

Webster Planning Board

Minutes - Meeting of May 20, 2010

Present: Selectman member George Hashem; members Jere Buckley (secretary) Richard Doucette, and Tom Mullins; and alternates Richard Cummings, Sue Rauth, Susan Roman and Mason Donovan. Also present: Planning and Zoning Secretary Mary Smith and several residents and applicants.

Mr. Doucette, serving as acting chairman in the absence of Chairman Broker, convened the meeting at 7:00 p.m. He designated alternate member Cummings to serve in voting capacity in lieu of Mr. Broker.

Attendance was taken, with the results noted above.

The Board reviewed the minutes of their 15 April meeting. Three relevant items were discussed:

1. The minutes reported that Mr. Buckley urged that election of a Board chairman and secretary be deferred until after the selectmen had appointed their representative to the Board, and continued as follows: "Both Mr. Broker and Mr. Mullins stated their belief that such an action would be both illegal and inappropriate, given that the RSAs specify the term of office as one year, and given that elections are typically held in April. *[The RSAs do not specify or constrain the date of the elections.]*" Mr. Mullins noted that the objection to the proposed deferral was based, not on the RSAs, but rather on the Board's *Meeting Procedures*, which specify one-year terms and mandate elections at the April meeting. Accordingly, it was agreed that the aforementioned citation should be revised as follows: "Both Mr. Broker and Mr. Mullins stated their belief that such an action would be both illegal and inappropriate, given that the Board's *Meeting Procedures* specify the term of office as one year, and that elections shall be held at the regularly scheduled Board meeting in April."
2. Ms Roman noted that, in her discussion of the Workforce Housing issue, the phrase "... a determined developer will appear..." should have read "... a determined developer will not appear..."
3. Mr. Hashem noted that his reported suggestion that a fair share computation "might best be undertaken only in response to a challenge, not in anticipation of one" was the opposite of what he intended to say. Secretary Buckley assured Mr. Hashem that the minutes accurately reported what was said, but agreed to include Mr. Hashem's clarification of his intent in these minutes.

Upon motion made by Mr. Mullins and seconded by Mr. Cummings, the 15 April minutes with the changes per Items 1 and 2 above were unanimously approved.

There was also discussion of the monthly submissions to *The Grapevine* describing Board activities. It was noted that some people have assumed these submissions to be the official minutes of the Board's meetings. Secretary Buckley asserted that these submissions have never been designated or intended as meeting minutes, but are instead summaries of newsworthy Board activities, excluding mundane details and presented in reader-friendly format, e.g. providing street-name locations rather than lot numbers. It was agreed that future submissions should be clearly identified as highlight summaries and not actual minutes.

The Board considered a Lot Line Adjustment application from Joline Kimball (represented by surveyor Tim Bernier) for Lots 7-39 and 7-39-3. A previous subdivision had separated the latter of these lots from the former, with the new Lot 7-39-3 being of unusual configuration and with a difficult access configuration. The proposed Lot Line Adjustment substantially relocates and reconfigures Lot 7-39-3 within the much larger Lot 79-3. Board members agreed that the proposed reconfiguration results in a more practical and sensible configuration. The applicant requested waivers of the requirements for a detailed survey of Lot 7-39 and for topography and soils type plots. Upon motion made by Mr. Mullins and seconded by Mr. Buckley, the Board

voted unanimously to grant those waivers and to approve the Lot Line Adjustment, subject to setting of bounds, submission of final Mylars, and walking the bounds.

The Board was presented with a question posed by a real estate agent regarding the possibility of a driveway permit for Lot 6-93, which, although ~85 acres in extent, has only a few feet of frontage on Clothespin Bridge Road. After a bit of deliberation, the Board concluded that it would be inappropriate to take up such a question based solely on the possibility of a future application. A motion to that effect made by Mr. Mullins and seconded by Mr. Buckley passed unanimously.

Ms. Roman noted that, at the last Board meeting, Chairman Broker asked that the Workforce Housing issue be on the May agenda. She wondered why it was not. The apparent answer was that Mr. Broker wanted to defer the discussion until he is present.

Mr. Cummings, referring to the problems with the current zoning ordinance re accessory apartments and the probable inconsistency of that part of the ordinance with Workforce Housing, suggested that, as a starting point for discussion, the Board consider allowing one-bedroom attached apartments by permit only, and regarding any multi-unit dwelling as requiring a commercial variance. Ms. Roman expressed concern about setback implications and opined that Mr. Cumming's suggestion, although worthy of consideration, is "not an answer" for Workforce Housing.

Planning and Zoning Secretary Smith distributed copies of a letter she had solicited from Bruce Mayberry, outlining some aspects of the workforce statute and offering a "basic study" costing \$3,500-\$5,000.

Alternate member Donovan distributed draft copies of a "Fair Share Analysis Litmus Test" document he had prepared as an initial effort at fair share determination

Upon motion made by Mr. Hashem, seconded by Mr. Cummings, and unanimously approved, the meeting was adjourned at 7:51 p.m.

The next Board meeting will be at 7:00 p.m. on 17 June 2010.

Respectfully submitted,

Jere D. Buckley, Secretary