

TOWN OF WEBSTER
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES TUESDAY JANUARY 10, 2023

1 The Zoning Board of Adjustments (ZBA) held a joint meeting with the Planning Board on January 10,
2 2023. The meeting was held at Webster Town Hall; 945 Battle Street, Webster NH 03303 in the Grange
3 Hall.

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5 **ZBA Members present:** Chairperson Marty Bender, Normandie Blake, Robert Drown, Guy Larochell
6 and Susan Roberts.

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8 **PB Members present:** Chairperson Craig Fournier, Paul King, and Adam Mock.

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10 **Also, present:** Land Use Coordinator Russell Tatro, Tyler Craigue, and Gordan & Susan Irving.

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12 Chairperson Bender opened the meeting 7:00pm and Acting Secretary Susan Roberts took attendance.
13 Members Barbra Corliss and Jay-Tarrazano Bowe were not in attendance. Chairperson Bender informed
14 those in attendance that this was a re-hearing. He then went briefly went over the rules and procedures for
15 the public hearing.

16
17 Chairperson Bender then asked for Mr. Craigue to go over his proposal. Mr. Craigue informed the Board
18 that he intended to open a 24-hour Self-Service Bait shop at this residence at 101 Tyler Road. The
19 business was run with security cameras and a cash box. He informed the Board that he was a licensed bait
20 dealer through fish and game. He then asked if the Board had any questions.

21
22 Member Larochelle asked about the hours of operation and the traffic he got during the night. Mr.
23 Craigue responded that people rarely came between the hours of 11:30pm and 2:30am and stated that one
24 of the reasons he opened the business was that it was available 24-hours a day. Member Larochelle asked
25 how close his nearest neighbor was. Mr. Craigue responded that he wasn't very close, and that he kept his
26 property very clean and organized. Member Larochelle asked if the lights and noise were expected to
27 bother the neighbors. Mr. Craigue responded that it would not. Member Larochelle then asked how close
28 he was to the river and if he would be using the river. Mr. Craigue responded that it was about 250 yards
29 away and he would not be utilizing the river. Member Larochelle asked what business growth he was
30 considering in the future. Mr. Craigue responded that he interested in selling his handmade lure and
31 different types of bait. Member Larochelle asked if NH fish and game inspected his facility. Mr. Craigue
32 responded that they inspect they would inspect the operation. Member Blake asked if he raised his own
33 bait. Mr. Craig responded that he had considered doing it in the future, but he was not able to do it at this
34 time. He added that he currently bought his bait from a licensed bait wholesaler out of Nashua.

35
36 Chairperson Bender asked if there were any further questions from the Board and hearing none opened
37 the meeting to public comment. Hearing no public comment in opposition or in favor of the application he
38 closed the Public Hearing portion of the meeting, and the Board began its deliberations.

39
40 Chairperson Bender noted that the application had already been approved at the previous meeting before
41 it was determined a re-hearing would be necessary. Member Larochelle asked if the Board had any
42 concerns at the previous meeting. Chairperson Bender responded that there hadn't been any. Member
43 Roberts added that as part of her research on the application she had gone out and talked with the abutters
44 and they spoke favorably of the applicant. Chairperson Bender asked the Board to take a vote.

45
46 **ROLL CALL VOTE:**

47 *To approve the Special Exception for a Self-Service Bait shop at 101 Tyler Road.*

48 **SUSAN ROBERTS – YES**

49 **ROBERT DROWN – YES**

1 **MARTIN BENDER – YES**

2 **NORMANDIE BLAKE – YES**

3 **GUY LAROCHELLE – YES**

4 **The vote passed 5 to 0**

5
6 After the Zoning Board approved the special exemption the Planning Board came up to approve the site
7 plan review. Chairperson Fournier pointed out that this had already been reviewed and approved by the
8 Planning Board at the previous meeting. Member King requested that he place a driveway application
9 with the Town so that the Board could make sure that any modifications were covered. Mr. Craigie asked
10 if paving would require a driveway permit. The Planning Board responded that it would and the driveway
11 permit.

12
13 **MOTION:** Planning Chairperson Fournier

14 *To approve the Site Plan for Tyler Craigie for a 24-hour self-service bait shop contingent on a review*
15 *of the driveway by Road Agent Bean and the Planning Board.*

16 **SECOND:** Planning Board Member Mock

17 **CRAIG FOURNIER – YES**

18 **PAUL KING – YES**

19 **ADAM MOCK – YES**

20 **The motion passed 3 to 0**

21
22 **MOTION:** Planning Chairperson Fournier

23 *To adjourn the meeting at 7:18pm.*

24 **SECOND:** Planning Board Member Mock

25 **CRAIG FOURNIER – YES**

26 **PAUL KING – YES**

27 **ADAM MOCK – YES**

28 **The motion passed 3 to 0**

29
30
31 Respectfully,

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36 _____
37 Chairperson Martin Bender

Minutes taken by Russell Tatro