

**TOWN OF WEBSTER  
PLANNING BOARD  
MEETING MINUTES MARCH 21, 2013**

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

Present: Chairman Jere Buckley, Selectman Ex-Officio Member, Roy Fanjoy; Alternate Members Rick Cummings and Tom Clark. Alternates Cummings and Clark were appointed as voting members due to the absences of Members Roman, Rauth and Lehmann.

**7:02 pm:** Chairman Buckley officially opened the public hearing pursuant to RSA 231:158 relative to a proposal by UNITIL to perform line-clearance maintenance pruning and hazard tree removal on overhead distribution lines that run along a scenic roadway, Mutton Road. Chairman Buckley stated that the hearing was being recorded and then explained the Rules of Procedure for a public hearing. There were no questions regarding the procedure. Chairman Buckley then recognized Mr. Chris Moultroup, Forestry Supervisor for Unitil Service Corporation. Mr. Moultroup stated that Unitil will be trimming the entire northern part of Webster, which includes Mutton Road a scenic road. He stated there are 16 hazard trees identified. He stated the plan is to do their routine maintenance trimming along Mutton Road 15 feet above, 10 feet to the side and try to ground cut all the undergrowth and the 16 trees in addition to that. Chairman Buckley asked if there were any questions from anyone as a matter of fact or clarification. Selectboard member Fanjoy asked if the plan was to go to the Salisbury line. Mr. Moultroup answered in the affirmative. At this time, Mr. Mike Arpino, landowner on Mutton Road, stated he had not noticed any trees with ribbons. Mr. Moultroup stated he had the list with him according to pole numbers not addresses. Mr. Arpino asked if a value is assigned to those trees as they are lumber trees. He asked if they assign a value and pay the landowner. Mr. Moultroup stated no; they just ask for permission to take them down; the landowner would have the option to keep the wood or Unitil could take it away. He stated most of the time they try to leave the wood for the landowner. Mr. Moultroup stated they determine hazard trees according to distance from the lines and their condition. He asked Mr. Arpino if there were more trees that he was concerned about. Mr. Arpino stated that there are some huge pine trees that are probably within 10 feet of the lines, but the trees are good sawmill lumber. After a brief discussion, Mr. Moultroup agreed to meet with Mr. Arpino and make a determination if those trees that are not on the hazard list qualify as such. Asplund will be doing the work for Unitil. Mr. Moultroup stated he could ask them to cut the trees in longer lengths so the logs could be taken to the sawmill. At this time, Mr. Andrew Cheney, also a landowner on Mutton Road and Hemlock Hollow Road asked if they planned on trimming along there also. Mr. Moultroup stated yes. Chairman Buckley point out that Hemlock Hollow Road was not a scenic road. Chairman Buckley then asked if anyone wished to speak in favor of or in opposition to the proposal; no one spoke up for either.

**7:11 pm:** Chairman Buckley recessed the hearing and opened it for Board discussion. Selectboard Member Fanjoy stated that if it's not done, then there will be power outages. Acting Member Cummings stated that the power at been out many times this past fall, so the trimming needs to be done. Selectboard Member Fanjoy stated that Mr. Arpino's trees should be looked at. He suggested that Mr. Moultroup and Mr. Arpino try to work out something. Selectboard Member Fanjoy made a motion to cut the trees; seconded by Acting Member Cummings. Chairman Buckley interpreted that motion to grant the Planning Board's approval to Unitil to proceed with their proposed tree trimming and brush cutting; seconded by Acting Member Clark and unanimously approved.

**7:13 pm:** Chairman Buckley officially closed the public hearing.

The next item on the agenda was the review of the draft minutes from January 17, 2013 and February 21, 2013. The January 17, 2013 minutes was draft number 2 proposed by Chairman Buckley. Selectboard Member Fanjoy made a motion to accept the January 17, 2013 minutes as proposed by Chairman Buckley; seconded by Acting Member Cummings and passed unanimously. Chairman Buckley had just one minor comment on the February 21<sup>st</sup> minutes; on page 2, a little more than halfway down; delete the sentence, "*The map depicts those areas at a 10,000 foot elevation.*" Chairman Buckley stated that Webster didn't have areas at 1,000 feet in elevation! Acting Member Cummings made the motion to accept the February 21, 2013 as amended; seconded by Selectboard Member Fanjoy and unanimously approved.

The next order of business was the annual request from Central New Hampshire Regional Planning Commission for a traffic count. Chairman Buckley had discussed this with Police Chief Dupuis and neither one could see any reason to ask for anything different from last year. Acting Member Cummings asked if a count was ever done on Bashan Hollow Road. Chairman Buckley did not see it on prior years' lists. Acting Member Cummings stated that there was enough hot top at the Pillsbury Lake end of the road to put down a traffic counter. After a brief discussion, the Board decided to remove White Plains Road east of the Warner town line and replace it with Bashan Hollow Road west of the Pillsbury Lake District intersection with Deer Meadow Road under the Secondary List. Mrs. Larson will complete the paperwork and submit the changes to CNHRPC.

