

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES OCTOBER 17, 2013**

At 7:02 p.m. Chairman Jere Buckley convened the regularly scheduled meeting of the Webster Planning Board.

Present: Chairman Jere Buckley, Members Sue Rauth, Lynmarie Lehmann (arrived at 7:06 pm) and Select Board representative Roy Fanjoy; alternate present, M.J. Turcotte who was designated to serve as a voting member due to the absence of Member Sue Roman.

The first order of business was to review the draft minutes from the September 19, 2013 meeting. There were no comments from the Board. Member Rauth made a motion to adopt the minutes as written; seconded by Acting Member Turcotte and unanimously approved.

The next order of business was the public hearing for case # 13-04 to review and accept or reject the Site Plan Review application from JMJ Resort Properties of Londonderry, LLC.

7:04 PM Chairman Buckley formally opened the public hearing by going over the Rules of Procedure for a public hearing. He then turned the floor over to the applicant, Mr. Joe DiPrima. Mr. DiPrima stated he and his partner would like to open 14 pre-existing camp sites; 10 of which would be tent sites with water, electric and cable services but no septic; and four would be full hook-ups to service RV's with water, electric, cable and septic.

At this time Chairman Buckley reviewed the applicant's "Checklist for Site Plan Review Submission"; some areas were "not applicable". He found no problems with the checklist. Acting Member Turcotte inquired of Mr. DiPrima which leach fields would be supporting those sites and if they had been approved. Mr. DiPrima stated that he had come before the Board last year with the septic plans that had been previously approved by the State. Mr. DiPrima reviewed the site plan with the Board indicating the locations of the leach fields. He will not be using the leach fields to the capacity that was previously approved by the State. Member Lehmann asked Mr. DiPrima if he was going to be putting cement pads on the sites or paving any surfaces. Mr. DiPrima stated "no", but he may put stone down.

Member Lehmann asked Mr. DiPrima about traffic impact; had he considered what additional level of cars that might be going in and out as a result of adding the sites. Mr. DiPrima stated he felt the impact would be very minimal.

At this time, resident and abutter Mr. Guy LaRochelle stated that he was not for or against the campground at this point. He asked the Board what size they would allow the campground to grow to. He stated that the campground has been a great neighbor under the current owners. Mr. DiPrima stated his 10 year plan, which he is three years into, is to have 180-185 sites. He informed the Board about two different types of campgrounds;

destination and base. Mr. DiPrima explained when people use a base campground, they generate more traffic travelling in and out, whereas a destination campground is self-contained with activities within the campground so campers do not have to travel. Mr. DiPrima is trying to make the campground a destination type.

Member Lehmann brought up a concern regarding “density”. She was not aware of any density requirements for campgrounds in the Zoning Ordinance. Mr. LaRochelle was concerned about the State’s original approval for 535 sites at the campground. Mr. DiPrima stated 535 sites would be physically impossible. Member Lehmann pointed out that no one would be stopping him from doing that in the future. Mr. DiPrima and Chairman Buckley both pointed out that the Planning Board would be able to decide if the density was appropriate or not.

Member Rauth asked about the current number of sites. Mr. DiPrima stated that they currently have 93 which would increase to 107 if the fourteen applied for at this public hearing were approved.

A brief discussion followed regarding asking the applicant for a long term proposed plan. Chairman Buckley felt that would be reasonable request.

Mr. LaRochelle asked the Board and Mr. DiPrima if they knew how many sites the previous campground owner had. Mr. DiPrima stated they had 129 sites of which 18 were tent sites. He stated there had been one water spigot and one electrical outlet for all 18 sites. Mr. LaRochelle stated there had been management problems under the previous owners with that number of sites, i.e., drunken parties, loud music and fireworks almost every night almost all summer long. Mr. LaRochelle stated that was not happening now and that Mr. DiPrima has been a good neighbor. Member Lehmann asked if Mr. DiPrima had quiet hours, to which Mr. DiPrima answered in the affirmative, from 11:00 PM to 8:00 AM. Mr. DiPrima mentioned that concerns about fireworks and loud music from a resident, non-abutter to the campground, Dot Proulx, were brought up at the ZBA public hearing for Mr. DiPrima’s commercial exception application. He informed the ZBA that he does not allow fireworks to be brought into the campground; the owners are the only ones allowed to handle them and that is only around the 4th of July. As far as loud music, Mr. DiPrima hires a DJ so he can control the volume. He has not had any other complaints.

Acting Member Turcotte, while referring to the site plan, asked Mr. DiPrima to show her where the remainder of the 180-185 sites would be located. The Board and Mr. DiPrima reviewed the site plan. Acting Member Turcotte commented that Mr. DiPrima’s campsites looked like big sites. Member Lehmann asked Mr. DiPrima what was the typical size of a site. Mr. DiPrima stated the tent sites he had planned out were 50-60 feet wide by 50-60 feet long which in other campgrounds would be equal to two sites. A brief discussion followed regarding future upgrades to the campground’s infrastructure and additional septic systems. There were no further comments or questions from either the public or the Board.

