

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES NOVEMBER 15, 2012**

At 7:00 p.m. Chairman Jere Buckley convened the regularly scheduled meeting of the Webster Planning Board.

Present were Chairman Buckley; Members Rauth and Roman; Selectman Member Fanjoy and Alternate Clark. Chairman Buckley appointed Alternate Clark to serve as a voting member due to the absence of new member, Lynmarie Lehmann. Alternate Turcotte arrived a few minutes after the meeting was convened.

The first order of business was the review of the draft minutes from the October 18, 2012 meeting. Chairman Buckley had a couple of minor changes to be made:

1. Beginning on Page 1, the fourth paragraph down, about halfway through, the sentence that begins "Chairman Buckley asked Mr. Masland if he could state with confidence that the hearing *would* be on the agenda..." Chairman Buckley suggested changing would to *should*.
2. At the end of that same paragraph, the last two sentences beginning with, "Member Roman made a motion...meeting. This motion expires one year from the original application date of July 25, 2012." Chairman Buckley felt those statements implied an automatic process. Also, Member Roman stated that it wasn't the motion expiring. Chairman Buckley suggested combining the last two sentences into one; ***"Member Roman made a motion to allow Attorney Masland to postpone the hearing until he notifies the Board 10 days prior to a scheduled Planning Board meeting subject to an expiration date one year from the original application of July 25, 2012."***
3. On Page 2, the second line of the third paragraph down, "...the last meeting, Chairman Buckley *discussed* the current regulations *were* not very clear..."; Chairman Buckley suggested changing discussed to ***observed that*** and were to ***are*** to be more clear.
4. Last, also on Page 2, the first line of the last paragraph is missing the word ***asked***; "With regards to the Zoning Ordinance, Chairman Buckley the Board to come to..." changed to "With regards to the Zoning Ordinance, Chairman Buckley ***asked*** the Board to come to..."

There were no other comments or recommendations. Member Roman made a motion to accept the October 18, 2012 minutes as amended; seconded by Member Rauth and approved unanimously.

The next item was to review the minutes of the November 7, 2012 Work Session. The Board did not have any comments or observations. Selectman Member Fanjoy made a motion to accept the November 7, 2012 Work Session minutes as written; seconded by Member Rauth and approved unanimously.

The next item on the agenda was the visit from Mike Tardiff, Executive Director of the Central New Hampshire Regional Planning Commission. Mr. Tardiff had sent the Board a letter requesting this visit to discuss the Commission's activities and the possibility of Webster rejoining the Planning Commission in 2013.

Mr. Tardiff thanked the Board for letting him speak. He stated that Webster was the only nonmember community out of the twenty communities the Commission services. Mr. Tardiff stated that over the years the Commission has been very involved in Hazard Mitigation Planning, Transportation Planning and Local Planning. Mr. Tardiff stated it would be great if the Town of Webster would consider rejoining because the Commission has been doing a fair amount of work already with the Town, i.e., the recent Hazard Mitigation update and Traffic Counts, but they would like to do more. Mr. Tardiff understood from the Planning Board minutes that the Board will be undertaking making amendments and rewording the Zoning Ordinance. The CNHRPC could help with wordsmithing, one of many things they can do for the Board which would be covered by the annual dues fee. The Commission also applies for state and federal funding in order to assist their member communities. Mr. Tardiff stated that whether or not the Town rejoins, CNHRPC will continue to work with Webster no matter what. The dues of \$1,977.00 for 2013 are based upon the New Hampshire Office of Energy and Planning population estimate for Webster of 1,883 at a rate of \$1.05 per capita. After a brief discussion, Chairman Buckley asked the Board for any additional questions or comments. He also stated that the decision to rejoin belongs to the Board of Selectmen based on the Planning Board's recommendation. Mr. Tardiff pointed out several projects the Commission had worked on for other member towns using monies from grants from various state agencies and the Housing Finance Authority. He stated that there were several different ways to figure out how to get work done for Webster at a pretty low cost. At this time Mr. Tardiff excused himself due to a prior commitment. The Board thanked him for coming.

Member Roman was concerned about the amount of the cost to the Town that would be over and above the dues for future Planning Board projects. She stated that she would vote in favor of being a member but she would need to be able to justify the membership to the Town in addition to spending more money for those projects. Chairman Buckley stated that at the Select Board level as well as the Planning Board level, there is a great appreciation that all of the Planning Board's documentation is out of date; patchwork in nature and in desperate need of updating. Selectman Member Fanjoy suggested the Board contact other member towns and find out their costs over and above the dues to CNHRPC for their town projects. After a lengthy and in depth discussion, Chairman Buckley stated he would either write or talk to Mr. Tardiff. (Mr. Tardiff contacted Judy Jones on Friday, November 16, 2012 and was put on the Board of Selectmen's Agenda for their November 26th meeting at 7:45 p.m.)

The next order of business was the continued review of the proposed Zoning Ordinance amendments. Chairman Buckley began the discussion referring to his proposed

amendments document that he had e-mailed to the board members a few days before this meeting. The document specifically addressed *Recreational Vehicles in Campgrounds*, *Recreational Vehicles on Owner Premises*, *Definitions of 'Structure' and 'Building'*, *Applicability of 'Setbacks'*, *PWSF (Personal Wireless Service Facilities) Modification*, and *The Seasonal Dwelling Question*. Chairman Buckley went over the timelines for finalizing the proposed amendments with the Board. In order to adhere to those timelines, the finalizing would have to be done at the December 20th Planning Board meeting in order to post the first public hearing by the end of December or in early January, ahead of the January 11, 2013 deadline cited by the LGC calendar. A very lengthy and in depth discussion ensued resulting in making changes to the above mentioned proposed amendments.

At 9:40 p.m. Alternate Member Clark made a motion to adjourn; seconded by Selectman Member Fanjoy and was unanimously approved.

Planning Board approved as written, at December 20, 2012 meeting.

Jere D. Buckley, Planning Board Chairman