

WEBSTER PLANNING BOARD
MINUTES OF WORK SESSION
JUNE 2, 2015

The meeting was called to order at 5:45 p.m. Members present were Chairperson Susan Rauth, Member Jere Buckley, Select Board Member Roger Becker and Alternate Tricia Ilacqua. Alternate Rick Cummings joined the meeting a few minutes later.

Chairperson Rauth described the purpose of the meeting was to decide whether or not to hold a Public Hearing on proposed changes to the Webster subdivision regulations at the 6/18/2015 Planning Board meeting. The Board members have generally been in agreement for years that we need revisions in our regulations related to “major” subdivisions. Since the CNHRPC rewrite project won’t be completed until October, Chairperson Rauth contacted CNHRPC’s Matt Monahan for input on major subdivision language. Matt provided an edited version of the regulations for our review that includes additional requirements and gives the Board broader authority to request outside studies.

Member Buckley feels the full-blown requirements for a major subdivision should not necessarily be applied to a minor subdivision. He thinks the minor subdivision process should be simpler. Chairperson Rauth responded that it is similar to the language used in many towns. She doesn’t disagree with Member Buckley but she feels we don’t have enough authority in our regulations to handle all the issues in an application for a major subdivision. She noted that this isn’t a final product and there are duplicative sections. Matt Monahan indicated this is a stopgap measure and the details will be refined in the course of the regulations update over the next four months.

Member Buckley feels there are many questions and redundancies and is concerned we may have problems if we rush the project. He feels the document is going in the wrong direction. Member Becker asked if we could adopt it now to protect the town with the thought that we will continue to work on this and meet the deadline. Member Ilacqua suggested we could protect the town without making all the changes if we focus on the sections that aren’t in the current regulations. Chairperson Rauth agreed and suggested we could compare it against Matt Monahan’s critical items in the audit (Tier 1).

A recap and general discussion continued with Rick Cummings’ arrival. He indicated he is in favor of updating the major subdivision regulations, at this time. He asked if we could update ONLY the major subdivision requirements at this time, not make it applicable for both major and minor subdivisions? The Board agreed with this idea and Chairperson Rauth said she would check with Matt Monahan on the best way to accomplish this. [NOTE: in a subsequent conversation with Matt Monahan, he agreed with the approach but suggested a clause is included in the minor section that gives the Planning Board the authority to ask for any of the items required for a major subdivision, as deemed appropriate.]

A majority voted to schedule the Public Hearing for the subdivision regulations update on June 18th at the regularly scheduled Planning Board meeting. Member Buckley abstained. The Board agreed to schedule a work session to refine the changes on Tuesday, June 9th at 5:30 p.m. at Town Hall.

The meeting adjourned at 6:15 p.m.

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

Susan Rauth, Chairperson

Approved As Written