

Webster Planning Board

Minutes - Meeting of October 21, 2010

Present: Chairman Clifford Broker; Selectman member George Hashem; members Jere Buckley (secretary), and Tom Mullins; and alternates Richard Cummings and Sue Rauth. Also present: Selectman David Klumb, Planning and Zoning Secretary Mary Smith and (part time) Judy Jones.

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

Attendance was taken, with the results noted above.

The Board began with the topic of the April minutes, which secretary Buckley had signed via an attachment sheet indicating that his signature certified that the minutes were as approved by majority vote but should not be construed as indicating his endorsement. Several Board members had questioned the legitimacy of that action and had resolved to research the matter. Mr. Mullins reported that he was still awaiting inputs from Paul Sanderson at the Local Government Center. Ms. Smith reported that Christopher Northrop at the Office of Economics and Planning had sent her an e-mail message addressing the issue. Mr. Broker read that letter to the Board. Recently established policy requires that all statements read at a meeting of the Board must be included in the minutes. Mr. Northrop's message was as follows:

"It is up to the board to decide what to do. If they want to allow the "disclaimer" statement by the secretary, they can but I don't think the decision is solely that of the secretary. If they do allow this, then they could also allow a similar statement from other board members stating the opposite, that they believe this is a true and accurate representation of what took place.

"My advice would not to have any such statements. Let the secretary draft the minutes as he/she sees fit, then the board can review and discuss them at the next meeting and make any changes as the majority wishes.

"Hope this clarifies things."

Mr. Buckley re-asserted his conviction that his unqualified signature under a "Respectfully submitted" line would be a clear indication that the minutes are as submitted by him and that he endorses the content thereof. He noted that the minutes in their present form are not as submitted by him and, because he is convinced they are partially non-factual, do not carry his endorsement. Other members disputed Mr. Buckley's interpretation of the meaning of his signature, arguing that the secretary's signature on meeting minutes constitutes approval by the Board, not by the secretary.

Mr. Buckley suggested two possible solutions to the stalemate:

1. Change the "Respectfully submitted" line to "Respectfully submitted and subsequently revised by majority vote".
2. Designation by Chairman Broker of a member from the approving majority as "acting secretary" (as he would have done if Mr. Buckley had not been present at the April meeting) for purposes of signing the approved minutes.

The Board opted instead to table the matter again, pending receipt of additional written opinions. Mr. Buckley stated again his determination not to affix his unqualified signature to the April minutes. Mr. Mullins suggested that Mr. Broker might be called upon to designate somebody else to take meeting minutes.

The Board then turned to a scheduled conceptual discussion with Joe Deprima and Matt Augeri, new campground owner/partners, who had been directed by the selectmen to bring their case to the Board and to the ZBA. Mr. Broker began the discussion by expressing the Board's willingness to be helpful but suggesting that there will be little Board involvement in the near term, with most initial matters requiring attention by the Select Board and/or the ZBA. The two guests raised three specific issues... the existing pavilion building, plans for a temporary campground store in the existing garage building, and future construction of a new campground store facility. They were advised that all three of these topics require ZBA approval for expansion of a commercial exception. The subject of over-winter on-site storage of RVs was also raised. The Board indicated that this would presumably require either a ZBA variance or a Zoning Ordinance change, and expressed some doubt about the prospects for the latter. Mr. Mullins concluded the discussion by recommending that the partners work out detailed proposals with their attorney and then approach the ZBA.

The Board then turned to the previously tabled review of the July minutes. Mr. Buckley reminded the Board that a 2nd draft of these minutes had been prompted by a request to include verbatim a portion of a prepared statement read by him, and that a 3rd draft was necessitated when the Board determined that all of that statement should be included verbatim. After brief discussion, upon motion made by Mr. Hashem and seconded by Mr. Mullins, that 3rd draft version was unanimously approved.

Upon motion made by Mr. Hashem and seconded by Mr. Mullins, the September minutes were unanimously approved as written.

The Board had received Bruce Mayberry's Workforce Housing Proportionate Share Analysis. The apparent consensus, based on preliminary review, is that Mr. Mayberry's report indicates that Webster is well positioned with respect to its fair share obligation.

The Board opined that the current Zoning Ordinance prohibition of multi-family housing is an obvious target for potential litigation and needs to be addressed quite aside from the workforce housing issue. The topic was discussed at some length, with general consensus that secondary living units ("mother-in-law apartments") should be attached, not separate structures, and that the essentially unenforceable "blood relative" requirement should be eliminated. There was considerable discussion of the relative merits of limits on square footage (absolute or as a percentage of the primary residence), or on the number of rooms. Mr. Broker questioned the wisdom of limiting square footage and thereby in effect mandating limited value. Mr. Mullins suggested that a square footage limit would be simplest to administer. It was agreed that Mr. Hashem will bring suggested ordinance change language to the next meeting.

Mr. Mullins had prepared a change to the Board's *Meeting Procedures* document but requested more time to further refine it. Ms. Smith indicated that she also has some proposed changes to that document for the Board's consideration

Upon motion made by Mr. Hashem, seconded by Mr. Doucette, and unanimously approved, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary