

## **Webster Planning Board**

### **Minutes - Meeting of March 20, 2008**

Present: Chairman Cliff Broker, selectmen member Tom Mullins; member Jere Buckley (Secretary); and alternates Sue Rauth, and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith, Selectman David Klumb, Surveyor Web Stout, and several applicants/citizens

Chairman Broker convened the meeting at 7:03 p.m. Attendance was taken, with the results noted above. Alternates Cummings and Rauth assumed voting status in the absence of members Doucette and Hofmann.

The Board reviewed the draft minutes of their 21 February meeting. Upon motion made by Mr. Doucette and seconded by Mr. Mullins, the minutes were unanimously approved with a minor wording correction (changing 'variation; to 'variance').

Surveyor Web Stout, representing Treasa Ohlson-Martin, made a presentation to the Board proposing a two-lot subdivision of Lot 2-27 on White Plains Road. One of the proposed lots would be less than 5 acres, and the original lot exceeds by 0.129 acre the 10-acre maximum lot size for which the Zoning Ordinance allows subdivision creating a less-than-5-acre lot. The Board felt the proposal to be consistent with the intent of the ordinance and that the acreage discrepancy is small enough to warrant a waiver. The plat showed one driveway serving an existing residence and a second one serving an existing garage and proposed to be extended to serve a possible future residence. It was not clear that the latter driveway will meet the requirements of the Board and/or the Fire Chief, but the Board opted to defer consideration of the driveway until such time as a building and driveway permit applications are made. Upon motion made by Mr. Buckley and seconded by Mr. Cummings, the Board voted unanimously to grant a waiver for the slight increase beyond the 10-acre maximum and to approve the subdivision with the understanding that such approval does not constitute approval of the proposed second driveway. As usual, this approval is contingent on submittal of final Mylars, setting the bounds, and walking the bounds. Surveyor Stout indicated that a lot of snow will have to melt before the bounds can be set.

Chairman Broker indicated that the planned working session on the subdivision regulations would be deferred until the next meeting due to the absence of alternate Susan Roman, who he reported has agreed to prepare the text of a revised ordinance based on the results of Board deliberations. Mr. Mullins suggested that each Board member should come to the next meeting with a list of proposed changes to the regulations.

Mr. Mullins expressed dismay that the Onsite Wastewater Treatment ordinance passed at Town Meeting departs from his understanding that the intent was to essentially replicate State requirements. In particular, he is concerned that the 100-foot setback requirement in Paragraph A of the ordinance exceeds State requirements and will present significant enforcement problems. Engineer Mike Seraikas has evidently already encountered problems with the new requirement and has volunteered to discuss the issue with the Board.

Selectman Dave Klumb introduced Lynn Estep, who has agreed to serve as the Pillsbury Lake Community representative on the subcommittee charged with studying the growth ordinance issue

Upon motion made by Mr. Cummings, seconded by Mr. Mullins, and unanimously approved, the meeting was adjourned 8:29 p.m.

The next Board meeting will be on 17 April at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary

