

DRAFT
TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES FEBRUARY 21, 2013

At 7:00 p.m. Chairman Jere Buckley convened the regularly scheduled meeting of the Webster Planning Board.

Present: Chairman Jere Buckley, Vice Chair Susan Roman, Selectman Member Roy Fanjoy; Members Sue Rauth and Lynmarie Lehmann; Alternate Members Rick Cummings and Tom Clark. Also attending as guests of the Planning Board were members of the Webster Conservation Commission: Chairman Mary Jo MacGowan, Members Betsy Janeway, Sally Embley and Linda Clark. Sue Roman is also a member.

The next order of business was the review of two sets of draft minutes; the first from the regular Planning Board meeting on January 17th and the second from the special meeting on January 31st. Chairman Buckley stated he had made several modifications to the January 17th draft minutes. He felt the sequence of opening and recessing and closing the public hearing had not been properly reported. He passed out copies of his proposed modifications to the Board. He suggested the Board could go over them at this meeting or take them home and then address the changes at the next Planning Board meeting in March. The Board agreed to wait until the next meeting in March to go over them. Chairman Buckley went on to the January 31st draft minutes. There were just a few minor changes to be made: the fifth line from the top of the large paragraph at the bottom of the first page, change the word "*prohibitive*" to **prohibited**; the top line on page 2 "*...to keep the Town out of managed property...*", change to "**...to avoid Town involvement in matters subject to agreement...**"; at the bottom of that same major paragraph, six lines up from the bottom, "*...which touched on but not limited to...*", change to "*...which touched on but **was** not limited to...*"; finally, the third line from the bottom, "*...being to withdraw...*" change to "**...was to withdraw...**". Member Lehmann made a motion to approve the January 31, 2013 Special Meeting Minutes as amended; motion seconded by Selectman Member Fanjoy and approved unanimously.

The next order of business was a presentation by the Webster Conservation Commission, however, Chairman Buckley asked if he could jump ahead to the next agenda item to schedule a public hearing for UNITIL only because it would be quick and simple and then the Conservation Commission could have the floor. The request from UNITIL was for tree trimming on Mutton Road, a designated scenic road. Vice Chair Roman made a motion to schedule the public hearing; seconded by Member Rauth and passed unanimously. The public hearing will take place on March 21, 2013 at 7 pm.

At this time, Chairman Buckley gave the floor to the Webster Conservation Commission. Mary Jo MacGowan, Chairman, introduced the members: Betsy Janeway, former Chairman; Linda Clark, and Sue Roman. WCC member Sally Embley came in a little bit later. Ms. MacGowan thanked Ms. Roman for suggesting the WCC get together with the Planning Board. Ms. MacGowan stated that the main reason to get together, other than to

foster a more constructive working relationship, was to share their new conservation maps. Ms. MacGowan then presented a set of four color coded conservation maps of the Town of Webster: *Map 1-Water Resources*; *Map 2-Wildlife Habitat Forest Cover*; *Map 3-Soils and Farm Resources* and *Map 4-Natural Services Network*. Ms. MacGowan stated she would also e-mail the maps to the Board. Ms. MacGowan stated that the WCC worked with Vanessa Jones of the N.H. Audubon Society, who makes maps for a living. Ms. MacGowan then proceeded to present each map to the Board. *Map – 1 Water Resources* depicted wetlands, aquifers, conservation land and the Town's watershed boundaries. Ms. MacGowan stated the data for the watersheds came from the U.S.G.S.; the favorable well sites data came from N.H. D.E.S. and the Wetlands data came from U.S.F.W.S. National Wetlands Inventory. She stated that in addition, a lot of the data came from N.H. GRANIT, a G.I.S. statewide clearinghouse. Chairman Buckley asked if the new maps supersede or make obsolete the two maps that are currently hanging in the Selectmen's conference room. Ms. MacGowan stated that they had loosely compared their maps to the older ones. She said that the new maps have much more data behind them. Ms. Janeway stated the older maps depicted just the wetlands of Webster. A brief discussion about wetlands ensued. *Map 2-Wildlife Habitat Forest Cover* depicted all the different types of forestland: hemlock, hardwood, Appalachian oak, pine, and grasslands; forest floodplain which goes along the river and wet meadows and shrubs. *Map 3-Soils and Farm Resources* depicted the prime farmland and the farmland of statewide importance in the Town. A brief discussion ensued. The last map was *Map 4-Natural Services Network*. Ms. MacGowan stated that the Natural Services Network consisted of water supply lands, flood storage, productive soils and important wildlife habitats. The map depicts those areas at a 10,000 foot elevation. The Natural Service Network was developed by a group of people including but not limited to the N.H. Audubon Society, N.H. D.E.S., Central N.H. Regional Planning Commission, N.H. Fish and Game, the Jordan Institute and the State of N.H. Conservation Commission. Ms. MacGowan stated that all of this data is also available on line. These maps can be used as tools regarding planning development and help understand the resource(s) that may be impacted. A brief discussion ensued regarding water supply lands and aquifers. Ms. Janeway stated that most of the aquifers in Webster go under the rivers and streams. They are very shallow, easily refilled from the rain, the runoff, etc. These are different from the aquifers that are under bedrock. Ms. Janeway commented that Webster's aquifers are closer to the surface and therefore, easily polluted. At this time Ms. MacGowan informed the Board that the maps are kept in the Tax Collector's office if the Planning Board would ever like to refer to them. Chairman Buckley then stated that these maps will also appear in the Master Plan, which is due for an update.

