

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES JULY 18, 2019**

At **6:32 pm** Acting Chairperson Lehmann (Chairperson Rauth was unable to attend this meeting.) convened the regularly scheduled meeting of the Planning Board and took attendance. Members present were Paul King, Craig Fournier and alternate Kathy Bacon.

Members of the public present were Kyle Kraszeski, Reed Heath, Brandon Heath-applicant, and David Krause, Land Surveyor and agent for applicants Brandon and Brianna Heath.

The first order of business was to review the draft minutes from June 20, 2019. Member King made a motion to accept the minutes as written; seconded by Member Fournier and approved unanimously.

The next order of business was a **Minor Subdivision Application PB Case No. 19-04** submitted by property owners Brandon and Brianna Heath 98 Pearson Hill Road located on Map 6 lot 66 to be subdivided into 2 lots; 6-66 = 4 acres and 6-66-1 = 6 acres. Presented by David B. Krause, Licensed Land Surveyor, and agent for the property owners. Acting Chairperson Lehmann recognized Mr. Krause and invited him to make his presentation. Mr. Krause referred to a paper plot plan showing the subdivision of the lot. He stated the parcel was actually a 9.95 acre parcel. He explained that lot 6-66 was the house lot for 98 Pearson Hill Road. The proposed new lot 6-66-1 would be a vacant building lot. After a brief discussion, Member Fournier asked if there were any plans to develop the lot. Mr. Reed Heath, father of the property owners, explained that there are buyers in the wings for the new lot and they plan on building a house. Acting Chairperson Lehmann stated that one of the things that would have to be noted on the plan was the statement, "No further subdivisions shall be permitted." Mr. Krause stated he had already revised his plan and added that. He also confirmed there would be granite bounds as required by the regulations. The Board members reviewed the paper plat to confirm the frontage of each lot met the 250 foot requirement, which they both did. With no other questions or comments from the Board, Member Fournier made a motion to accept the subdivision application as presented with the conditions of placements of granite monuments and the statement of no further subdivisions be added; seconded by Member King. Application was accepted unanimously.

Acting Chairperson Lehmann noted there were no abutters present and no members of the public to speak in favor or against, so a public hearing was deemed not necessary to approve the application. Acting Chairperson Lehmann made a motion that the Board grant the subdivision conditioned on setting the monuments and walking the bounds; seconded by Member King and approved unanimously: Member Fournier – in favor; Member King – in favor; Acting Chairperson Lehmann – in favor.

The next order of business was to review a Driveway Permit for Construction Application from Kyle Kraszeski, property owner of lot 3-11 on the Class VI section of Mutton Road. Mr. Kraszeski stated he was very much aware of the issues regarding the Class VI road. Currently, he has no plans to build a house. However, he did know that when he does decide to build, he knows he will have to take his chances with the ZBA in order to get a building permit. Right now, he and his girlfriend come up to Webster every weekend and camp on his property. He would like to build a driveway to access the campsite rather than walking in through the woods. After a lengthy discussion, Acting Chairperson Lehmann felt that because the situation involved a Class VI road, the Planning Board could not decide, and that Mr. Kraszeski should approach the Select Board. He was instructed to send a letter to the Select Board along with a copy of his Driveway Permit application. He thanked the Board for their time and their help. He will follow through with Mrs. Larson and she will forward what he sends to Leslie Palmer, Town Administrator.

The next order of business, which was not on the agenda due to its late arrival, were four Notices of Voluntary Mergers of town owned lots in the Pillsbury Lake District. The Board reviewed each notice for accuracy by comparing to the Tax Map number 10. Member Fournier made a motion to approve the mergers of the town owned lots in the Pillsbury Lake District as presented; seconded by Member King and approved unanimously. For the record lot 10-5-92 merge with lot

10-5-93; lot 10-5-181 merge with lots 10-5-182 and 183; lot 10-6-21 merge with lot 10-6-22; and lot 10-6-26 merge with lot 10-6-29.

The next order of business was an update about the Subdivision Regulations. Prior to the meeting, Chairperson Rauth had emailed the most current draft of the regulations to the members in order to discuss. However, the Board agreed to wait to review the draft until the time that Chairperson Rauth would be able to attend and participate. They praised Chairperson Rauth for all the work she had done, and they would rather she be present for the discussion.

7:06 pm Member Fournier made a motion to adjourn; seconded by all members and approved unanimously.

These minutes were approved as written at the Planning Board meeting on August 15, 2019.

Respectfully,

Susan Rauth, Chairperson

Approved as Written