

Webster Planning Board
Minutes - Meeting of March 18, 2010
FINAL

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: Selectman George Cummings and Planning and Zoning Secretary Mary Smith.

Chairman Broker convened the meeting at 7:01p.m.

Attendance was taken, with the results noted above. Chairman Broker designated alternate Cummings as a voting participant in the absence of a member to fill the position created by John Nelson's resignation. Mr. Buckley asked Mr. Broker if there had been any discussion with the selectmen about filling that vacant position. Mr. Broker indicated he did not wish to discuss the topic.

The Board reviewed the minutes of their 18 February meeting. Mr. Broker suggested that a statement that "Board members were concerned about the wisdom" of a decision not to fund dues to the Central New Hampshire Regional Planning Commission should have read "Some Board members...". With the understanding that Mr. Broker's comment would be noted in these minutes, upon motion made by Mr. Doucette and seconded by alternate member Cummings, the Board voted unanimously to endorse the 18 February minutes. Mr. Buckley again noted his opinion that the rule prohibiting actual correction of the minutes prior to Board approval and signature by the secretary is "silly".

The Board again discussed the Workforce Housing issue at some length. Mr. Hashem noted that, when Ben Frost of the New Hampshire Housing Finance Authority had made a presentation to the Board, he had suggested that Webster may already have sufficient affordable housing to meet fair share requirements. Mr. Hashem wondered why we are spending so much time talking about the issue if that is the case. Ms. Roman agreed that there is reason to think we might already meet fair share requirements but that we can't be sure until the calculation is actually made. She also emphasized the complexity of the task and noted that, in our region, Chichester is as yet the only community to have made the calculation. She told Mr. Hashem that she would welcome the addition of his accounting expertise to the task.

Alternate member Cummings suggested that perhaps the most important area requiring Zoning Ordinance amendment is the current ban on multiple-family dwellings. He suggested that duplex and perhaps triplex units could be allowed in a way consistent with the character of the Town and could be an effective way to boost the percentage of affordable housing. He also noted that there are still a few areas in Town where well, septic, and setback requirements could be met on lots of an acre or less. He also suggested that allowing a single dwelling on lots served by Class VI roads be considered.

The Board noted that Beverly Russell had received State approval of the driveways serving her 3-lot subdivision on Battle Street. Mr. Broker reported that he had walked the bounds of that subdivision.

Ms. Smith advised that the State is looking for recommendations for roads to be subject to traffic counting this year. Some members expressed concern that these counts in prior years have seemed highly inaccurate. Mr. Broker suggested that any member wishing to add a specific road to the list so advise Ms. Smith.

The Board was advised of receipt of a PSNH document dealing with right-of-way encroachment. Chairman Broker agreed to study this document in anticipation of possible Board review at a future meeting.

In response to a question about the status of Scenic Byway activities, Ms. Roman reported that the Byway Committee has completed a non-binding corridor management plan and is asking the boards of selectmen from the several involved towns for resolutions of support and the designation of representatives to a Byway Council to administer the plan. Any recommendation to the selectman for a representative from the Planning Board was deferred pending determination of Board membership for the coming year.

Chairman Broker signed a voluntary merger application involving Lots 10-5-125 and 10-5-126.

By unanimous consent, the meeting was adjourned at 7:46 p.m.

The next Board meeting will be at 7:00 p.m. on 15 April 2010.

Respectfully submitted,

Jere D. Buckley, Secretary