

**TOWN OF WEBSTER
PLANNING BOARD
MEETING MINUTES OCTOBER 20, 2016**

At 7:00 pm Chairperson Susan Rauth opened the regularly scheduled Planning Board meeting and took attendance; members present were Jere Buckley, Sue Roman, Lynmarie Lehmann, Select Person Nanci Schofield and alternate members Paul King and Patricia Ilacqua. No members of the public were in attendance.

The first order of business was a conceptual discussion regarding a proposed subdivision. This agenda item was tabled because the property owner was not in attendance. The Board made a point that if and when the property owner comes before the Board, they will need the exact measurement of the road frontage on Battle Street and the number of lots proposed. Mrs. Larson will contact the property owner.

The next order of business was review of the Joint ZBA & PB Meeting Minutes of September 15, 2016. The Board approved the Planning Board portion as written by unanimous vote.

The next order of business was discussion of the new Accessory Dwelling Unit (ADU) law RSA 674:71 through 73 which go into effect June 1, 2017. The Board will need to amend the Town's Zoning Ordinance Accessory Apartment section in order to comply with new State regulations. After an in depth discussion which lasted well over an hour, by consensus, the Board agreed that preliminary language would be drafted by Chairperson Rauth for the Board to review and hold further discussion on at the November 17th meeting.

The next order of business was discussion of the amendments made by the State to the Voluntary Merger RSA 674:39-a effective August 23, 2016. In this instance, the Town of Webster's *Notice of Voluntary Merger* form must be revised to reflect the new requirements regarding mortgages and/or liens that are held on any of the lots involved with the merger. After a lengthy discussion, Chairperson Rauth stated the Board would work on revising the form and do more research with perhaps OEP, NHMA Legal Inquiry or other municipal agencies.

The work session tentatively scheduled for October 23rd was cancelled and rescheduled for Sunday, November 6th at 1:00 pm in the Select Board's conference room at Town Hall.

The meeting adjourned at 9:00 p.m.

These minutes were approved as written at the Planning Board meeting on November 17, 2016.

Respectfully,

Susan Rauth, Chairperson