

**Minutes**  
**Webster Planning Board**  
**Work Session for Subdivision Regulations Update**  
**May 19, 2019**

The work session started at 8:30 a.m. Attendees included Planning Board Chair Susan Rauth and members LynMarie Lehmann, Paul King, Craig Fournier and Alternate Kathy Bacon. The purpose of the work session was to continue the update of the Webster Subdivision Regulations using a working draft from the April 30th work session.

Members returned to the discussion about Design Standards and the further research conducted. Chair Rauth will update the regulations with the changes and Kathy will revise the Table of Contents and format accordingly. The document will be distributed to members. Sue asked the members to read through the document in its entirety.

The members agreed to contract with CNHRPC to review the updated Webster Subdivision Regulations for internal consistency and for conformity with the Site Plan Review regulations, the Zoning Ordinances and the Master Plan. The review will include assistance with integrating conditional use permits for the proposed wetlands ordinance and the general changes in regulations for administering the wetlands ordinance. They would also provide assistance in updating the application, checklist and other associated forms and procedures for the subdivision regulations. Chair Rauth will draft the agreement with CNHRPC for approvals.

A brief discussion was held about the scope and impact of the proposed surface water quality and wetlands ordinance. Members agreed they are in favor of the concept of an ordinance to protect Webster's lakes, rivers and wetlands beyond the protection provided by the DES regulations. The members clarified their request for further information from the WCC at the joint meeting was to provide greater support for the need of the ordinance in Webster. They feel the case can be strengthened for why we need wetlands buffers with more facts and source materials. The WCC plans to make a draft ordinance available to the Webster Planning Board by mid-June.

The work session adjourned at 10:30 a.m.

Respectfully submitted,

Susan Rauth  
Chair