

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES APRIL 16, 2015**

7:00 p.m. Due to the absence of Chairperson Susan Rauth, Vice Chairperson Susan Roman convened the regularly scheduled meeting.

Present were Members Jere Buckley, Selectman Ex-Officio Member Roger Becker and Alternate Members Rick Cummings and Patricia Ilacqua. Vice Chairperson Roman designated Alternate Cummings as a voting member due to the absence of Chairperson Rauth and Alternate Ilacqua as a voting member due to the absence of Member Lehmann. Acting Member Cummings stated he would recuse himself from issues dealing with Copart due to a conflict of interest. Also in attendance were Town of Webster Road Agent Emmett Bean and Sue Roberts.

Vice Chair Roman proceeded to the review of the draft minutes from 3/19/15 and 4/2/15. Selectman Becker made a motion to accept the 3/19/15 minutes as written; seconded by Acting Member Ilacqua and approved with two abstentions; neither Vice Chair Roman nor Acting Member Cummings were in attendance at the 3/19/15 meeting. Member Buckley made a motion to accept the 4/2/15 work session minutes as written; seconded by Selectman Becker and approved with one abstention; Acting Member Cummings was not in attendance at the 4/2/15 work session.

Vice Chair Roman proceeded to review of the Sanborn Head & Associates contract proposal to provide environmental services with regards to Copart's site plan review application. Selectman Becker made a motion for the Planning Board to approve the Sanborn Head & Associates, Inc. contract and proposal including the contractual terms and conditions; seconded by Member Buckley and approved with Acting Member Cummings abstaining. Vice Chair Roman will bring the contract to the Select Board meeting on April 27, 2015 for their approval.

Vice Chair Roman informed the Board that an extension from Copart for the site plan review had not been received as of the time and date of this meeting. (***Note: On April 17, 2015 Copart did grant the four month extension in an overnight letter received by Town Counsel.***) If the extension had not been agreed to by April 23, 2015, the current extension lapse date, then the Planning Board would have had to deny the site plan review application for lack of information at a special meeting that would have been noticed for April 23rd. Vice Chair Roman then read a letter from Town Counsel, Bart Mayer, to John Kostro, expressing concern at not hearing from Copart regarding the request for extension.

At this time Vice Chair Roman recognized the Town of Webster's Road Agent, Emmett Bean. Mr. Bean brought to the Board's attention that the culvert pipe at the Deer Meadow end of Bashan Hollow Road, a scenic road, needs to be replaced; some of the pipe is rotted out and has been for the last several years. Mr. Bean stated that he and Mr. Smith, landowner on Bashan Hollow Road, would like to move the road over in front of Mr. Smith's house so it comes right straight on to the pipe. Mr. Bean stated he had been working with an engineer, Erin Darrow. He stated that Ms. Darrow would like to have a "meet and greet" at the site on May 2, 2015 and invite the Planning Board and the Conservation Commission. Mr. Bean stated there was a surveyor involved and wetland permits would need to be applied for. He stated that after the first of 2016, it will be difficult to get wetland permits; if they could at least get the permits set up,

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they would be good for five years. At this time, Vice Chair Roman read the scenic road RSA 231:158; any repairs or maintenance etc. cannot be done without prior written consent of the Planning Board, which was why Road Agent Bean was speaking to the Board. After a brief discussion the Board decided to post a public notice for a site visit on May 2, 2015 at 2:00 pm at Mr. Smith's residence on Bashan Hollow Road and a public hearing pursuant to **RSA 231:158 Effect of Designation as Scenic Roads** during the regularly scheduled Planning Board meeting on May 21, 2015 at 7:00 pm. After a brief discussion, it was made known to the Board that the Society for Protection of NH Forests holds a conservation easement on Mr. Smith's land. Vice Chair Roman would like to research the warrants to find out when Bashan Hollow was designated by the Town as a scenic road and if there are any restrictions. After a brief discussion, the Board thanked Mr. Bean and Ms. Roberts for coming, which was reciprocated.

The next order of business was review of the Cozy Pond Camping Resort's *Best Management Practices* document which was one of the conditions for the site plan review application approval back in October 2014. Vice Chair Roman stated she had reviewed the document in accordance with NH DES's Green Yard practices and the Town's own Groundwater Protection Ordinance and felt it was fine. After a brief discussion, Acting Member Cummings stated he had visited the campground last summer and said Joe DiPrima was doing a good job bringing the campground back. He stated he felt Mr. DiPrima was doing a "tip-top" job. Member Buckley added that Mr. DiPrima had "bent over backwards" to work with the Planning Board. Selectman Becker made a motion to approve the *Best Management Practices* document for the Cozy Pond Camping Resort; seconded by Member Buckley and Acting Member Cummings and approved unanimously. Mrs. Larson will send Mr. DiPrima a letter informing him of the Board's approval.

At this time Vice Chair Roman called for the election of officers for the Planning Board. She informed the Board that Ms. Rauth was willing to stay in the Chairman's position for another year. Member Buckley nominated Susan Rauth for Chairperson of the Planning Board for another year; seconded by Vice Chair Roman and approved unanimously. Member Buckley made a motion to designate Susan Roman as Vice Chair for another year; seconded by Selectman Becker and approved unanimously.

At this time Selectman Becker stated the Select Board had met with John Kostro and Lisa Doherty of Copart. John and Lisa were supposed to come up with alternate routes for the trucks. The Select Board asked John and Lisa to check with Concord regarding using a small section of Blackwater Road to Deer Meadow Road. A brief discussion ensued. Neither Mr. Kostro nor Ms. Doherty has attended this meeting.

The remaining items on the agenda were tabled until the next meeting of May 21, 2015. Following a brief discussion, Mrs. Larson stated Board members could bring thumb drives to her in order to download copies of the current Master Plan and Capital Improvement Program as the computer files were too large to send as e-mail attachments. A brief discussion ensued.

8:05 pm Selectman Becker made a motion to adjourn; seconded by Member Buckley and approved unanimously.

These draft minutes were approved as written at the Planning Board meeting of June 18, 2015.

Susan Rauth, Chairperson