

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES DECEMBER 20, 2012**

At 7:03 p.m. Chairman Jere Buckley convened the regularly scheduled meeting of the Webster Planning Board.

Chairman Buckley welcomed returning member Lynmarie Lehmann who was also a former selectman for the Town of Webster. She brings expertise and experience that will be of considerable value to the Planning Board. Ms. Lehmann replaced Member Mason Donovan who resigned in October.

Present were Chairman Jere Buckley, Selectman Member Roy Fanjoy, Members Sue Rauth and Lynmarie Lehmann; Alternate Tom Clark and Alternate Rick Cummings. Chairman Buckley appointed Alternate Cummings to serve as a voting member due to the absence of Member Sue Roman.

The next item on the agenda was review of the draft minutes from the November 15, 2012 meeting. Selectman Member Fanjoy made a motion to accept the minutes as written; seconded by Chairman Buckley and approved unanimously.

The next item on the agenda was the continuing review of the proposed warrant articles for the *Zoning Ordinance* amendments in anticipation of a public hearing in conjunction with the January 17th Planning Board meeting. Chairman Buckley referred to a draft document that he had prepared for the Board addressing the amendments they had talked about at the last meeting of November 15, 2012. After a lengthy and in depth discussion, the Board agreed to the following proposed amendments to be addressed at a public hearing on January 17, 2012 at 7:00 PM at the Selectmen's Office:

1. Create two new sections in *Article III*, clarifying the existing ordinance provisions covering recreational vehicles in licensed campgrounds and on owner premises, respectively;
2. Add the definition of 'structure' to *Article II, Definitions*;
3. Amend the definition of 'building' in *Article II, Definitions*, establishing a roof rather than enclosing walls as the key criterion.
4. Add a paragraph to *Article V, Section 8*, addressing the modification of existing Personal Wireless Service Facilities.

The subjects of setbacks and seasonal dwellings will be reviewed more in depth in the upcoming new year.

At this time Chairman Buckley brought up the subject of rejoining the CNHRPC. Mr. Michael Tardiff, Executive Director, had addressed both the Planning Board and the Board of Selectmen regarding the advantages to rejoining. Selectman Member Fanjoy

made note that even though there was money left in the PB/ZBA budget to cover the dues, it had not been appropriated for that expense at the 2012 Town Meeting. Selectman member Fanjoy stated that the BOS is working on the 2013 budget and there is discussion about putting in the money for the dues to CNHRPC in the PB/ZBA budget to be voted on at Town Meeting in March. Member Lehmann asked about the advantages to being a member. Chairman Buckley stated that in his opinion the principal argument for the near future is that the Planning Board is looking at *Zoning Ordinance* changes, *Subdivision Regulations* changes, *Master Plan* updates, and *Capital Improvement Program* updates. The CNHRPC has the expertise to be of significant help with all of that. Selectman Member Fanjoy pointed out that the Town just updated the Hazard Mitigation Plan with the greatly appreciated assistance of the CNHRPC even though the Town is currently not a dues paying member. He felt their assistance with just that was well worth the \$1,977.00 annual amount of the dues. The Planning Commission was able to get the funding through different grants and spent a lot of hours with the Hazard Mitigation Committee until the update was completed. (FEMA did approve the plan.) Chairman Buckley stated that the Planning Commission has access to a lot of resources that would save the Town an incredible amount of work. Selectman Member Fanjoy stated that his personal opinion was to join. Chairman Buckley agreed. (Voting re CRNHPC dues is on the BOS Agenda for December 26, 2012.)

At this time the Board began a brief discussion about Chairman Buckley's *Driveway Regulations* revision of the driveway/road interface. He passed out copies of his draft regarding the interface. He stated that the Board had put the revision of the *Driveway Regulations* aside in order to work on the proposed *Zoning Ordinance* amendments. He stated that the Board needs to get working on it. Chairman Buckley stated that once the Board gets past the public hearing in January, then they will need to really get down to figuring out where to go from there. Selectman Member Fanjoy agreed and stated that the Board should come up with some type of objective plan for the ensuing year.

Member Rick Cummings made a motion to adjourn; seconded by Selectman Member Fanjoy and approved unanimously.

The meeting was adjourned at 8:26 p.m.

The Planning Board approved these minutes as written at their January 17, 2013 meeting.

Jere D. Buckley, Planning Board Chairman