

Webster Planning Board Minutes - Meeting of November 20, 2008

Present: Chairman Cliff Broker; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Richard Cummings, Sue Rauth, and Susan Roman. 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 16 October meeting. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to endorse those minutes as written.

The Board considered a proposed lot line adjustment between Lots 9-22-1 and 9-22-2, owned respectively by Michael & Laurie Wiltshire and Charles & Deborah Spencer, on Deer Meadow Road. Both lots are pre-existing and non-conforming because of sub-standard acreage. Surveyor Web Stout, representing the applicants, presented a plat showing that the proposed adjustment would transfer approximately 0.3 acres from the Spencer lot to the Wiltshire lot, changing the approximate respective acreages from 1.7 and 1.4 to 1.4 and 1.7. The Board noted that the proposal thus would result in no net change in the degree of non-conformity, and that no set-back or other problems were evident. Mr. Cummings, an abutter, voiced no objections. Upon motion made by Mr. Doucette and seconded by Mr. Buckley, the Board voted unanimously to approve the proposed lot line adjustment, subject to setting of a granite bound, submission of final Mylars, and walking the bounds.

The Board discussed the potential impact of new "Workforce Housing" legislation (RSA 674.58) to take effect on 1 July 2009. In particular, the Town's restrictions on multi-family housing may be in question. Alternate members Roman and Rauth were designated as a subcommittee to explore the issue, consult with Town counsel, and assess the question of possible actions to be taken at the 2009 Town Meeting.

Donald Sprague, following ZBA granting of a special exception allowing him to operate a vehicle repair shop on Lot 3-58-1 on Battle Street, approached the Board for the required site plan approval. Chairman Broker opened a public hearing on the request. There was concern about aquifer protection, but it was determined that only a very small portion of the lot, remote from the area to be used for the repair shop, is in the groundwater protection district. The applicant reported that no underground tanks will be involved and described his intentions for the recycling of hazardous materials. An abutter and a neighbor indicated that they saw no problem with the proposed activity. Mr. Doucette, seconded by Mr. Hofmann, moved that the requested site plan approval be granted with the condition that there be no business operations on that portion of the property within the groundwater protection district. That motion was passed unanimously.

Resident Alan Clough approached the Board for a conceptual discussion of a proposed subdivision of Lot 3-5 on the Class VI portion of Mutton Road. That lot currently has a residence and a separate, free-standing accessory apartment for which the ZBA granted a special exception. Mr. Clough wishes to subdivide the lot into two, one with the existing residence and the other with the apartment. The ensuing discussion raised a number of issues, including the restriction against subdivisions on a Class VI road, the apparent morphing of an accessory apartment into a separate residence, the extent to which Paragraph 11.2 of the Subdivision Regulations permits the Board to modify the rules in special circumstances, and the potential roles of the selectmen and the ZBA in responding to the proposed subdivision. There being no clear answers to any of these questions, the Board agreed to study the matter further and to get back to Mr. Clough at a future time. It was suggested that the matter be put on the agenda for the next selectmen's meeting.

Chairman Broker signed a voluntary merger request submitted by Mr. Hofmann for Lots 10-1-4 and 10-1-5 on Deer Meadow Road.

By unanimous agreement, the meeting was adjourned 8:35 p.m.

The next Board meeting will be on 18 December at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary