

**TOWN OF WEBSTER**  
**PLANNING BOARD**  
**MEETING MINUTES THURSDAY MARCH 21, 2024**

1 The Planning Board held a meeting on Thursday, March 21, 2024. The meeting was held at the Town  
2 Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

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4 **Planning Board Members present:** Chairperson Craig Fournier, Susan Youngs, Adam Mock, Theresa  
5 Finnemore, and Paul King.

6  
7 **Also, present:** Land Use Coordinator Russell Tatro, Ryan & Lauren Oliver, Susan Rauth, Robert Drown,  
8 Mary Jo McGowan, Jon Jewett, Dean Lampron.

9  
10 Chairperson Fournier opened the meeting at 6:30pm and took attendance. Member Herrick was not in  
11 attendance. He then moved to the first item on the agenda, the Preliminary Consultation for Ryan Oliver  
12 regarding Map 2 Lot 5 on Little Hill Road. He began the discussion by stating that the discussion was  
13 non-binding on both sides and set up ground rules for the discussion.

14  
15 Mr. Oliver informed the Board that he had moved from Michigan because he and his wife had wanted to  
16 start a family farm in NH. He proposed to divide Map 2 Lot 5 into 7 lots. He wanted to build cabins on  
17 each of the lots for members of his family to move into. He also had plans to restore the lot because it  
18 had been heavily logged in the past. Chairperson Fournier asked Mr. Oliver to talk about the proposed  
19 farm. Mr. Oliver responded that the farm would be a little complicated because much of the land was in  
20 flood plains or in wetlands. He had hired a wetland scientist to go over the lot prior to him purchasing the  
21 property and the preliminary results would be he would have about 16 acres of buildable land to work  
22 with. For the farm he planned to use 5 acres of pastureland for cows and some chickens. He also planned  
23 to grow corn and wheat where he could. He also hoped in the future to have a small farm distillery if it  
24 was permissible. Member Mock asked for further clarification on the location of the floodplains and Mr.  
25 Oliver went over the map with Member Mock.

26  
27 Member Mock pointed out that he would need a road to access the property and asked if it would be a  
28 Town Road or a Private Road. Mr. Oliver responded that he had planned to build a private road.  
29 Chairperson Fournier asked for more information on the proposed brewery and when it would be built.  
30 Mr. Oliver responded that he didn't have fully fleshed out plans for it yet because he planned to it later on  
31 in the project. Robert Drown commented that he felt that the brewery would be part of agriculture. He had  
32 talked to Josh Marshall who was on the Farm to Table commission for the Governor and he had informed  
33 him that even if the grain did not come from the farm it would count as agritourism. However, he would  
34 still need a commercial license from the State to sell alcohol unless the brewery was for personal use  
35 only. Chairperson Fournier asked about the size of the brewery. Mr. Oliver said it all depended on zoning  
36 and environmental factors. He wanted to impact Little Hill Road as little as possible, and he also had to  
37 consider things like runoff.

38  
39 Chairperson Fournier pointed out that his proposal would be considered a major subdivision, and the  
40 Board would have to do a full design review and they would need to do another conceptual consultation  
41 once the application was received. After the consultation then there would be a full formal hearing for the  
42 subdivision. Member Mock asked if he had reached out to the neighbors yet. Mr. Oliver responded that he  
43 hasn't yet. Chairperson Fournier asked what the main lodge was. Mr. Oliver responded that would be the  
44 main house. Member Youngs was surprised that all these people wanted to move to NH. Mr. Oliver  
45 responded that was the plan the family had made. Chairperson Fournier pointed out that the Board had to  
46 consider the future owners of the property. Mr. Oliver responded that he had established a family trust for  
47 the property and they expected the property to stay in the family. Chairperson Fournier responded that  
48 you couldn't predict if your children or your children's children would still want to live on the property  
49 and the Board needed to look the proposal considering all future owners.

1  
2 Member Mock pointed out that the Board couldn't really get an accurate picture of how the property  
3 could be developed without a wetland study. Mr. Oliver responded that they hoped to have the completed  
4 wetland study by the end of April. Mary Joe MaGowen, a member of the Conservation Commission,  
5 asked who Mr. Oliver had hired. Mr. Oliver said he had hired Audry Klum.

