

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

At 7:27 p.m. Chairperson Susan Rauth opened the regularly scheduled Planning Board meeting and took attendance. Members present were Jere Buckley, Susan Roman and Lynmarie Lehmann.

The first order of business was the continuation of the Copart site plan review. Chairperson Rauth gave a brief summary; correspondence from Copart on February 26, 2016 indicated the company had agreed to collect a water sample from the overburdened dug well and get results to the Planning Board by April 1, 2016. No information was received by the Chairperson by April 1st, so she wrote to the Copart attorney, Randy Racine. He responded two weeks ago indicating Copart would get started. Chairperson Rauth stated she received another response from him on this date, April 21st, stating the testing of the dug well would be completed by April 29th and the analysis would be completed by May 11th. Chairperson Rauth pointed out that Copart had not responded regarding the installation of the new groundwater monitoring wells. Member Roman stated that Copart did respond to that issue in their original communication. Copart was holding off with the installations due to the weather and also due to Sanborn Head Associates' assessment that "... the relative risk associated with contamination at these sites appears to be low." Member Roman suggested writing back stating the Board would be looking forward to getting the test results and would like them to also respond to the question concerning the installation of the other wells. Member Buckley agreed. After a brief discussion, Member Lehmann made a motion that the Planning Board send a letter to Copart saying the Board wants the test results by May 19th and any further decisions regarding how the Board moves forward will be made after the Board gets the results back. Chairperson Rauth stated she will use May 18th as the deadline as it is the day before the Board meeting. Motion seconded by Member Roman and approved unanimously.

The next order of business was the review of four *Notices of Voluntary Mergers* and if approved, to be signed by the Chairperson. The Board reviewed each merger while looking at the tax map. The results were as follows: for mergers by property owners Kelling, Reid and Rodrigues, Member Lehmann made the motion to accept the mergers; seconded by Member Buckley, Member Roman and Member Buckley, respectively, and all approved unanimously. Member Buckley made a motion to accept the fourth merger for the Robert Austin Revocable Trust; seconded by Member Lehmann and approved unanimously. Chairperson Rauth signed all four notices. Mrs. Larson will send them to the Merrimack County Registry of Deeds to be recorded.

The next order of business was continued review of the Subdivision Regulations. Chairperson Rauth reminded the Board about their work session scheduled for Sunday, April 24th at 1:00 p.m.

The next order of business was review of the draft minutes from March 17, 2016. Chairperson Rauth stated a name was spelled incorrectly on page one, the next to last paragraph: the correct spelling is **Styer** not Stryker. Member Roman made a motion to accept the minutes with that correction; seconded by Member Lehmann and approved unanimously.

Member Roman pointed out that on the agenda under new business, within the limitations of RSA 91-A, there was nothing listed about the response to the Schofield letter regarding private roads. She stated the Board could discuss it generally but could not discuss direct response to the letter because it was not on the agenda. After a brief discussion the Board agreed to discuss the topic at the work session on April 24th. The public notice was revised to show the topic and reposted.

Chairperson Rauth reminded the Board about the OEP annual spring conference on June 4th and an NHMA workshop on June 10th regarding discussion of A Hard Road to Travel.

Next topic under new business was discussion and review of the new Senate Bill 146 relative to accessory dwelling units. This bill goes into effect June 1, 2017. The Board will need to review and amend the Zoning Ordinance as necessary. Chairperson Rauth led the Board in a discussion referring to a summary sheet she had received from a CNHRPC workshop. Member Lehmann suggested looking to August/September to begin meetings to work on zoning amendments to be ready for the March 2017 warrant. Chairperson Rauth added that OEP would be issuing guidelines in May.

At 8:13 pm Member Lehmann made a motion to adjourn; seconded by Member Roman, however, before the vote, Chairperson Rauth read a very nice letter from Mr. Howard Brower, a Webster property owner, thanking the Board for their professionalism and help at the February 18th meeting at which the Browsers did a conceptual presentation for a lot line adjustment/annexation.

At 8:15 pm the vote was unanimous to adjourn.

These minutes were approved as written at the Planning Board meeting of May 19, 2016.

Susan Rauth, Chairperson