

## **Webster Planning Board**

### **Minutes - Meeting of February 18, 2010**

Present: Chairman Cliff Broker, members Jere Buckley (secretary) and Richard Doucette, and alternates Sue Rauth and Susan Roman. Also present: Planning and Zoning Secretary Mary Smith. No Board of Selectmen representative was present.

Chairman Broker convened the meeting at 7:04 p.m.

Attendance was taken, with the results noted above. Chairman Broker designated alternate Rauth as a voting participant in the absence of recently appointed member John Nelson. Ms. Smith informed the Board that Mr. Nelson has in fact resigned due to unexpected work and travel obligations.

The Board reviewed the minutes of their 21 January meeting. Those minutes included revised versions of portions of the 17 December 2009 minutes. There was some discussion about the pros and cons of the rule prohibiting actual revision of the earlier minutes, and some concern about whether or not other Town boards observe that rule. Upon motion made by Mr. Doucette and seconded by Ms. Rauth, the Board voted unanimously to endorse the 21 January minutes as written.

The Board continued the discussion begun in the prior meeting on the issue of whether or not to routinely schedule public hearings on subdivision applications for the same meeting in which the application is submitted. Mr. Buckley again expressed reservations about doing so, opining that deferring the public hearing to a subsequent meeting allows time for more careful consideration and a site visit if appropriate. Other Board members felt that both the applicants and the Board would be well served by scheduling both the application review and the public hearing at the same meeting, reserving the options to cancel the hearing if the application is not accepted or to continue the hearing to a subsequent meeting if any questions or controversy become evident. It was noted that some changes in the Board's written procedures are needed if the policy is to be changed, but there was felt to be little urgency in making such changes.

The Board noted that the 2010 Town budget reportedly includes no provision for the Town's annual dues to the Central New Hampshire Regional Planning Commission, instead including a relatively modest sum in anticipation of hourly consulting fees from that commission. Board members were concerned about the wisdom of that decision and about the fact that they had been given no opportunity to provide their inputs.

The balance of the meeting was devoted to a wide-ranging discussion of the Workforce Housing issue, with Ms. Rauth and Ms. Roman sharing the information they have been assembling on the subject. Two documents of particular interest are (1) a Workforce Housing ordinance prepared for Canterbury and on the 2010 warrant in that town, and (2) a "fair share" report prepared for Chichester. Determination of whether or not Webster has its "fair share" of affordable housing is a key issue, greatly complicated by the vagueness of the relevant legislation. Chichester is one of the first towns to actually make the determination, and their example could be a starting point for Webster. However, their computation is based on just one of four models that have been proposed for the determination, and Ms. Roman suggested that Webster should look at all four.

There was some discussion on whether the fair share determination and the drafting of relevant zoning change proposals should proceed sequentially or in parallel. Ms. Roman suggested the latter and further suggested that she and Ms. Rauth might continue their focus on the "fair share" determination and that others could begin work on proposed zoning ordinance changes. With that thought in mind, Board members were tasked with studying the two above-cited documents in anticipation of future continuing discussions.

By unanimous consent, the meeting was adjourned at 8:41 p.m.

The next Board meeting will be at 7:00 p.m. on 18 March 2010.

Respectfully submitted,

Jere D. Buckley, Secretary