Ms. MacGowan completed her presentation. She asked if there were any more questions. Chairman Buckley stated he had a question not specifically directed to the maps, but how can their respective boards work together most effectively? Ms. MacGowan stated they

would probably all be working together on the Master Plan. Ms. Janeway stated the Planning Board could refer to the maps in the event that someone wanted to develop a piece of land. The maps could give four different perspectives on that piece of land. After a brief discussion, Ms. Janeway stated that the WCC monitors all of the conservation easements. They try to have three to four outings per year such as bird-watching, hiking or kayaking. These activities help introduce people to the WCC and conservation easements.

Chairman Buckley conveyed his appreciation on the behalf of the Board to the Webster Conservation Commission for their presentation and their ongoing work. He stated the maps will be very helpful in a variety of ways. Vice Chair Roman stated that she hoped the Planning Board would utilize the maps during hearings and reviews of applications. She also stated that as the WCC studies the maps and learns more about the Town's resources, the WCC can bring that information to the Planning Board. As the Planning Board goes through the zoning regulations, Vice Chair Roman stated the Board would be contemplating the possibility of innovative land use controls and conservation subdivision. As there were no more comments or questions, the Board thanked the WCC for coming and making the presentation.

At this time Chairman Buckley stated he had hoped to talk about his proposed improved version of the RV amendment to the Zoning Ordinance. Chairman Buckley had previously sent out copies to the Board members. He also clarified that whenever he presented such documents, they tend to be his own opinion and are intended strictly as a basis for conversation or a starting point; not to be construed as dictating to the Board. A lengthy and in depth discussion ensued regarding the number of RV's that could be allowed to be parked on residential property. Chairman Buckley stated that the Board was trying to look out for the interest of the neighbors and the general interest of the community. Vice Chair Roman stated that the Planning Board is supposed to protect the residential character of the community. Member Lehmann stated her sole concern is the attempt to limit the number of personal property somebody can have on their real estate property. Vice Chair Roman suggested looking at other towns' ordinances and doing some more research. Chairman Buckley agreed.

At this time, Chairman Buckley asked the Board if they had looked at his draft of the Driveway Regulations, specifically the driveway return radius permit. Discussion ensued and touched on shared driveways, private roads and subdivisions.

At this time Vice Chair Roman asked the Board if they were going to review everything on a month to month basis or would the Board have extra work sessions. Chairman Buckley stated he was open to suggestion but he would like to get the specific Zoning

Ordinance issue of the RV laid to rest. Chairman Buckley asked the Board to think about the Zoning Ordinance; specifically the major weaknesses and the areas they should contemplate making changes including conservation development. Vice Chair Roman stated that conservation development would start with innovative land use. Chairman Buckley also brought up the Capital Improvement Program which needs to be updated, hopefully with the help of Roger Becker. The C.I.P. would be a subcommittee assignment. Chairman Buckley would appreciate some volunteers to work on that with Roger.

Before adjournment, Chairman Buckley asked the Board to work on the following for next month's meeting on March 21, 2013:

- review the proposed modification of the draft minutes from the January 17, 2013 meeting;
- think about specific areas of the Zoning Ordinance that needs work;
- discuss RV's again (Chairman Buckley will try to draft something that would incorporate some of the things that were said at tonight's meeting);
- Driveway Regulations.

At 8:30 pm Selectman Member Fanjoy made a motion to adjourn; seconded by Vice Chair Roman and approved unanimously.

The DRAFT Planning Board meeting minutes were prepared by Therese E. Larson, Town PB/ZBA Secretary.