

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES JULY 21, 2011**

Present: Members Tom Mullins (Secretary), Jere Buckley and selectman member George Hashem; alternates Richard Cummings, Mason Donovan and Mark Lorden. Alternates Cummings and Donovan assumed voting status in the absence of Chairman Cliff Broker and member Richard Doucette

Acting on behalf of Chairman Clifford Broker, Mr. Mullins convened the meeting at 7:03 p.m. Prior to a motion to accept the minutes, discussion ensued between Mr. Mullins and Mr. Buckley regarding the signing of the approved minutes. Both agreed that Mr. Mullins would sign the minutes when approved. Mr. Buckley made a motion to accept the minutes as written with the understanding that they will be signed if and when approved. The motion was seconded by Mr. Donovan with the Board unanimously approving the June 16, 2011 minutes as written.

The first item on the agenda was the continuation of consideration of the subdivision application for the Phyllis Roby Revocable Trust regarding property on Dustin Road, Map 7 Lot 60. Mr. Arthur Siciliano, L.L.S. (Licensed Land Surveyor) presented revised plans which included drainage calculations for driveway water runoff and culvert size and capacity among several changes that were recommended by the Town's Engineer from DuBois & King, Mr. Jeff Adler. Mr. Mullins referred to the July 15, 2011 letter from Mr. Adler regarding existing cross culverts under Dustin Road being adequate to handle overtopping during storm events. A copy of that letter is attached to these minutes. At this time Mr. Mullins recognized Mr. Cummings. Mr. Cummings stated that he had spoken with Mr. Emmett Bean, Town of Webster Road Agent and also Planning Board selectman alternate, who was unable to attend this meeting. Mr. Bean told Mr. Cummings that he had checked those culverts to make sure they were in good condition. Mr. Cummings stated that Mr. Bean voiced his opinion that he would like to meet with the engineers and go over the plans before the application is approved. Mr. Cummings continued by stating that both he and Mr. Bean were concerned that the plans did not mention how to handle frozen ground or snow runoff, which had created problems in the past. Mr. Mullins questioned about water running over the road in the past. Mr. Cummings told Mr. Mullins that the culvert had gotten plugged. Mr. Siciliano then stated that a few years ago there was a logging operation done on the property which caused a drainage way to be plugged thereby causing water runoff. Mr. Siciliano continued with his presentation regarding construction of a ditch line along the road frontage in order to direct the water runoff to the culverts under Dustin Road. Mr. Mullins brought up his concerns regarding the driveways for each of the six lots. He stated that the Blackberry Lane/Vinewood Subdivision driveways were part of the original plan. Mr. Cummings stated the biggest problem was the subdivision on Call Road several years ago, when the driveways were not part of the original subdivision plans, and then were moved by the homeowners which caused drainage problems. Mr. Buckley clarified that the plans should address how the driveway aprons are done and how they interface with the road, not the whole driveway. Mr. Cummings further clarified that what they were discussing about the driveway "apron" was everything that was included in the Town's right-of-way for driveways in the

