

DRAFT
TOWN OF WEBSTER
PLANNING BOARD
SPECIAL MEETING-PUBLIC HEARING
JANUARY 31, 2013

At 7:00 p.m. Chairman Jere Buckley convened a special meeting held by the Webster Planning Board for the purpose of holding a public hearing.

Present were Chairman Jere Buckley, Vice Chair Member Sue Roman, Selectman Member Roy Fanjoy, Members Sue Rauth and Lynmarie Lehmann; Alternates M.J. Turcotte and Tom Clark.

By consensus, the Board agreed to defer review of the minutes from the January 17th meeting to the regularly scheduled Planning Board meeting of February 21, 2013.

Chairman Buckley stated that the purpose of this meeting was to hold a public hearing on Section 4 of the amendment they proposed dealing with recreational vehicles. Due to no members of the public in being in attendance, Chairman Buckley had no reason to explain the rules of the public hearing procedure. So, he proceeded directly to convening the public hearing.

7:01 PM: Chairman Buckley convened the public hearing. Due to no members of the public being present, Chairman Buckley immediately recessed the hearing to allow the Board to deliberate on the subject.

Chairman Buckley stated that he had been doing a lot of thinking about this particular amendment. He then addressed the Board with some of his recent thoughts regarding the subject. A key provision of the Zoning Ordinance is that a building lot shall have no more than one single family residence. There is concern that an RV parked on residential property could evolve into a prohibitive second residence. The Zoning Ordinance currently guards against that, allowing the property owner to store or park the RV during periods of non-use on the premises of the owner and requiring a permit from the Board of Selectmen for temporary use not greater than 90 days. The ordinance does not make provisions for temporary visits to residential properties by guest RV's not belonging to the property owner. Chairman Buckley stated that he interpreted the ordinance to mean the parking of *one* RV, but the possibility of more than one RV is not explicitly excluded in the current ordinance. The 2011 Town Meeting approved two amendments addressing the issue of RV use in licensed campgrounds, both of which were intended to prevent the evolution of such RV's into permanent structures or residences. Both amendments were presented by petition which prevented either Planning Board or the Board of Selectmen from revising the wording. That wording was and is considered to be clumsy and confusing. Chairman Buckley stated that in anticipation of the 2013 Town Meeting this Planning Board proposed an amendment intended to: 1) preserve the intent of the 2011 amendments to require removal of appurtenant structures for RV's in the campgrounds in the offseason and to prevent off

season use of RV's; 2) to keep the Town out of managed property subject to agreement between campground operators and RV owners; 3) to reduce needless citizen inconvenience by waiving the requirement for a Board of Selectmen permit for RV occupancy on residential property if said occupancy is less than 7 consecutive days; 4) to authorize the Board of Selectmen to issue a permit for more than 90 days in extenuating circumstances. At the first public hearing on January 17, 2013, the public suggested the proposed 7 day waiver period be increased to allow longer use by visitor/vacationer thereby minimizing the need of making application to the Board of Selectmen at one of their regular meetings, which could involve a delay of up to 2 weeks or more. The Board felt that request to be reasonable and agreed to increase the duration of the waiver period to 15 consecutive days. However, after that was agreed to, the Board had a lengthy and detailed discussion raising additional issues and changing the proposed article even more. It was clear the Board had made substantive changes which required tonight's second public hearing. At this time Chairman Buckley stated that since the January 17th public hearing more questions had arisen that would lead to more substantive changes. The time has run out to hold another public hearing. Chairman Buckley stated that in his opinion the Board had three options: 1) approve the amendment as it now stands – recognizing that more changes will have to be made; 2) make changes that in group conscience can agree that are non-substantive; or 3) withdraw the proposed amendment for further study, i.e., retract it from the Warrant. Chairman Buckley said he would reluctantly choose to withdraw the amendment. He then asked the Board members what their reactions were. Following a lengthy and in depth discussion which touched on but not limited to the number of RV's that could be stored and the ambiguous wording of the 90-day permit, the Board members agreed that there is more work to be done overall and the best choice being to withdraw the article. Member Lehmann made a motion to remove all of Article 6 from the 2013 Town Warrant in order to address it at future Planning Board meetings. Motion seconded by Vice Chair Member Roman and approved unanimously.

7:29 PM: Chairman Buckley officially closed the public hearing.

At 7:29 Member Lehmann made a motion to adjourn. The motion was seconded by Selectman Member Fanjoy and approved unanimously.

These draft Planning Board Public Hearing Special Meeting minutes were prepared by Therese E. Larson, Town PB/ZBA Secretary.