

## **Webster Planning Board Minutes - Meeting of October 16, 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 18 September meeting. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to endorse those minutes as written.

After brief discussion by the Board, Chairman Broker signed three requests for voluntary mergers of lots in the Pillsbury Lake district.

Mr. Harold French approached the Board for a conceptual discussion. He owns property on both sides of the Webster/Warner town line, with the Webster portion currently having no road access. He proposes to seek a subdivision of his Warner property in such a way that a strip of land providing access to Battle Street could then be annexed to the landlocked Webster lot. He would then seek a building permit for the Webster property. The Board discussed a number of issues stemming from the fact that Mr. French's proposal requires action by both Webster and Warner. Among other things, it was noted that Webster fire and police would be responsible for protecting any structure on the Webster portion of the property but would have to gain access from Warner. The Board recommended that Mr. French first approach the Warner Planning Board to seek their approval of his proposal and, if successful, then approach the Webster selectmen to ascertain their position on the proposed building permit application. It was noted that the matter could eventually require ZBA consideration.

Michael and Laurie Wiltshire approached the Board for a conceptual discussion of a proposed lot line adjustment between their lot and an abutting lot owned by Michael and Laurie Spencer, both lots on Deer Meadow road. Both lots are pre-existing and non-conforming because of sub-standard acreage. Mr. Wiltshire estimated that the proposed adjustment would transfer approximately 0.3 acres from the Spencer lot to the Wiltshire lot, changing the 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. The Board saw no reason to object to the proposal, assuming no setback or other issues become apparent. Mr. Wiltshire will proceed with the required survey and a formal application.

Upon motion duly made and unanimously approved, the meeting was adjourned 7:53 p.m.

The next Board meeting will be on 20 November at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary