file is available with the final CIP and working papers. The Board discussed the scope of the project. Member Roman questioned if a current CIP is required to enact impact fees? The Board is going to research whether or not an updated Master Plan and current CIP are prerequisites to enacting impact fees. Select Board Member Becker will check to see when Webster's impact fees were enacted.

The meeting adjourned at 7:45 p.m.

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

Susan Rauth, Chairperson