

Webster Planning Board

Minutes - Meeting of March 17, 2011

Present: Chairman Cliff Broker; selectman member George Hashem; members Jere Buckley (secretary), Richard Doucette, and Tom Mullins; and alternates Richard Cummings, Susan Rauth, and Susan Roman. Also present: Retiring Planning & Zoning Secretary Mary Smith, assistant fire chief Adam Pouliot, and several interested citizens.

Chairman Cliff Broker convened the meeting at 7:00 p.m.

Attendance was taken, with the results noted above. All 5 voting members were present.

The Board reviewed the draft minutes from the 17 February Board meeting. Upon suggestion from Mr. Mullins, the Board agreed that, in the discussion of the campground, the statement that the present owners "are constrained by the mortgage holder" should be changed to "represented that they are constrained by the mortgage holder". Upon motion made by Mr. Doucette and seconded by Mr. Hashem, those minutes were unanimously approved with that revision.

The Board then turned to the reconsideration of the 6-lot subdivision on Dustin Road, continued from the January meeting. Surveyor Art Siciliano, representing the applicant, cited drainage issues, setbacks from Ox Pond, and fire protection provisions as the three topics he had been asked to address. He presented new plats and an engineering study addressing the first of those issues. It was agreed that this documentation will be submitted to the Town's engineering firm for review. Mr. Siciliano asked that, before that review is performed, he be advised of and be given the opportunity to accept or reject the costs involved.

The new plats showed notations of "No buildings within 250 feet of Ox Pond" for the three lots closest to that water body. There was some uncertainty about where the shoreline of Ox Pond is relative to the other three lots. Mr. Siciliano agreed to add the same notation to one additional lot. It was also agreed that, in addition to the no building within 250 feet requirement, restrictions equivalent to those defined by the Shoreland Protection Act (as it exists on 17 March 2011) will also be imposed.

With respect to fire protection, Adam Pouliot outlined new regulations that do not accept sprinkler systems, as originally proposed by the applicant. Acceptable options are a fire pond or a cistern. Mr. Pouliot noted that an appropriate deeded easement would be required in either case.

Upon motion made by Mr. Doucette and seconded by Mr. Hashem, the Board voted unanimously to continue the matter to the next meeting in order to allow time for review by the Town's engineer and for the applicant to respond to the other inputs.

Joe DiPrima, one of the new campground owners, again approached the Board. He showed a plat revised per previous agreements, but said he had not been able to find a source for converting it from paper to Mylar. He was advised of several local sources for that service. More significantly, he had been advised by the Registry of Deeds that they will not accept a plat unless it carries an engineer's signature. The ensuing discussion disclosed no practical way to circumvent that requirement. Mr. DiPrima agreed that he would seek engineering certification of his revised plat. Upon motion made by Mr. Doucette and seconded by Mr. Mullins, the Board voted unanimously to continue the matter to the April Board meeting.

There was a brief discussion of a "protest petition" submitted prior to Town Meeting seeking to require 2/3 approval of the two campground-related warrant articles. Town counsel had reportedly declared that petition to be invalid.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Jere D. Buckley, Secretary