

## **Webster Planning Board**

### **Minutes - Meeting of December 18, 2008**

Present: Chairman Cliff Broker; selectman member David Klumb, members Jere Buckley (Secretary) and Richard Doucette; and alternates Sue Rauth and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith and resident Bob Drown.

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 20 November meeting. Upon motion made by Mr. Doucette and seconded by Ms. Rauth, the Board voted unanimously to endorse those minutes as written.

The Board reviewed a proposed amendment of the *Onsite Wastewater Treatment* section of the *Zoning Ordinance* and made additional changes thereto. Paragraph A was changed to read, "All components of an Individual Sewage Disposal System (ISDS) must meet the setbacks noted in the most current version (or its successor) of Table 1008-2 in *Chapter Env-Wq 1000: SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES*." Paragraph B was changed to read, "No waste waters or sewage shall be permitted to run free into wetlands or surface waters or be discharged in any way that may be detrimental to health or otherwise violate State water quality requirements. All such waste shall be conveyed away through the use of an accepted sanitary system or in such a way that it will not be detrimental to health or otherwise violate State water quality requirements." Paragraph C was changed to read, "All sanitary systems shall be constructed and maintained in accordance with standards set by the New Hampshire Department of Environmental Services." No changes were made to Paragraphs D or E. These proposed Zoning Ordinance changes will be the subject of a public hearing held in conjunction with the Board's January meeting.

The Board discussed at some length the potential impact of new "Workforce Housing" legislation (RSA 674.58) to take effect on 1 July 2009. Alternate members Roman and Rauth had been designated as a subcommittee to study this issue and update the Board on their findings. It was noted that this new legislation creates the possibility of multi-family housing in Webster but that the Board does not have site plan review authority for such housing. After considering a range of possibilities, the Board agreed to seek extension of their site plan review authority to include multi-family housing. This requires Town Meeting approval, and will be the subject of a public hearing held in conjunction with the Board's January meeting. The Board opted to take no further immediate action in response to the new legislation until more relevant information is available and the full import of the requirements is better understood.

With regard to the conceptual discussion with resident Alan Clough at the November meeting, Chairman Broker indicated that he had been advised that the proposed subdivision should be treated exactly as if the free-standing accessory apartment did not exist. On that basis, the proposed subdivision does not meet regulations and cannot be approved by the Board.

There was a discussion about the general intent of the *Subdivision Regulations* and how they would apply to some hypothetical situations. No actions or conclusions resulted.

Upon motion made by Mr. Doucette, seconded by Mr. Klumb, and unanimously approved, the meeting was adjourned 8:22 p.m.

The next Board meeting will be on 15 January at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary