

Webster Planning Board

Minutes - Meeting of June 18, 2009

Present: Chairman Cliff Broker; selectmen member George Hashem, members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternate 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 21 May meeting. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to endorse those minutes as written.

Once again, there were no land-change-related items on the agenda.

Ms. Roman, reporting on behalf of alternate member Sue Rauth, advised the Board that the Central New Hampshire Regional Planning Commission, at their recent quarterly meeting, had issued a report on the new Workforce Housing legislation. The report offers four evaluation models from which municipalities may select the one most appropriate for their circumstances. Ms. Roman and Ms. Rauth will be evaluating the report and the options in expectation of Planning Board deliberation in the fall and eventual submission of recommended ordinance changes to the 2010 Town Meeting. Ms. Roman also reported that she has accepted a one-year position as a member of the CNHRPC executive committee.

Ms. Roman also reminded Board that we are hosting the State Groundwater Commission for a public hearing at Town Hall at 6:30 p.m. on Monday, 22 June, to address the question of whether or not towns should have regulatory power over major groundwater withdrawals. She encouraged everyone to attend.

The Board then turned its attention to updating the section of the *Subdivision Regulations* dealing with boundary markers. Mr. Buckley had supplied the Board with the relevant portion of the *Subdivision Regulations* re-write he had proposed in 2005, and brought additional suggestions to the meeting. The Board reviewed the proposed new version in detail, making only a few changes to Mr. Buckley's proposals. One issue discussed at length and eventually tabled pending more research was the question of how best to assure that temporary markers, when allowed, are replaced by permanent markers in a timely fashion. Options considered included requiring permanent markers to be in place before any building permits are issued and making permanent marker placement a condition of final road approval.

Mr. Buckley agreed to revise his proposed text to incorporate changes made at the meeting.

There was some concern that the Board may be trying to create detailed regulations in areas where there might already be professional or regulatory standards that could be invoked. Ms. Smith agreed to make inquiries to see if such resources are available.

It was noted that the proposed regulation unavoidably uses terms that are potentially subject to varying interpretation. It was suggested that a statement be added designating the Board as the final arbiter in the event of any disagreement regarding definitions or meaning, but that such a statement should be made applicable to the *Subdivision Regulations* as a whole, not just to that portion concerning boundary marking. Ms. Roman agreed to draft a proposed statement for Board consideration.

Upon motion made by Mr. Doucette, seconded by Mr. Hofmann, and unanimously approved, the meeting was adjourned at 8:40 p.m.

The next Board meeting will be on 16 July at 7:00 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary