

Webster Planning Board Minutes - Meeting of September 20, 2007

Present: Chairman Clifford Broker; selectmen member Tom Mullins; members Jere Buckley (Secretary), and Richard Doucette; and alternate Susan Roman. Also present: Selectman David Klumb, Planning & Zoning Assistant Sarah Carter, interested residents, and applicants.

Chairman Broker convened the meeting at 7:03 p.m. Attendance was taken, with the results noted above. Chairman Broker designated alternate Roman to serve in voting capacity in the absence of member Alan Hofmann. Alternate Richard Cummings later joined the meeting.

The Board reviewed minutes from the 16 August Board meeting. Upon motion made by Mr. Doucette and seconded by Mr. Mullins, those minutes were unanimously approved as written.

The Board considered an application presented by surveyor Steve Luger on behalf of Goldie Bourassa and Pillsbury Lake Management. The application proposed the voluntary merger of Lots 10-1-82, 10-1-81AB, and 10-1-80 owned by Ms. Bourassa, followed by a lot line adjustment whereby Pillsbury Lake Management ceded a small parcel to Ms. Bourassa and Ms. Bourassa ceded another small parcel to Pillsbury Lake Management. The purpose of said exchange is to rectify a situation in which it was discovered that the Bourassa residence was partially on the road right-of-way owned by Pillsbury Lake Management. After due consideration, upon motion made by Mr. Doucette and seconded by Mr. Buckley, the proposed changes were unanimously approved.

The Board considered an application from Hubert Scott, represented by Mr. Paul Zuzgo, for a lot line adjustment involving Lots 3-82 and 3-83. There were some questions about ownership and abutter notification, but those questions were resolved. The matter was tabled briefly to allow Mr. Zuzgo to obtain a missing signature on the application. Following those actions, upon motion made by Mr. Doucette and seconded by Mr. Mullins, the proposed lot line adjustment was unanimously approved.

The Board noted a request from Mr. Hillsgrove for a joint meeting with the ZBA re the Hillsgrove gravel pit, but felt it to be more appropriate to follow the usual procedure of scheduling a site plan review only if required following ZBA action.

An agenda item concerning driveway regulations was deferred to allow more preparation time by Mr. Mullins.

The Board noted that the existing growth control ordinance is scheduled to lapse on 31 March 2008, and discussed what actions should be taken in anticipation of that deadline. A brief review of relevant RSAs suggested several possibilities. Ms. Roman agreed to look into the matter in more detail.

The Board reviewed and made some changes to a draft ordinance amendment addressing the topic of onsite wastewater treatment. With the agreed-upon modifications in place, it was agreed that the topic is ready for a public hearing to be scheduled in conjunction with a future meeting.

Albert Grabowski again appeared before the Board, this time accompanied by his builder, John Reardon, seeking approval of a proposed driveway. In response to Mr. Broker's prior request for a drawing emphasizing the control of water flowage, he presented a hand-drawn sketch of the proposed driveway configuration. The Board asked that additional information be added to the drawing, and indicated that they would need to visit the site once a satisfactory drawing is submitted.

Ms. Roman made a brief presentation on the possibility of an aquifer protection ordinance. She provided copies of a model ordinance provided by the OEP, suggesting that it could be substantially simplified for Webster's purposes. Some Board members wondered if such an ordinance is needed. Ms. Roman asked that members review the provided model ordinance in anticipation of future discussion.

At 8:36 p.m., upon motion made by Mr. Doucette and seconded by Mr. Mullins, the Board voted unanimously to adjourn.

The next regular Board meeting will be at 7:00 p.m. on 18 October.

Respectfully submitted,

Jere D. Buckley, Secretary