6  
7 Member Finnermore commented that she had concerns about fertilizer runoff into the Blackwater River.  
8 Member Youngs added that she also had concerns about the groundwater. Mr. Oliver responded that they  
9 had not fully developed the plan enough to be able to predict what the expected water use would be.  
10 Member Finnermore also had concerns regarding the location of the livestock compared to the flood plain.  
11 Mr. Oliver responded that they were still working to determine the precise location of the flood zone.  
12 Chairperson Fournier asked if they still planned to build a pond. Mr. Oliver responded that they had  
13 scrapped the plan after discussing it with NHDES.

14  
15 Chairperson Fournier asked how long it would take to complete the project. Mr. Oliver said they hoped to  
16 have the project completed within 10 years. Chairperson Fournier asked who would construct the road  
17 and the houses. Mr. Oliver response that he planned to hire someone to construct the road and he planned  
18 to do some of the construction himself.

19  
20 Chairperson Fournier after hearing no further comment from the Board allowed for public comment.

21  
22 Ms. MacGowen asked if the owner had considered placing any part of the property in a conservation  
23 easement. Mr. Oliver responded that he would consider it, but it also depended on the terms of the  
24 conservation easement. Ms. MacGowen then asked if he had considered cluster development.  
25 Coordinator Tatro pointed out that the Town had not yet adopted cluster developments in the Zoning  
26 Ordinance. The Board then briefly discussed cluster developments and Mr. Oliver stated it was worth  
27 further investigation.

28  
29 Robert Drown asked what the total acreage of the parcel is. Mr. Oliver responded that it is approximately  
30 113 acres. Mr. Drown pointed out that most of the lots would be over 10 acres and still be eligible for  
31 current use and this was a form of conservation easement. Ms. MacGowen comment that current use was  
32 not a conservation easement.

33  
34 Susan Rauth asked when Mr. Oliver planned to submit the application and when the wetland study would  
35 be complete. Mr. Oliver responded they hoped to submit the application in about a year and the wetland  
36 study was in progress.

37  
38 Hearing no further public comment, Chairperson Fournier closed the public comment period. The Board  
39 then thanked Mr. & Ms. Oliver for presenting their proposal.

40  
41 Chairperson Fournier then moved to the next item on the agenda, future zoning.

42  
43 Coordinator Tatro informed the Board that this topic was on the agenda to discuss any potential future  
44 changes to the ordinance. Chairperson Fournier suggested that each Board member submit their  
45 ideas/topics they wanted to discuss to Coordinator Tatro for the next meeting and the Board agreed with  
46 his idea.

47  
48 Coordinator Tatro informed the Board that he had additional business. The ZBA had asked to hold a joint  
49 meeting to discuss code enforcement on April 9<sup>th</sup> at 6:30pm. The Board agreed they could attend the  
50 meeting.

1 Chairperson Fournier informed the Board that they had two volunteers that were interested in becoming  
2 alternates. Dean Lampron from Little Hill Road and Jon Jewett from New Hampshire Drive. Coordinator  
3 Tatro took their volunteer applications and told them that he would ask the Select Board to appoint them  
4 at their next meeting.

5  
6 **MOTION:** Member Youngs

7 *To approve the minutes from 2/15/24 as amended*

8 **SECOND:** Member Finnemore

9 **CRAIG FOURNIER – YES**

10 **PAUL KING –YES**

11 **SUSAN YOUNGS – YES**

12 **ADAM MOCK – YES**

13 **THERESA FINNEMORE – YES**

14 **The motion passed 5 to 0.**

15  
16 **MOTION:** Member Youngs

17 *To adjourn the meeting at 7:50pm*

18 **SECOND:** Chairperson Fournier

19 **CRAIG FOURNIER – YES**

20 **PAUL KING –YES**

21 **SUSAN YOUNGS – YES**

22 **ADAM MOCK – YES**

23 **THERESA FINNEMORE – YES**

24 **The motion passed 5 to 0.**

25  
26 *Minutes taken by Russell Tatro*