

## **Webster Planning Board Minutes - Meeting of June 19, 2008**

Present: Selectmen member David Klumb; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Sue Rauth and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith.

Mr. Doucette served as acting chairman in the absence of Chairman Clifford Broker, convened the meeting at 7:03 p.m., and designated alternate member Rauth to act in voting capacity in lieu of Mr. Broker.

Attendance was taken, with the results noted above.

The Board reviewed the minutes of their 15 May meeting. Mr. Buckley noted that, in the paragraph dealing with the Blodgett conceptual discussion, "Ma4 3, Lot 68" should have read "Map 3, Lot 68". Upon motion made by Mr. Hofmann and seconded by Mr. Klumb, the Board voted unanimously to endorse the 15 May minutes subject to incorporation in the 19 June minutes of recognition of the aforementioned typographical error.

The Board reviewed a proposal from Rebecca Hoar for a lot line adjustment and a 2-lot subdivision involving Map 6, Lot 52-2 owned by her and Map 6, Lot 52-3-1 owned by Robert and Loretta MacFadzen. This was a conceptual discussion because not all of the affected abutters had been properly notified. The proposed lot line adjustment involves the transfer of a small (0.055 acre) triangular parcel from Lot 52-3-1 to Lot 52-2, and the transfer of a triangular parcel of identical acreage from Lot 52-2 to Lot 52-3-1, the purpose being to create sufficient road frontage to allow subdivision of Lot 52-2. That subdivision is in response to a lawsuit by the selectmen prompted by the presence, contrary to zoning regulations, of two residences on Lot 52-2.

The proposed subdivision was stated to be in accordance with a special exception previously granted by the ZBA.

The Board noted that four new markers delineating the ends of the adjusted lot line are projected to be 2-inch iron pipes instead of stone monuments prescribed by the Subdivision regulations. Surveyor Webb Stout explained that all four locations are too swampy to support stone markers and that deeply driven pipes are the more practical solution. The Board agreed that, given those circumstances and the fact that the extent of the swamp precludes offset stone monuments at any reasonable distance, the proposed use of iron pipes is acceptable.

Mr. MacFadzen has the wetlands portion of Lot 52-3-1 in Current Use, and was concerned that this status not be jeopardized by the proposed lot line adjustment. After considerable discussion, the Board suggested that, if Ms. Hoar were to place the wetlands portion of her Lot 52-2 in Current Use (it is not now), the Current Use question would become moot... both transferred triangular areas would be in Current Use and would remain so.

The Board contemplated at some length the fact that the proposal retains, without modification, an existing shared driveway to serve the two existing residences. In order to avoid setting an unintended precedent, Ms. Hoar was asked to include a driveway permit application as part of her subdivision application.

As a result of the above-described conceptual discussion, the Board agreed to formally consider the application at the July meeting and, assuming acceptance of the application, to proceed to an expedited public hearing at that same meeting.

The Board approved a request from Bruce and Katherine Johnson for voluntary merger of Map 6, Lots 13 and 14.

The Board noted the issuance of a State permit for shoreline work at a Westwind Village camp on Lake Winnepocket.

The Board was presented with a "Title Report" prepared by Patricia Lane of Lane Consulting Services and purporting to confirm that the Blodgett lot shown as Mat 3, Lot 68 is in fact two separate lots. If true, this means that the tax map is in error. The Board had some reservations about the relative informality of the submitted report.

Member Doucette and alternate member Rauth were sworn into their respective positions by selectman Klumb.

The Board had intended to continue their review of the Town's subdivision regulations, but agreed to defer that effort because of the absence of key participants.

By unanimous consent, the meeting was adjourned 8:37 p.m.

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

Respectfully submitted,

Jere D. Buckley, Secretary