Driveway Regulations. Mr. Siciliano asked what was meant by the word “done”. The Board responded by stating installed. Mr. Buckley stated he thought Mr. Bean’s input would be crucial. Mr. Mullins was concerned that the Town would be treating one applicant differently than another; there should be consistency. Mr. Cummings agreed; when the Vinewood subdivision was done, it was done and over with from a driveway perspective. Mr. Hashem asked the Board what was done with the Vinewood subdivision as he was not part of that decision. Mr. Mullins stated that the driveways and aprons were constructed and approved as part of the subdivision application. Mr. Buckley asked about the status of the Life Safety Issues. Before addressing the Life Safety issues, Mr. Siciliano needed clarification as to what the Board was asking him to do. Per Mr. Mullins, the Board would like the plans to include construction of all six driveway aprons including the culverts, where needed, according to the Town of Webster’s Driveway Regulations. Mr. Mullins stated the main concern is to have sufficient culverts, of whatever kind, to get rid of the water. Mr. Siciliano pointed out that he did have designs for the driveways so that whoever bought the lots would have to adhere to the design. To remain consistent with past major subdivision approvals, the Board decided to have the subdivision applicant construct the driveway aprons as part of the plans before approving the subdivision. Mr. Mullins stated the next steps would be for Mr. Siciliano to meet with Mr. Bean and get a letter from the Town’s Engineer stating he approved of how the runoff would be handled. At this time, Mr. Mullins recognized Mr. Klumb, audience member, who took a look at the plans. After studying the plans for a few minutes and conversing with Mr. Siciliano, Mr. Klumb stated that his plans made sense as long as the culverts under Dustin Road were deemed sufficient to handle the runoff. Mr. Buckley stated they would have to make sure that Mr. Bean would be comfortable with the obvious maintenance responsibility he would be assuming. As a direct result of this discussion, the Board and Mr. Siciliano decided that a site visit should take place before the next Planning Board meeting of August 18, 2011. Mrs. Larson, PB/ZBA Secretary will coordinate a date and time with Mr. Bean, Road Agent; Mr. Adler, Town of Webster’s Engineer from Dubois & King; Mr. Siciliano, L.L.S. and agent for Joshua Hufnagel, subdivision applicant; Mr. Cummings, Planning Board Alternate Member and any other interested party.

Mr. Mullins called on Mr. Adam Pouliot, Town of Webster Deputy Fire Chief and Life Safety Officer. Mr. Pouliot stated he had a conversation with Mr. Siciliano earlier in the day regarding the requirement of sprinkler systems for subdivisions. Mr. Pouliot explained that both N.H. Houses of the Legislature did pass the bill; however, the Governor vetoed it. Mr. Pouliot stated that typically that requirement is used for people developing a property, which excludes Mr. Siciliano and his client. Sprinkler systems are not in the Fire Code. Mr. Mullins thought they had discussed cisterns for this subdivision in the past. Mr. Pouliot replied affirmatively, citing a cistern or a fire pond with a dry hydrant will be required per State Fire Codes. Per Mr. Pouliot, the Fire Marshalls’ opinion is to enforce the State Fire Code, which Mr. Pouliot agrees with. Mr. Mullins asked Mr. Pouliot what role the Planning Board would have at this level. Mr. Pouliot stated none. The requirement issue would be between the property/homeowner and the State Fire Marshall. Mr. Pouliot stated that there is an appeal process; 1) appeal to the State Fire Marshall; 2) State Building Code Review Board; and 3) State Superior Court. Mr. Mullins asked

if the Board should make the cistern or fire pond with a dry hydrant a condition of the subdivision approval form. The answer from the Board members and Mr. Pouliot was affirmative. Mr. Mullins told Mr. Pouliot the Board would need whatever verbiage is required for the final agreement.

Mr. Mullins then called on any abutters or members of the public that may have comments regarding this subdivision. Ms. Barbara Corliss wanted to confirm that there was a note on the plat with regards to the Shoreland Protection Act (R.S.A. 483-B) that there would be no development within 250 feet of the back of the lots. Mr. Siciliano stated that note is on the plat which was what Ms. Corliss had asked for on March 17, 2011. It referred to lots 1 – 3. Ms. Corliss requested all of the lots to be included in the note because the pond on that property is increasing in size due to beavers. Mr. Siciliano agreed to include all of the lots. Upon motion made by Mr. Cummings and seconded by Mr. Hashem, the Board voted unanimously to continue the discussion until the next Planning Board Meeting on August 18, 2011.

The next item on the agenda was discussion of developing a policy for audio retention of meeting minutes. Alternate Member Mr. Donovan suggested this subject be continued until the next meeting. The Board agreed. Mr. Mullins stated the subject would be put on the agenda for the next meeting on August 18, 2011.

At 7:44 p.m. upon motion made by Mr. Cummings and seconded by Mr. Donovan, the Board voted unanimously to adjourn for the evening.

Approved by vote of the Webster Planning Board August 18, 2011.

Attest,

Thomas S. Mullins, Secretary