7:27 PM Chairman Buckley closed the public hearing and opened the topic for discussion by the Board. Chairman Buckley and the Board proposed that when Mr. DiPrima comes before the Board again with a short term plan, that he also give the Board an idea of his long term plan and schedule as well. Mr. DiPrima was in total agreement with the Board. In addition, he stated that the Board had the right to say 'no' to him at any point in time. Member Lehmann stated that one of her concerns was that density was not addressed under camping in the Zoning Ordinance. A brief discussion ensued.

Member Lehmann made the motion that the Board accept the proposal as submitted on the condition for any future requests that a strategic plan be submitted at the same time as that request; motion seconded by Select Board representative, Fanjoy and unanimously approved. Chairman Buckley added that he shared Mr. LaRochelle's opinion that Mr. DiPrima has been a good citizen and the Board appreciates that.

The next item on the agenda was the Conceptual Discussion with residents Trisha Blake and her mother, Dee Blake, regarding a possible lot line adjustment/annexation between their properties on the opposite sides of Clothespin Bridge Road. At this time Chairman Buckley explained that a conceptual discussion was an exchange of information and not binding for either party. Trisha Blake then passed out copies of the plot plan and an explanation of her request. Trisha owns lot 6-88 and Dee owns lot 6-106 across the road. Trisha would like to buy a piece of Dee's lot just large enough to build a garage and to do a lot line adjustment to add that piece of land to her lot 6-88. However, the boundary line (s) is not clearly identified due to Clothespin Bridge Road being between the two lots. Member Lehmann was not sure whether a lot line adjustment could be done to non-contiguous lots when they are split by a road. Member Lehmann also clarified that if the road had been dedicated in fee to the Town then the Town of Webster would be the owner of the land under the pavement. A brief discussion followed. In conclusion, Chairman Buckley stated that the Board would have to do some research to find out the status of Clothespin Bridge Road and the location of the property lines; depending on that result, the Board may have to get some help from LGC or somebody else to see how to deal with this. Member Lehmann added that the Board should look to see how the Board may have handled a request for a lot line adjustment to a non-contiguous piece of property. Select Board representative Fanjoy apologized to the Blakes for not having definitive answers. Chairman Buckley told the Blakes that Mrs. Larson would relay any information that may come to light.

The next order of business was to review results and recommendations from the *Subcommittee for Exploratory Review of the Subdivision Regulations*' meeting held October 7, 2013. This meeting had been cancelled due to bad weather. He stated he would try to reschedule it.

The next order of business was the final review of the proposed Zoning Ordinance amendments and to schedule a public hearing. Chairman Buckley updated the Board. They have proposed four warrant articles: the first three are RV related warrant articles and the fourth relates to 'structures', 'buildings' and setbacks. At the last meeting, Chairman Buckley had presented the Board with a handout that considered the basics

regarding ‘structures’, ‘buildings’, etc., but did not take into account the review by one of the Board’s subcommittees to explore all of the places where ‘buildings’ and ‘structures’ topics had occurred throughout the Zoning Ordinance. Chairman Buckley informed the Board that Member Roman had undertaken the task of compiling all the changes which Chairman Buckley then melded with his work. Chairman Buckley then gave handouts to the Board with the resulting compilation of changes from Member Roman and Chairman Buckley. After a brief discussion, the Board supported Chairman Buckley’s handout. Chairman Buckley stated that Member Roman had not yet seen this version. She should be given the opportunity to disagree or otherwise.

Member Rauth addressed the Board as to how best to educate the public about all the proposed changes. Chairman Buckley suggested publishing one or more insertions in The Grapevine. Member Lehmann also suggested informing the public at the Budget Hearing in February 2014. Select Board representative Fanjoy suggested posting the information on the Town’s website, too. After a brief discussion the Board decided to hold a public hearing during their regularly scheduled meeting on November 21, 2013 to invite public input on the proposed 2014 warrant articles.

The next order of business was to review the status of the drafted Driveway Regulations. Chairman Buckley stated he still had not had the time to work on it. He informed the Board that he and Select Board representative Fanjoy will be getting together to work on it. Mr. Fanjoy will also contact LGC regarding the Town’s Road Agent question about requiring loggers only to apply for Temporary Driveway Permits. Mr. Bean was concerned that the Town could get sued because of limiting the permits to one group of people.

8:46 PM Acting Member Turcotte made a motion to adjourn; seconded by Chairman Buckley and unanimously approved.

These minutes were approved as written at the Planning Board meeting of November 21, 2013.

Jere D. Buckley, Chairman