

Webster Planning Board

Minutes - Meeting of August 16, 2007

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Present: Chairman Clifford Broker, selectmen member Tom Mullins; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Hermie Blanchette and Susan Roman. Also present: Selectmen George Hashem and David Klumb, interested residents, and applicants.

Chairman Broker convened the meeting at 7:03 p.m. Attendance was taken, with the results noted above.

The Board reviewed minutes from the regular 19 July and the special 26 July Board meetings. Upon motions made by Mr. Mullins and seconded by Mr. Doucette, both those minutes were unanimously approved as written.

Albert Grabowski appeared before the Board in response to a 6 August letter from Mr. Broker expressing concern about increased water runoff associated with three driveways for which initial approval had been granted, and requesting detailed drawings showing how that runoff will be accommodated. Mr. Grabowski said he was confused by this request. He indicated that he has near-term plans to build on only one of the three lots involved and had applied for driveway permits on the other two as a means of controlling the locations of future driveways on those lots. The Board reiterated their concerns about the potential water runoff problems and the probable need for roadside culverts. Mr. Mullins noted that the State fire marshal, the DOT, and the Town all have relevant regulations and that a common theme is that a driveway must not cause damage to the roadway that it intersects. Mr. Broker emphasized that a drawing showing how potential water runoff problems will be dealt with will satisfy the Board's request. Mr. Grabowski agreed to provide such a drawing.

Resident Rebecca Hoar, represented by surveyor Ed Waters, approached the Board for an unscheduled conceptual discussion of a proposed subdivision of the 5.08-acre Lot 6-52-2 on Corn Hill Road. She hopes to acquire sufficient land from an abutter to enable a two-lot subdivision with each of the two lots in compliance with the 250-foot minimum frontage requirement. The Board indicated that, given such adequate frontage, and in the absence of other unforeseen issues, the proposed subdivision would be allowed under the recently revised zoning ordinance.

The Board resumed an ongoing and wide-ranging discussion on the subject of driveways and driveway regulations. With reference to Paragraph D of the *Driveway Regulations*, several Board members wondered why shared driveways are "discouraged", and suggested that the reduced curb cuts resulting from shared driveways would actually be beneficial to the Town. Mr. Mullins pointed out, however, that a strict ban on shared driveways would have led to a more desirable configuration of the recent Call Road Nichols subdivision, i.e. an interior road instead of multiple curb cuts on existing Town and State roads. After some consideration of modifying the somewhat vague indication in the regulation that shared driveways are discouraged, the Board opted not to change the existing wording.

With reference to Paragraph E of the *Driveway Regulations*, Mr. Mullins urged that Town permits be required for driveways entering State roads as well as Town roads.

With reference to Paragraph F of the *Driveway Regulations*, the Board discussed at some length the topic of "temporary" driveway permits. Some members expressed doubts about mandating permits in cases such as a farmer using a wall opening to gain seasonal access to a hay field.

Mr. Mullins noted that currently the only circumstance in which the permit requirement is invoked is when a building permit application is filed. That fact would seem to shelter farmers and loggers from the driveway permit process. The Board felt that the threat of road damage posed by logging operations warrants the protections implicit in the permitting process. The possibility of incorporating an agricultural exemption was mentioned.

The Board noted that enforcement of driveway regulations is a Planning Board responsibility but that the means for effecting such enforcement are seemingly limited.

Mr. Mullins agreed to redraft the proposed revisions to the Driveway Regulations and to provide same to Board members in time for their review prior to the next meeting.

Mr. Blanchette was advised by Mr. Broker that he had signed a letter to a gravel pit operator whose operation is deemed to be in violation of requirements. Said letter was described as the first step in the lengthy process required to shut down such a non-compliant operation.

Ms. Roman asked that she be granted a 30 minute segment of the September meeting for a presentation on the subject of ground water protection.

By unanimous consent, the meeting was adjourned at 8:08 p.m.

The next regular Board meeting will be at 7:00 p.m. on 20 September.

Respectfully submitted,

Jere D. Buckley, Secretary