

Webster Planning Board Minutes - Meeting of May 15, 2008

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

Chairman Broker, present prior to the meeting but excusing himself for health reasons, had designated Mr. Hofmann to serve as acting chairperson.

Acting chairperson Hofmann convened the meeting at 7:05 p.m. Attendance was taken, with the results noted above. Mr. Hofmann designated alternates Rauth and Roman to serve in voting capacity in the absence of Chairperson Broker and Member Richard Doucette.

The Board reviewed the minutes of their 17 April meeting. It was noted that the listing therein of key areas requiring attention in the Board's review of the *Subdivision Regulations* should have included the question of the circumstances under which the Town should or should not accept new roads as Town roads. Upon motion made by Ms. Roman and seconded by Ms. Rauth, the Board voted unanimously to endorse the 17 April minutes subject to incorporation in the 15 May minutes of a statement noting that the road acceptance issue was one of the key areas discussed on 17 April.

The Board briefly discussed their *Meeting Procedures*. Mr. Buckley suggested that the agenda for Board meetings should explicitly identify the nature of the intended action, e.g. to review a subdivision application or to conduct a public hearing and deliberate on an accepted subdivision application. There was some discussion of the Board's ability to permit expedited hearings, i.e. application acceptance, public hearing, and Board deliberation in the same meeting.

An agenda item involving a request from Rebecca Hoar for a subdivision at 1036 Corn Hill Road was tabled until the June Board meeting in order to allow Ms. Hoar to modify her request to comply with action taken on the subject by the ZBA.

The Board conducted a conceptual discussion of a matter in which a parcel owned by David Blodgett shown as a single lot on the tax maps (Ma4 3, Lot 68) is described by two separate deeds and regarded by Mr. Blodgett as two lots. He wishes to sell one of the two. Realtor Jackie Adams was present in support of Mr. Blodgett. The Board grappled at some length with the issue of how this parcel came to be shown as a single lot on the tax maps (and taxed as a single lot). A suggestion that the simplest solution might be to apply for subdivision of the single lot into two became more problematic when it was noted that the proposed dividing line would create a setback violation. It was suggested that a title search, required in any event for the proposed sale, might confirm the owner's contention that the parcel has always been two separate lots.

Ms. Smith reported an inquiry from the DOT concerning the Town's wishes re traffic counts on Town Roads. After confirming that this service by the DOT involves no cost to the Town, and after reviewing the list of roads on which such counts have been made in prior years, the Board instructed Ms. Smith to request counts on that same list of roads.

Ms. Smith advised the Board of a State driveway permit issued to Josh Taylor for four separate driveways on the east side of Battle Street, with reference to six associated residences. The Board, unaware of any corresponding Town driveway permit applications or any associated development proposal, suggested that the matter should also be brought to the attention of the selectmen.

The Board briefly continued their ongoing working session on subdivision regulations. It was agreed that definitions of terms used is an important component of the regulations. The options of starting with that topic or addressing definitions as terms are encountered during review of the body of the document were considered, with a resulting consensus that both approaches will be utilized. It was agreed that the proposed revision prepared by Mr. Buckley would be the nominal

framework for discussion, supplemented where appropriate by reference to model regulations available from the Office of economic Planning (OEP). It was noted that the relatively low level of Board activity resulting from current real estate market conditions creates a window of opportunity for the Board to spend time on this topic. It was agreed that, until further notice, at least one hour of each future meeting should be devoted to this topic

Led by alternate members Rauth and Roman, who are members of the subcommittee established by the Board to study growth management ordinances, the Board conducted a working session to review the status of that subcommittee's work. Much of the conversation centered on the subcommittee's goal of meeting both Town-wide needs and those of the Pillsbury Lake community. There was considerable discussion about whether or not different requirements for those two constituencies are legally defensible. It was agreed that the subcommittee will seek advice on this and other issues from Paul Sanderson at the Local Government Center.

Mr. Buckley and Mr. Hofmann agreed to walk the bounds of the Ohlson-Martin subdivision on White Plains Road.

By unanimous consent, the meeting was adjourned 9:36 p.m.

The next Board meeting will be on 19 June at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary