

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES JUNE 20, 2019**

At **6:40 pm** Chairperson Rauth convened the regularly scheduled meeting of the Planning Board and took attendance. Members present were Paul King and Lynmarie Lehmann.

Member of the public present was Mr. David Hemenway, resident.

The first order of business was to review the draft minutes from May 16, 2019. Member Lehmann made a motion to accept the minutes as written; seconded by Member King and approved unanimously.

The Board then reviewed the non-public minutes from May 16, 2019. Member Lehmann made a motion to accept the non-public minutes from May 16, 2019 as written and to keep them sealed; seconded by Member King and approved: Roll call – Member Lehmann – yes; Member King – yes; Chairperson Rauth –yes.

The Board then reviewed the draft minutes from the June 9, 2019 work session for Subdivision Regulations. Member King made a motion to accept the minutes as written; seconded by Member Lehmann and approved unanimously.

The next order of business was to discuss and review the following definitions for consistency between the Subdivision Regulations and the Zoning Ordinance:

- Building
- Structure
- Floodplain
- Frontage
- Lot (to include Lot, Irregular Lot, Pie Shaped Lot)
- Right of Way
- Setback
- Street (to include Arterial, Collector, Local and Private)

During a lengthy and indepth discussion, the Board compared each definition under the Subdivision Regulations with the corresponding definitions in the Zoning Ordinance. Most were consistent with only minor changes to be made. Member Lehmann volunteered to work on the definitions of *building* and *structure* and submit her drafts by September 2019.

The next order of business was discussion of the Conditional Use Permit process. Chairperson Rauth stated that the Conservation Commission was developing a proposed ordinance to regulate surface water and wetlands. One of the ideas was to implement a Conditional Use Permit process instead of an exception from the Zoning Board of Adjustment. She distributed a handout from the NHMA regarding Conditional Use Permits. Chairperson Rauth explained that the article explains how that tool is used with Innovative Land Use Controls, i.e., cluster housing. She stated it was widely used with wetlands and telecommunications ordinances, too. She stated the Conditional Use Permit process gives the authority to the Planning Board instead of the ZBA. Chairperson Rauth thought it was a good idea and that if the Planning Board decides to go forward with it, she felt it would make sense to meet with the Zoning Board. She stated the process can be put in the wetlands ordinance to make it more specific and/or put the process in the Zoning Ordinance itself. In either or both cases, the proposals would have to be voted on at Town Meeting.

The next order of business was to review the Site Plan Regulations draft update. Chairperson Rauth stated she had not finished pulling that together; she will bring it next time.

7:55 pm Member Lehmann made a motion to adjourn; seconded by Member King and approved unanimously. These draft minutes were prepared by Therese E. Larson, Land Use Coordinator.

These minutes were approved as written at the July 18, 2019 Planning Board meeting.

Respectfully,

Susan Rauth, Chairperson

Approved as Written