

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES JANUARY 21, 2016**

At 7:00 p.m. Vice Chairperson Susan Roman opened the regularly scheduled Planning Board meeting and took attendance. Present were Member Jere Buckley and Alternates Paul King and Nanci Schofield (arrived a few minutes after the opening of the meeting). Vice Chairperson Roman appointed Paul King as a voting member due to the absence of Lynmarie Lehmann and she appointed Nanci Schofield to sit for Susan Rauth.

The first order of business was review of the draft minutes from the December 17, 2015 meeting. PB Secretary, Mrs. Larson, pointed out an error at the top of page 2; January 20 should be January **21**. Member Buckley made a motion to accept the minutes as amended; seconded by Member Roman and approved unanimously.

The next order of business was the continued deliberation and discussion of the site plan review application for Copart, Inc. Vice Chair Roman stated the letter outlining conditions for the Board's approval of the site plan had been mailed to Copart. A response from Copart is due 30 days from the date of letter, December 28, 2015, which is January 27, 2016, not counting December 28th. Vice Chair Roman reminded the Board that the current extension for the site plan review is February 19, 2016 the day after the next Planning Board meeting on February 18th when she hopes the Board will be addressing Copart's response. There were no other comments from the Board, so Vice Chair Roman tabled any further discussion until the February 18th meeting. Therefore, review and deliberation of the Copart site plan application will be continued until the next Planning Board meeting on February 18, 2016 at 7:00 pm at the Webster Town Hall.

The next order of business was continued review of the working draft of the Subdivision Regulations and continued discussion regarding driveways and private roads. Member Buckley offered that because of the limited Board attendance, discussion would be brief this evening. Member Buckley stated one question that impacts both the Driveway Regulations and the Subdivision Regulations is where does the Board want to cover both public and private streets. He pointed out currently public streets are covered in the Subdivision Regulations and all private driveways, shared driveways and private roads are covered in the Driveway Regulations. After a lengthy discussion, Vice Chair Roman voiced concerns about what the Town's liability would be if a driveway was approved by the Planning Board initially but not maintained over the years and emergency vehicles were not able to access the property due to the poor driveway condition. She also queried would the Town have any liability once the Planning Board allows a subdivision on a private road. After a brief discussion, Vice Chair Roman stated these were legal questions and the Board would need an attorney to speak to them about it. In conclusion on this subject, Vice Chair Roman asked the members in attendance to study what they could in preparation for discussion when the full Board is in session.

Vice Chair Roman asked if anyone had any more questions. Member Buckley requested that the "Phillips, Halloran and Moseley access issue" be put on the agenda for the February meeting. Vice Chair Roman stated she would leave that up to Chairperson Susan Rauth and at the very least Member Buckley could raise it as new business at the next meeting.

At 7:47 p.m. Member Buckley made a motion to adjourn; seconded by Acting Member King and approved unanimously.

These minutes were approved as written at the Planning Board meeting of March 17, 2016.

Susan Rauth, Chairperson