

## **Webster Planning Board Minutes - Meeting of January 3, 2008**

Present: Chairman Cliff Broker, selectmen member Tom Mullins; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Richard Cummings and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith; Selectman David Klumb; and residents M.J. Turcotte, Sally and George Embley, and Peg Foss.

Chairman Broker convened the meeting at 7:00 p.m. Attendance was taken, with the results noted above.

This was a special working meeting to consider several proposed ordinance changes.

The Board continued their ongoing discussion of the proposed groundwater protection article. Ms. Roman reviewed the latest draft, summarizing the refinements that had been prompted by inputs from Board members. The most significant change was the addition of a "Conditional Uses" section and the incorporation under that heading of some of the uses previously categorized as prohibited. It was agreed that designation of an agent to carry out inspection and other duties should be a Board responsibility, with the selectmen in their usual enforcement role. There was considerable discussion of the regulation of underground storage tanks. Additional lesser changes and amendments were agreed upon. A public hearing of the finalized proposed ordinance article will be held in conjunction with the Board's 17 January regular meeting.

There was an extended discussion of proposed amendments to the about-to-expire growth control ordinance. Ms. Roman had prepared a draft that, with supporting findings, would extend the existing ordinance, with its 4% Town-wide cap and a 2% Pillsbury Lake cap, by two years while a study committee considers the long-term options. There was some feeling that the 2% Pillsbury Lake provision was not adequately supported and should have been omitted. The issue was complicated by a separate amendment, submitted by petition, that is partially similar and partially in conflict with the version being considered by the Board. It was noted that the version submitted by petition can be changed neither by the Board nor by the petitioners and will appear on the ballot as-is, with an indication of either support or non-support by the Board. A document package supporting the petitioned version of the amendment will be distributed to Board members to assist them in deciding whether or not to support that version. Ms. Roman agreed to prepare a revised draft of the Board's version for consideration at their 17 January meeting, in anticipation of a public hearing at a special meeting on 31 January.

Also on 17 January, the Board will conduct a public hearing on State-mandated changes to the flood plain management regulations. There does not appear to be any practical option to accepting these changes.

The meeting was adjourned by unanimous consent at 9:06 p.m.

As noted, the Board will meet in regular session on 17 January and in special session on 31 January, both at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary