

Webster Planning Board Minutes - Meeting of July 17, 2008

Present: Chairman Cliff Broker, Selectmen member David Klumb; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternate Richard Cummings. Also present: Planning and Zoning Secretary Mary Smith.

Chairman Broker convened the meeting at 7:00 p.m.

Attendance was taken, with the results noted above.

The Board reviewed the minutes of their 19 June meeting. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to endorse those minutes as written.

The Board reviewed an application from Rebecca Hoar, represented by surveyor Webb Stout, 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 proposal was the subject of a detailed conceptual discussion at the board's June meeting. 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. Selectman member Klumb recused himself from the proceedings because of that litigation.

Surveyor Stout advised that an application for State subdivision approval (required because the proposed lots are less than 5 acres) had resulted in requests for additional information. He did not anticipate any problems in obtaining the required approval. He also noted several textual changes to the submitted plat, resulting from observations made at the June meeting.

Per a Board request at the June meeting, the applicant submitted a driveway permit in conjunction with the application.

Upon motion made by Mr. Doucette and seconded by Mr. Hoffman, the Board voted unanimously to accept the application.

As agreed at the June meeting the Board then opened an expedited public hearing on the proposal. There was no comment from abutters or members of the public.

Because of the extensive review at the June meeting, there were no further comments from the Board. Upon motion made by Mr. Buckley and seconded by Mr. Doucette, the Board voted unanimously to approve the proposal, contingent on placement of boundary markers, walking the bounds, and receipt of the pending State subdivision approval.

A scheduled conceptual discussion with Harold French re development plans for Lot 7-62 was dropped from the agenda in the absence of Mr. French.

A scheduled review of a driveway application from Heidi Ohlson was deemed unnecessary by Chairman Broker.

Recognizing that the Board's intentions to devote one hour of each regular meeting to revision of the Subdivision Regulations were proving to be impractical, the Board decided instead to schedule a special meeting devoted exclusively to that topic... probably in mid-September.

By unanimous consent, the meeting was adjourned 7:44 p.m.

The next Board meeting will be on 21 August at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary