

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES APRIL 19, 2012**

At 7:03 p.m. Chairman Jere Buckley convened the regularly scheduled meeting of the Webster Planning Board. He welcomed Roy Fanjoy to the Board as the recently appointed ex-officio selectman member and also Mason Donovan (arrived later in the evening), previously an alternate member, now a voting member replacing Tom Mullins.

Present were Chairman Buckley, Selectman member Roy Fanjoy, members Susan Rauth and Susan Roman and alternate Rick Cummings. In the absence of new member Mason Donovan, Chairman Buckley appointed Rick Cummings to serve in a voting capacity.

The next order of business was the review of the minutes from the March 15, 2012 meeting. Member Rick Cummings made a motion to accept the minutes as written. Motion seconded by Member Rauth and was passed unanimously by the Board.

Next on the agenda was the application from Barbara Corliss and David & Karyn Baer for a lot line adjustment between two lots on Gerrish Road and Deer Meadow Road. Chairman Buckley commented that the application itself was confusing. This form along with other Planning Board documents will be addressed and revised when the Board reviews the *Subdivision Regulations*. Chairman Buckley cited two minor discrepancies with the application; neither property owner entered the number of abutters and neither one completed the information asked for regarding plans and documents submitted herewith. Chairman Buckley, not wishing to deny the application because of the deficiencies, asked permission of the applicants for the Board to fill in that information for them, to which they all agreed, along with a favorable consensus of the Board. At this time Chairman Buckley invited Mr. Dennis McKenney, Licensed Land Surveyor and agent for both property owners, to explain the application.

Mr. McKenney addressed the Board and presented a revised plat from the one that was submitted with the application. Mr. McKenney explained that the proposal was to annex 9.1 acres from the Corliss Trust's property on Gerrish Road to Mr. and Mrs. Baer's abutting lot on Deer Meadow Road which would not create a new lot. Chairman Buckley asked Mr. McKenney what changes were made to this plat. Mr. McKenney explained he made some minor edits and added a rebar at a point near some wetlands. Chairman Buckley inquired of Mr. McKenney about several Subdivision Requirements that were missing or incorrect on the plat:

1. The plat was missing a locus/area map.

Mr. McKenney will put the locus on.

2. The proposed new line should be clearly identified as such.

Mr. McKenney will identify.

3. What was the purpose of a boundary line in the middle of lot 6-102 when a merger was done a few years ago. Chairman Buckley would like to see that line either deleted or somehow distinguish it from a property boundary line.

Mr. McKenney stated that he will identify the line as historic deed information and will reconfigure the line to be dashed.

4. Why was the boundary marker at the northerly end of the new line not a granite bound as required?

Mr. McKenney wished to have this requirement waived. He stated rebar is easier to set and easier to find with a metal detector. He stated he has set 2000-2500 rebars in the last 25 years.

The Board, not wanting to set a precedent, agreed by consensus not to waive the requirement for granite bounds.

Mr. McKenney will abide by the regulations.

5. The plots were not identified with tax map terminology, i.e., tax map number and lot number as opposed to parcel numbers.

Mr. McKenney will change them.

At 7:21 p.m. Chairman Buckley asked Mrs. Larson, Town Planning Board Secretary, to confirm that all necessary fees had been paid. She answered in the affirmative. Selectman Member Fanjoy made a motion to accept the application as complete subject to adding the number of abutters and completion of the documents submitted. Member Donovan seconded the motion. The Board voted unanimously to accept the application.

Chairman Buckley addressed the audience at this time. He stated that it was not a public hearing; however, the neighbors and abutters have a right to speak in favor of or against the application. Mr. Jim Wind of Clothespin Bridge Road stated he had no problems with the application. Mr. Norman Provencher also of Clothespin Bridge Road had no problems either. He had been concerned about motorized vehicles going back and forth, but he was reassured by Mr. Baer earlier that would not happen. No other comments were made.

Chairman Buckley asked if there were any more comments from the Board. There were none. Chairman Buckley asked for a motion to approve the application contingent upon: 1.) adding a locus to the plat; 2.) converting the two rebars on the new lot line from drill rods to granite; 3.) deletion or a different format for the line in between the two parcels of Map 6 Lot 102; 4.) addition of the proper tax map identifiers on the lot; 5.) setting the

bounds; 6.) walking the bounds; and 7.) submission of two final Mylars; one for the Town and one for the Merrimack County Registry of Deeds.

At 7:28 p.m. Selectman Member Fanjoy made a motion to approve the application contingent upon the above seven conditions. Member Donovan seconded the motion. The Board voted unanimously to approve the application.

The next item on the agenda was to set a Public Hearing date and time per the request of PSNH to trim trees on Bashan Hollow and Gerrish Road, which are designated as Scenic Road. Although this had been addressed by the Board of Selectmen on April 16, 2012, it was brought to their attention that per R.S.A. 231:148 this is a function of the Planning Board. After a brief discussion the Board decided by consensus that a Public Hearing will be held at the next Planning Board meeting of May 17, 2012 at 7:00 p.m.

The next order of business was the election of officers. Member Buckley called for nominations for chairman. Selectman Member Fanjoy nominated Jere Buckley to continue as chairman. Nomination was seconded by Member Rauth with the Board voting unanimously in favor of Member Buckley continuing as Chairman of the Planning Board. After a brief discussion the Board decided to entertain nominations for a Vice Chairman rather than having a Board Secretary. A Vice Chairman would be able to substitute for the Chairman in the event of his absence. Mrs. Larson takes the minutes of the meetings so there would be no need for a board secretary at this time. Member Roman made a motion to vote for a vice chairman. Motion was seconded by Member Donovan. The Board voted unanimously in favor of voting for a vice chairman. At this time Selectman Member Fanjoy nominated Member Roman to be Vice Chairman. Selectman Member Fanjoy asked if Member Roman would consider being Vice Chairman and would she accept the nomination, to which she replied to both in the affirmative. Member Donovan seconded the nomination. The Board voted unanimously in favor of Member Roman being Vice Chairman.

At this time the Board continued their review of the draft of the *Rules of Procedure* document. The Board had a lengthy and in depth discussion beginning with section **9. Applications** and continuing through section **10. Public Hearings**.

At 8:34 p.m. Member Donovan made a motion to adjourn, which was seconded by Selectman Member Fanjoy and passed unanimously by the Board.

Planning Board approved as written, May 17, 2012.

Jere Buckley, Chairman