

Webster Planning Board Minutes - Meeting of January 18, 2007

Present: Chairman Cliff Broker; selectmen member George Hashem; members Jere Buckley (Secretary), Richard Doucette, and Alan Hofmann; and alternates Tom Mullins, Susan Roman, and Sue Rauth. Also present: Planning and Zoning Secretary Sarah Carter; and a number of Town residents.

Chairman Broker convened the meeting at 7:04 p.m. Attendance was taken, with the results noted above.

The Board reviewed the minutes of their 16 November meeting. Ms. Roman suggested that the sentence reading, "Ms. Roman opined that there are no legal obstacles to the proposals and that concerns about low-income housing implications are minimal" should be changed to "Ms. Roman opined that any legal challenges to the proposals would likely be unsuccessful and that concerns about low-income housing implications can be addressed." Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to accept the minutes with that correction.

The Board reviewed the minutes of their 14 December meeting. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to accept those minutes as written.

The Board reviewed the minutes of their 21 December meeting. It was noted that the word "not" should be inserted prior to the word "significant" in the 5th paragraph. It was also suggested that the phrase "Based on research by several Board members," be inserted at the beginning of the sentence beginning "Ms. Roman reported..." in the 9th paragraph. Upon motion made by Mr. Doucette and seconded by Mr. Hofmann, the Board voted unanimously to accept the minutes with those corrections.

The Board opted to defer review of the minutes of their 4 January meeting.

The Board noted a request from the selectmen to address drainage and ice accumulation issues re the McCarthy driveway on Lake Road. Mr. Broker will send an appropriate letter to the property owner.

Mr. Hofmann noted the need to update the boundary markers requirements imposed by the *Subdivision Regulations*. Mr. Buckley noted that a draft update of those requirements is included in his proposed re-write of the *Subdivision Regulations*. It was agreed that the Board needs to return to this topic in a future meeting.

At 7:30 p.m., Mr. Broker opened a public hearing on the proposed *Zoning Ordinance* amendment. He noted that numerous public inputs had been received at a "working session" on 4 January but that that session had not constituted a formal public hearing because of a posting problem. He again summarized the major points of the proposed amendment including the division of the Town into two zones (a Pillsbury Lake zone and a residential/agricultural zone encompassing the rest of the Town), the 5-acre minimum lot size to be imposed in the residential/agricultural zone, the exception thereto proposed for lots between 4 and 10 acres, and the 100-foot minimum highway setback to be imposed on 5-acre and larger lots. He noted that pre-existing smaller lots will not be affected by the proposed change. He then invited public comment.

Resident David Klumb asked for clarification of the 100-foot setback requirement and was advised that it applies to any highway, not just the one accessed by a lot's driveway.

Resident Tina Schindelwig inquired about the potential effect of the proposed ordinance change on the Cold Brook Campground. She was advised that the special exception requirements for commercial operation would be unchanged and that the parcel would be subdividable into 5-acre lots if all other requirements were met.

Resident Bruce Johnson, in comments echoed by others present, complimented the Board on a quality proposal and on responding well to public questions. He also asked what the next step would be, and was advised that the Board would vote on whether or not to submit the proposed amendment for consideration at Town Meeting.

There being no other public comment, Mr. Broker closed the public hearing at 7:37 p.m. and asked if the Board members had any other questions or comments. There being none, upon motion made by Mr. Buckley and seconded by Mr. Hofmann, the Board voted unanimously to approve the proposed amendment for consideration by the voters at the March Town Meeting.

By unanimous consent, the meeting was adjourned at 7:40 p.m.

The next regular Board meeting will be at 7:00 p.m. on 15 February.

Respectfully submitted,

Jere D. Buckley, Secretary