

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES MAY 21, 2015**

At 7:00 pm Chairperson Susan Rauth opened the regularly scheduled Planning Board Meeting.

Members present were Vice Chair Susan Roman, Selectman Roger Becker and Jere Buckley. Alternates present were Richard Cummings and Patricia Ilacqua. Alternate Cummings was seated as a voting member due to the absence of Member Lynmarie Lehmann.

By consensus, the Board agreed to review three sets of draft minutes at the end of the meeting.

Chairperson Rauth gave a status report regarding the site plan application review for Copart, Inc. Per her conversation with Nick Sanders of VHB, the road study was underway. He plans on a few more days of data collection and then will develop a draft report. Chairperson Rauth asked for the report by June 18th. Chairperson Rauth also reported that Mr. Sanders stated they were on target with the budget.

Selectman Becker also informed the Planning Board that the Select Board had sent a letter to the City of Concord to reconsider rerouting through Concord streets which they denied.

Chairperson Rauth informed the Board that Copart's attorney had signed the Sanborn & Head Associates 'reliance' letter regarding the groundwater study and asked to make a few changes to their 'access agreement'. Town Counsel, Bart Mayer, approved of the aforementioned changes. The Board took a few minutes to review the handouts. By consensus, the Board agreed to send along the proposed changes to Sanborn Head and Associates.

Chairperson Rauth stated deliberation on the Copart Site Plan Application Review would be continued until the next Planning Board meeting of June 18, 2015 at 7:00 pm at the Webster Town Hall.

At this time Chairperson Rauth invited Matt Monahan, Planner from Central NH Regional Planning Commission (CNHRPC), to discuss the revision of the Town's Subdivision Regulations. She gave a brief recap about the participation of CNHRPC to assist the Board in writing a revision. She stated working by committee on a once a month basis is not getting the job done. The Board did budget funds for CNHRPC's help. Mr. Monahan and the Board discussed at great length the proposed Tier One changes from Mr. Monahan's recommendations. Mr. Monahan will return in August with his updates, including concentrations on updating definitions of 'major' and 'minor' subdivisions.

The Board recognized Member Buckley who discussed a proposed lot line adjustment. Member Buckley presented the conceptual discussion on behalf of the property owner, Caryl Buckley. Member Buckley passed out plot plans to the members to show the before and after effect of the adjustment. A brief discussion followed. The Board members were OK with Member Buckley's conceptual discussion of the proposed lot line adjustment.

Selectman Becker informed the Board there was nothing new to report regarding Bashan Hollow Road. The Select Board cannot make a decision because the cost report as submitted by the

engineer, did not split out what the cost would be to replace the culvert or what the cost would be for the groundwater drainage. A brief discussion followed.

9:14 pm Selectman Becker made a motion to adjourn the meeting; seconded by Member Roman.

These draft minutes were approved as written at the Planning Board meeting of June 18, 2015.

Susan Rauth, Chairperson

Approved As Written