The next order of business was a *Notice of Voluntary Merger* request form from property owners Mark & Jane Cheeseman of Pembroke, NH. They wish to merge lots 10-5-1 and 10-5-2 located in the Pillsbury Lake District. Selectboard Member Fanjoy made a motion to accept the merger; seconded by Acting Member Clark and unanimously approved. Chairman Buckley signed the notice.

The next order of business was a last minute addition to the agenda for property owners Julie & Rich Steele to discuss driveway regulations. Mr. & Mrs. Steele own property on Dustin Road, map 7 lot 60, and plan to build a home. Mr. & Mrs. Steele were concerned that the regulations don't coincide with the road that is already there. Acting Member

Cummings stated that the road is the way to Ox Pond and has been there since horse and wagon days. Chairman Buckley asked them in what way did they think the road was in conflict with the *Driveway Regulations*? Mr. Steele stated his concern was the regarding the slope of the driveway down to the road. He felt construction according to the regulations would cause more problems making it worse rather than better. Chairman Buckley stated that the Board's biggest concern is water running into the road causing hazardous safety conditions. He stated that the Board would want to be convinced that the property owners would not present that kind of problem. An in depth and lengthy discussion ensued. Mr. Steele presented several photographs to the Board of the driveway entrance where it meets Dustin Road. Mr. Steele asked the Board if there was a "happy medium" they could all come to. Mrs. Steele stated that because the driveway is already there, could it be considered "grandfathered"? Chairman Buckley stated that if they could come back and convince the Board that they could solve the problem of preventing washout in the middle of the road, and then maybe they could come to some kind of common sense agreement. Chairman Buckley stated that the Board would do their best to work with Mr. & Mrs. Steele.

The next order of business was the Board's consideration of a Site Plan waiver from Mr. Kevin Culpon who had received ZBA approval on March 19<sup>th</sup> for a special exception application for an in-home internet business to be conducted in a small portion of his basement with no impact on the structures and little impact on traffic count or the exterior of his building, etc. Chairman Buckley gave the floor to Mr. Culpon to explain his business. Mr. Culpon stated that the business would be like an *amazon.com* or an *e-bay* internet business supplying sporting goods. Mr. Culpon stated he would carry very little product at his home. The majority of the time there would not be any customers coming to the house. A brief discussion ensued. Acting Member Cummings asked Mr. Culpon if he was going to be hanging out a sign. Mr. Culpon stated no. Acting Member Cummings then stated that the Site Plan Review would serve no purpose in this situation. Chairman Buckley agreed that it would be a waste of everybody's time. Chairman Buckley added that there were no objections from abutters at the ZBA hearing, which serves as a basis that no such objections probably would be heard if the Planning Board were to hold a public hearing for a Site Plan Review. Mr. Arpino voiced concerns about hiring employees and being OSHA compliant, etc. Mr. Culpon had no plans to hire any employees. Acting Member Cummings made a motion to waive the Site Plan Review for Mr. Culpon; seconded by Selectboard Member Fanjoy and unanimously approved.

At this time Chairman Buckley spoke to the Board about the annual OEP Planning and Zoning Conference. If anyone would like to attend they are to contact Judy Jones – not register on-line.

At this time Chairman Buckley had the Certificate of Adoption signed by the Board regarding the Zoning Ordinance amendment that was passed by ballot vote regarding Personal Wireless Service Facilities.

The next order of business was the continued discussion of the proposed RV zoning amendment. A very lengthy and in depth discussion ensued. Selectboard Member Fanjoy suggested moving this subject until there is a full Planning Board in attendance. Chairman Buckley agreed. He asked that the members read over his latest version of the proposed Article III, Section 4. in preparation for the next meeting, April 18<sup>th</sup>.

At this time, Chairman Buckley asked for any suggestions from the Board regarding other areas of the Zoning Ordinance they should be addressing. Acting Member Cummings stated the Board should work on the Subdivision Regulations. Chairman Buckley agreed. Chairman Buckley stated that they need to deal also with the definitions of building and setback. A lengthy and in depth discussion ensued.

At this time, Chairman Buckley distributed several handouts to the Board for them to look over and discuss at future meetings regarding driveway regulations, RV's, and definitions. Chairman Buckley mentioned the Capital Improvement Program (CIP). He is looking for volunteers from the Board to work with Roger Becker on that.

Chairman Buckley pointed out that the annual election of officers for the Board will be at the April 18<sup>th</sup> meeting. Chairman Buckley stated that he was not particularly enamored of his position as chairman; anybody who would be willing to step up and take a turn at it would make him very happy.

Chairman Buckley stated that Member Sue Rauth's term will be up at the end of March. He will recommend to the Selectboard that she continue. The Board also has two vacant alternate positions.

At 8:33 pm Selectboard Member Fanjoy made a motion to adjourn; seconded by Acting Member Cummings and unanimously approved.

These minutes were approved as amended at the Planning Board meeting of April 18, 2013.

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Jere D. Buckley, Chairman of the Planning Boards