

Webster Planning Board

Minutes - Meeting of May 17, 2007

Present: Chairman Cliff Broker; selectmen member Tom Mullins; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Richard Cummings, Hermie Blanchette, Susan Roman, and Sue Rauth. Also present: Planning and Zoning Secretary Sarah Carter, selectmen George Hashem and David Klumb, a number of Town residents, and representatives of applicants.

Chairman Broker convened the meeting at 7:00 p.m. Attendance was taken, with the results noted above. All members and alternates were present.

At Mr. Broker's request, Mr. Blanchette agreed to take on the role of "gravel pit czar", tasked with monitoring the status of the gravel pit operations in Town and apprising the Board of any needed action thereon.

Mr. Buckley and Mr. Hofmann had walked the bounds of the Kimball property with the assistance of the surveyor, but it was reported that the Mylars had been rejected by the Registry as the result of the surveyor's failure to follow Registry standards.

The Board reviewed the minutes for the 17 April meeting. The Board noted that those minutes as written did not fully reflect the discussion in which the Board had again noted that Little Hill Road beyond the snow plow turnaround at the northwesterly corner of the subject Peter & Gary LLC subdivision is Class VI. The Board interprets the appearance of that Class VI road on the subject plat as for locus purposes only and not intended to confer approval status under RSA 674:41 (I) (b) (2). Secretary Buckley was tasked with submitting appropriately amended minutes at the next meeting.

It was suggested that the Board should prepare a standardized note to be incorporated on all plats showing Class VI roads for locus purposes.

The Board was advised that there has been extensive correspondence between Fire Chief Pouliot, David Marcello of Vinewood Development Co., attorneys representing the Town and Vinewood, and the Fire Marshal's office on the issue of fire code compliance in the Vinewood development. Mr. Buckley supplied the members with a summary sheet based on a documentation package supplied by Chief Pouliot.

Mr. Broker raised the question of whether or not driveways and setbacks should be shown on plats. There was some concern that possible future changes in setback requirements could cause registered plats showing setbacks to become erroneous. Mr. Buckley felt that showing setbacks is an important component of showing that a lot has adequate buildable area. He also referred to the proposal in his suggested *Subdivision Regulations* upgrade that subdivision plats should show non-binding residence locations and driveway layouts as a demonstration that at least one possible solution exists for each proposed lot.

The Board noted that the letter to Ed and Nancy Piper re fire code requirements applicable to their recent subdivision has not yet been sent. It was agreed that Fire Chief Pouliot is the proper source for such a letter and that the selectmen should ask him to send it.

The Board noted that allegedly corrected Mylars received from Peter & Gary LLC once again contain errors. This prompted a suggestion that the Board should establish a policy whereby a proposal would be rejected when the number of erroneous submissions becomes unreasonable.

The Board re-opened consideration of a 2-lot subdivision application from Leslie Syvertsen for property on Tyler Road. Surveyor Art Siciliano represented the applicant. The Board confirmed that the previously noted shortcomings had been corrected. Upon motion made by Mr. Mullins and seconded by Mr. Doucette, the Board voted unanimously to accept the application. As previously agreed, the Board then opened an expedited public hearing on the proposal. There was no public comment other than from abutter David Sutton, who stated that he was present for informational purposes only. The applicant advised that required driveway permits had not yet been issued. After some hesitation, the Board decided that it would be acceptable to include the issuance of those permits as a contingency for any approval of the proposal. On that basis, after due deliberation, upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to approve the proposed subdivision contingent on issuance of driveway permits, setting of all bounds, submission of final Mylars, and walking the bounds.

The Board was approached by James and Goldie Bourassa, represented by surveyor Steve Luger and attorney Andrew Sullivan, for a conceptual discussion regarding land on Newport Circle. They note that their residence is partially on land platted for the cul-de-sac circle owned by Pillsbury Lake Management and that the actual roadway is partially on adjacent private land. They propose to merge three lots and to implement a lot line adjustment, swapping land with Pillsbury Lake Management in a manner whereby their residence

will be on their property in a way that complies with setback requirements. The Board saw no problem with this proposal.

The Board noted and approved a voluntary merger of Lots 11-34 and 11-35 requested by James and Liane Wind and previously signed by Mr. Mullins.

The Board was informed that a Minimum Impact Expedited Wetland Application related to driveway construction on Call Road has been filed by Isabel Brintnal and David Victor. It was noted that no driveway permit has been issued for this project. Mr. Broker will notify the applicants of this requirement.

The Board was advised that Lou Gangi has received State approval of his proposed driveway upgrade.

Mr. Mullins indicated the need for changes in the driveway regulations and advised that he will be submitting proposed changes at the next meeting.

Mr. Mullins also suggested that a 75-foot well setback ordinance adopted by Hollis could be a means of preventing State waivers in this area.

Upon motion made by Mr. Doucette, seconded by Mr. Hofmann, and unanimously approved, the meeting was adjourned at 8:20 p.m.

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

Respectfully submitted,

Jere D. Buckley, Secretary