

Webster Planning Board

Minutes - Meeting of November 19, 2009

Present: Chairman Cliff Broker; selectman member George Hashem, members Jere Buckley (secretary), and Richard Doucette; and alternates Richard Cummings, Sue Rauth, and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith

Chairman Broker convened the meeting at 7:03 p.m.

Attendance was taken, with the results noted above. Mr. Cummings was designated to serve in voting capacity in lieu of newly appointed member John Nelson.

The Board reviewed the minutes of their 15 October meeting. Upon motion made by Mr. Doucette and seconded by Ms. Rauth, the Board voted unanimously to endorse those minutes as written.

The Board reviewed a letter from Elizabeth Clement requesting permission to retain part of a stone wall opening created to provide construction vehicle access while building a new indoor riding arena. She felt this to be the only practical way to assure access to the arena by emergency vehicles. Board members familiar with the site suggested that the requested access way would be the only practical and sensible means for access to the arena by all vehicles, not just emergency vehicles. That being the case, upon motion by Mr. Cummings and seconded by Mr. Doucette, the Board voted unanimously to approve the new driveway, waiving the limit of a single driveway cut per lot, on the condition that the new driveway conform in all other respects to the requirements of Webster's *Driveway Regulations*.

Ms. Rauth briefed the Board on the request from the Scenic Byway committee for Webster's signature on a non-binding letter of intent, a required precursor to a possible future application for funding. Ms. Roman noted that creation of the byway (running through Salisbury, along Route 127 through Webster, and through Hopkinton and Henniker) is not at issue. The State has already created the byway. The Board noted that the signature request was in the Board of Selectmen's province and supplied the request to Mr. Hashem for his discussion with the other two selectmen. The document will be submitted to Judy Jones for inclusion on the November 30th Selectmen's Meeting agenda.

The Board then hosted Ben Frost from the New Hampshire Housing Finance Authority for a question and answer session on the newly mandated workforce housing requirements. The discussion was wide-ranging, covering questions relating to the compatibility or lack thereof of Webster's Zoning Regulations with the new requirements. Mr. Frost provided several suggestions and referred the Board to sources of additional information and ordinances in other towns that might be helpful. The Board has not yet determined what changes to the Zoning Ordinance will be required, and whether or not any changes will be attempted in time for the 2010 Town Meeting

Upon motion made by Mr. Doucette, seconded by Mr. Cummings, and unanimously approved, the meeting was adjourned at 8:26 p.m.

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

Respectfully submitted,

Jere D. Buckley, Secretary