

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES NOVEMBER 17, 2011**

At 7:06 p.m. Chairman Buckley opened the meeting. Mrs. Larson took attendance. Present were members Chairman Jere Buckley; George Hashem, selectman member; alternate Sue Roman. Chairman Buckley designated Alternate Roman to act in voting capacity for one of the absent Planning Board members.

Next on the agenda was review of the minutes from October 20, 2011. Member Hashem suggested waiting to do the review when there would be more members present. It was decided by consensus that the review of the minutes would be tabled until the December 15th meeting.

At this time Chairman Buckley described his procedures for Planning Board Public Hearings.

At 7:12 p.m. Chairman Buckley opened the public hearing and called on the applicant, Joe DiPrima of JMJ Resort Properties, to present and explain his application in detail. Mr. DiPrima stated that his hope was to build an in-ground swimming pool and open up ten (10) campsites in the "E Section" of the campground. He explained that his seasonal business had increased due to a campground in Franklin closing down. The influx of new campers was the impetus to apply for more sites.

Chairman Buckley asked if there were any questions from members of the public and/or comments of support or opposition to the proposal. No abutters were present in the audience and no comments were made by the attendees.

At 7:15 p.m. Chairman Buckley formally closed the Public Hearing and opened the topic for discussion to Planning Board members. Alternate Roman asked if there was proper notice to the abutters to which Mrs. Larson answered in the affirmative. It was confirmed that the ten (10) sites in question were part of the pre-existing "E Section", which originally comprised 25 sites. Mr. DiPrima assured the Board that there will be no need for any new excavation.

Alternate Roman inquired as to the nature of the light and security system for the proposed swimming pool. Mr. DiPrima stated the system would illuminate the area during the night after the pool was closed. An alarm would be in the pool in the event someone or something falls in the pool. Surveillance cameras will be running day and night for safety and security reasons. After a brief discussion regarding the operation of commercial swimming pools, Mr. DiPrima assured the Board he would abide by all state and federal regulations which would definitely include putting up a four foot high fence around the pool area

After reviewing Mr. DiPrima's plat a discussion ensued covering various subjects including setbacks, septic systems, utilities and wells.

Member Hashem made a motion to approve the Site Plan Application subject to the construction of an appropriate fence around the swimming pool and to update the plat to reflect the addition of the ten campsites in the "E-Section" of the campground reflecting the new total of 79. Two Mylars of the plan shall be drawn; one for the Town and one to be recorded at the Merrimack County Registry of Deeds. Alternate Roman seconded the motion which was accepted unanimously by the Board.

Under the 'New Business' heading, Chairman Buckley elected to defer his planned comments about Board policies until more members were present. He voiced similar inclinations about the next agenda item, discussion of goals, plans, and priorities for updating Board documents (including the *Meeting Procedures*, the *Subdivision Regulations*, the *Zoning Ordinance*, the *Capital Improvement Plan*, and the *Master Plan*). However, it was suggested that the *Meeting Procedures* should be the first of those documents addressed, and alternate Roman urged the Board not to wait until the December meeting to start consideration of that topic. She suggested that, in anticipation of that meeting, the Board should look at other planning board *Meeting Procedures* documents from other towns, as well as the model document available from the Office of Energy and Planning. Chairman Buckley volunteered to draft a proposed revision of the Board's *Meeting Procedures* document for review at the December meeting. Further discussion of the topic was deferred until that meeting.

The last item on the agenda under new business was the review of the proposed PB/ZBA Budget for 2012. Chairman Buckley along with Chairman Bender of the Zoning Board will be presenting the budget to the Selectmen at the next Board of Selectmen's meeting on November 28th. Chairman Buckley addressed two line items; Legal/Consulting Fees and the PB/ZBA Secretary's salary. The proposed changes would be to reduce the Legal line and increase the secretary's wages. The remainder of the budget involved the day to day operations of the two departments. Chairman Buckley felt confident of the proposed figures because the office staff would be more familiar with the daily operations.

The meeting was adjourned at 8:06 p.m.

Planning Board approved as amended December 15, 2011.