

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES APRIL 18, 2013**

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

Present: Chairman Jere Buckley and members Sue Roman and Sue Rauth; alternates- Rick Cummings, M.J. Turcotte, Tom Clark and Select Board alternate, Bruce Johnson. Alternate Cummings was designated as a voting member due to the absence of member Lynmarie Lehmann.

The Board reviewed the meeting minutes from the March 21st meeting. The only change made was on page 4, paragraph 4, the second sentence which began, "*Chairman Cummings stated...*" delete Cummings and replace with **Buckley**. Acting Member Cummings made a motion to accept the minutes with that one amendment; seconded by Member Rauth and unanimously approved.

The next order of business was the annual election of officers. Member Roman nominated Jere Buckley for Chairman; seconded by Acting Member Cummings and unanimously approved. Chairman Buckley thanked the Board and stated, for the record, this coming year will be his last as Chairman. He will, however, fulfill the two years remaining in his term as a member. Chairman Buckley then nominated Member Sue Roman to continue as the Vice Chair; seconded by Acting Member Cummings and unanimously approved.

The next order of business on the agenda was the continued review and discussion of the following: a. *RV Zoning Ordinance* amendment; b. *Setback Zoning Ordinance* amendment; c. *Driveway Regulations* and d. Volunteers to work with Roger Becker on the Capital Improvement Program. The Board had very lengthy and in depth discussions covering topics a. and b. before deciding to adjourn.

However, at this time Alternate Select Board Member Johnson addressed the Board regarding a few issues. First, a property owner on 101 Lake Road wants to put in a replacement septic system which will require construction to go under the road to a back lot also owned by the same person. Alternate Johnson stated that this had been discussed at the Select Board's meeting the other day and the Selectmen were OK with the plan. They will be writing a letter to the property owner. The Select Board wants to make sure the Planning Board is supportive of this, too, or if there are any particular problems that the Planning Board sees. Alternate Turcotte pointed out that the road would have to be dug up. Alternate Johnson stated that the letter from the Select Board will require the approval of the Road Agent, Emmett Bean. The Planning Board did not have any problems with the proposal. Chairman Buckley stated that digging up the road was between the property owner and the Road Agent; if Mr. Bean is happy with the plans for

the road and the State is happy with the septic system and our usual inspection process is completed, then there is no problem.

Second, Alternate Johnson asked the Board how they felt about private parties paying for road improvements, i.e., COPART is looking into upgrading Deer Meadow Road to the point where the road will no longer need to be posted. Does the Board have any concerns or issues that need to be addressed? Chairman Buckley answered yes, but he did not think they were Planning Board issues. Chairman Buckley asked the Board if anyone disagreed. Acting Member Cummings stated that he did not think that was under the jurisdiction of the Planning Board. Alternate Johnson thanked the Board for their input.

At 8:52 pm, Acting Member Cummings made a motion to adjourn; seconded by Alternate Johnson and unanimously approved.

These minutes were unanimously approved as written at the Planning Board meeting of May 16, 2013.

Jere D. Buckley, Chairman of the Planning Board