

## **Webster Planning Board**

### **Minutes - Meeting of August 20, 2009**

Present: Chairman Cliff Broker; members Jere Buckley (Secretary), and Richard Doucette; and alternates Richard Cummings and Sue Rauth. Also present: Planning and Zoning Secretary Mary Smith.

Chairman Broker convened the meeting at 7:02 p.m.

Attendance was taken, with the results noted above. Chairman Broker designated alternate Cummings to serve in voting capacity in lieu of the recently resigned member Alan Hofmann.

The Board reviewed the minutes of their 16 July meeting. Upon motion made by Mr. Doucette and seconded by Mr. Cummings, the Board voted unanimously to endorse those minutes as written.

Chairman Broker opened a public hearing on the proposed revision of the section of the *Subdivision Regulations* dealing with boundary markers. There was no public comment and no further discussion by members of the Board. That being the case, upon motion made by Mr. Doucette and seconded by Mr. Cummings, the Board voted unanimously to approve the proposed revision. The change was deemed to be in effect immediately.

The Board resumed consideration of a lot line adjustment application involving Lot 5-63-1 owned by the David and Judith Victor Trust and Lot 5-63-3 owned by the Isabel and Michael Brintnall Trust. The proposed adjustment relocates a portion of the line between the two lots in such a way that about 5 acres, including a portion of a recently constructed access road to the Victor property, would be transferred from the Brintnall Trust to the Victor Trust. This matter had been tabled at the Board's July meeting because the application did not include required authorization from the Victor trust. Surveyor Peter Mellen, representing the applicants, reported that said authorization had just been received, and delivered same to Secretary Smith. He also advised that the bounds for the new line have not yet been set. There being no further discussion, upon motion made by Mr. Buckley and seconded by Mr. Cummings, the Board voted unanimously to approve the proposed lot line adjustment, subject to setting the bounds, submission of final Mylars, and walking the bounds.

Surveyor Mark Sargent approached the Board for a conceptual discussion of proposed changes involving Little Hill Road Lots 1-2, owned by Sanbornton Realty Trust, and 1-3, owned by Steven Youngs. A 15+ acre portion of Lot 1-2 would be retained as a separate lot, and the remaining 238 acres of Lot 1-2 would be annexed to Lot 1-3. It was noted that, while this could be regarded as a subdivision and a voluntary merger, there would be no increase in the number of lots and the proposed change can thus properly be considered a lot line adjustment. The Board noted that there has been controversy about the status of the portion of Little Hill Road on which the retained 15+ acre part of Lot 1-2 would abut, and that they would be unable to approve the proposal if that portion of the road is designated as Class VI. They suggested that clarification of this issue from the Selectmen will be needed before the Board can act. Mr. Youngs indicated that the proposed change is part of a plan in which the Nature Conservancy hopes to acquire ownership or easement rights to much of the property.

By unanimous consent, the meeting was adjourned at 8:01 p.m.

The next Board meeting will be at 7:00 p.m. on 17 September 2009.

Respectfully submitted,

Jere D. Buckley, Secretary