

TOWN OF WEBSTER  
PLANNING BOARD  
WORK SESSION MINUTES, NOVEMBER 6, 2016

The meeting was convened at 1:10 p.m. with Board members Susan Rauth, Jere Buckley, Paul King, Trish Ilacqua and Lynmarie Lehmann present. Member Susan Roman arrived after the meeting was convened. The purpose of the meeting was to review the proposed language for the new Accessory Dwelling Unit section in the Zoning Regulations and to continue the ongoing Site Plan Review Regulations

The Board reviewed the proposed language for the new Accessory Dwelling Unit (ADU) regulations (to replace the existing Accessory Apartments in the Zoning Regulations). The draft was approved with one minor edit. In addition, it was noted that Definitions section of the Zoning Ordinance should be edited to replace "*Accessory Apartment*" with "*Accessory Dwelling Unit*".

It was agreed that language in the "Authority" section of the Site Plan Review Regulations conflicts with the new ADU law. The definition of Multi-Family Dwelling Units "*(which are defined as any structures containing more than two (2) dwelling units),*" will be replaced with: "*(excluding Accessory Dwelling Units as defined here.)*"

The proposed changes to the Zoning Regulations will be reviewed at a Public Hearing, scheduled and noticed for the November 17<sup>th</sup> Planning Board meeting. Upon final approval, the changes to the Zoning Regulations will be written and submitted for the proposed 2017 Town Warrant Articles.

The Board revisited the definition of "Structure," and agreed to review the Zoning Ordinance changes proposed by Warrant Article #4 from 2014. This document will be distributed to Board members for review this month. A public hearing can be scheduled for the December Planning Board meeting for the Zoning Ordinance language change. It was felt the proposal was misunderstood in 2014 and the Board can do more in the way of public education about its intent. The Warrant Article will include an explanatory paragraph of the proposed definition and the Grapevine can include a brief article, for clarification. A member of the Planning Board will attend the Warrant Article review and explain the definition.

The Board continued its ongoing review of the Subdivision Regulations, including the sections addressing the Plat Requirements and the Additional Application Requirements for Major and Minor Subdivisions. The updated copy will be distributed.

The next work session is scheduled for Sunday, December 4<sup>th</sup>, at 8:30 a.m. The purpose of the work session is to continue the ongoing Subdivision Regulations and to address proposed language changes to the Zoning Ordinance and Site Plan Review Regulations for the 2017 Warrant Articles.

The meeting was adjourned at 3:15 p.m.

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

Respectfully,

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Susan Rauth, Chairperson