

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES AUGUST 20, 2015**

At 7:00 pm Chairperson Susan Rauth opened the regularly scheduled Planning Board Meeting and took attendance. Members present were Vice Chairperson Susan Roman, Selectman Roger Becker, and Alternate Patricia Ilacqua who was appointed by Chairperson Rauth to be a voting member for the evening due to Member Lehmann's absence.

The Board reviewed the draft minutes of the July 13, 2015 work session. Selectman Becker made a motion to accept the minutes as written however, Member Roman made a motion to amend the minutes as follows: on the last page, third full paragraph down, change the second to last sentence to read, "*Member Roman suggested we need to legally understand what happens if other types of junkyards come to Town and occupy the same site that Copart now does; the issue is whether they are grandfathered.*" Then strike the last sentence of the same paragraph. Selectman Becker made the motion to accept the minutes as amended; seconded by Member Roman and approved unanimously. Selectman Becker then made a motion to accept the July 16, 2015 meeting minutes as written; seconded by Member Roman and approved unanimously.

The Board discussed Sanborn, Head and Associates' proposal for *Baseline Groundwater Monitoring*. Member Roman stated the contract asks for "indemnities" from the Town. Member Roman did not feel that the Town should be held liable. Copart is the property owner, not the Town. Selectman Becker agreed with Member Roman's concerns. Member Roman suggested the Board could require Copart, as part of the site plan approval process, either to enter into the Sanborn, Head proposal as the client or employ a similar contractor that would be qualified to do the work and that they (Copart) would be the party to that contract. After a brief discussion, the Board agreed to contact Town Counsel regarding the contract and also the laying out of the Board's recommendations for the site plan approval process, i.e., the truck routing study, Best Management Practices; oil pans under the vehicles, etc.

Chairperson Rauth stated for the record that Copart approved their request for an extension for the continued site plan deliberation until February 19, 2016. Therefore, the site plan application review case #14-02 will be continued to the next Planning Board meeting on September 17, 2015 at 7:00 pm at Town Hall. Chairperson Rauth mentioned that at the last meeting, Member Lehmann had suggested Town Counsel also take a look at the lawsuit between the City of Concord and Copart because the testimony was about Bog Road not Warner Road or Blackwater Road. After a brief discussion, the Board agreed that a letter to Town Counsel would be drafted. Chairperson Rauth will draft the letter.

Chairperson Rauth presented two invoices to the Board; one was the final invoice from VHB for \$1,073.07 for the truck routing study and the other was an additional invoice of \$794.61 for follow-up work from Sanborn, Head which was over and above the contracted amount. Chairperson Rauth proposed to pay that invoice out of the Legal/Engineering Fees line of the PB/ZBA budget and the balance that is left in the escrow account. Member Roman agreed pending reimbursement from Copart. Chairperson Rauth informed the Board that she had inquired of Town Counsel about reimbursement of legal fees from Copart. She stated that he did not feel it was appropriate to invoice Copart. Member Roman stated she would do more research.

At this time Matt Monahan, Senior Planner for CNHRPC, was invited to the Board table for discussion of draft #2 of the Subdivision Regulations. After a lengthy and in depth discussion, Chairperson Rauth recognized Nanci Schofield, resident and volunteer applicant for Planning Board alternate member. Mrs. Schofield stated she could relate to the evening's discussion as she and her husband were members of a cooperative residence for many years. A brief discussion followed.

Mr. Monahan stated that after he makes the Tier 1 changes to the Subdivision Regulations, he suggested the Board review the document and adopt them at a public hearing within the next few months. Then he and the Board would continue Tier 2, Tier 3 and checklist revisions. The Board was in agreement with Mr. Monahan's suggestions.

Mr. Monahan and the Board then had a brief discussion about drafting a road acceptance policy and procedures for changing a class VI road to a class V road as part of a subdivision or site plan approval. A brief discussion followed.

The Board thanked Mr. Monahan for his help.

9:02 pm Selectman Becker made a motion to adjourn; seconded by Chairperson Rauth.

These draft minutes were prepared by Therese E. Larson, Town PB/ZBA Secretary.

Posted August 26, 2015