

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES APRIL 20, 2017**

At 7:00 pm Chairperson Rauth convened the regularly scheduled meeting of the Planning Board and took attendance. Members present were Vice Chair, Susan Roman, Selectman Bruce Johnson, and Paul King. Members of the public in attendance: Keith and Tara Rutherford, Peter and Julie Smith, and Mrs. Dorothy Bourque.

The first order of business was the Election of Officers. Selectman Johnson made a motion to nominate Sue Rauth for Chairperson and Sue Roman for Vice Chair; seconded by Paul King and approved unanimously.

By consensus, the Board agreed to review the draft minutes later in the meeting, in order to address the conceptual discussion. The Board invited Mr. Keith Rutherford to make his presentation. Mr. Rutherford informed the Board that he was in the process of purchasing two lots with frontage on Dustin Road in Webster. He wanted to be sure the lots were legal building lots because one was less than five acres. The two lots were the result of an approved subdivision recorded at the Merrimack County Registry of Deeds in 1989 when the minimum building lot at that time was two (2) acres with 250 feet of frontage. Lot 7-54-4 has 2.6 acres and 432 feet of frontage and lot 7-54-3 has 5.1 acres and 250 feet of frontage. The Board members and Mr. Rutherford reviewed the measurements on the original Mylar. After a brief discussion, it was clear from the approved recorded plan #11004 of 4/26/1989 the two lots were in compliance with the Zoning Ordinance's description of lot and yard area requirements in order to build a single family home. The Board did reiterate that a conceptual discussion was non-binding for both parties. Mr. Rutherford thanked the Board for their time. The Board thanked him for coming.

The next order of business was a discussion of the Town-Wide Survey for the Master Plan. Chairperson Rauth distributed a 21 question draft. A lengthy and in depth discussion ensued. The Board reviewed each of the 21 questions and made revisions. The survey will be online at *Survey Monkey* and available in hard copy at the Town Hall and the Library sometime in May. In the meantime, Chairperson Rauth will make the approved changes to the survey and submit a revised draft to Sam Durfee, Regional Planner at C.N.H.R.P.C. She thanked the Board for their help.

The next order of business was a discussion regarding Case No.17-02, the Bohringer & Rockefeller Lot Line Adjustment/Annexation's survey requirement for granite bounds. Chairperson Rauth stated there had not been a response from her inquiry to the surveyor yet.

The Board discussed the efforts of the Warner River Nomination Committee to designate the river to the State's Rivers Management and Protection Program (RMPP) as described in RSA 483. The committee was looking for a letter of support from the Planning Board. After a brief discussion, Selectman Johnson made a motion for the Planning Board to write a letter of support to add to support letters from the Webster Select Board and the Webster Conservation Committee; seconded by Vice Chair Roman and approved unanimously.

At this time, Chairperson Rauth asked that the review of the minutes be addressed at the May 18th Planning Board meeting. The Board agreed.

At this time Vice Chair Roman discussed the earlier conceptual discussion. She stated she wanted to get a legal opinion because she was not sure that the Board can act as an advisor. A brief discussion ensued with Mrs. Larson about the building permitting process.

At this time Member King asked the Board about the requirement of a driveway permit for someone who had their well dug up which was under their driveway and wants to re-hot top that section. That section of the driveway is not anywhere near the road; it is a flat area; and the rest of the driveway is already hot topped. This person just wants to put the driveway back the way it was. After a brief discussion and review of the Driveway Regulations it was determined that there would be no need for a driveway permit in this instance. Vice Chair Roman made a motion that the repaving under these circumstances does not require a driveway permit; seconded by Selectman Johnson and approved unanimously.

At 9:38 p.m. Selectman Johnson made a motion to adjourn; seconded by Vice Chair Roman and approved unanimously.

These draft minutes were approved as written at the Planning Board meeting of May 18, 2017.

Respectfully,

Susan Rauth, Chairperson