

# WEBSTER PLANNING BOARD

## SEPTEMBER 16, 2021 Meeting Minutes



The Webster Planning Board met for a scheduled organizational meeting  
By Zoom September 16, 2021 at 5:30 pm.

**CALL TO ORDER:** Eric called the meeting to order at 5:35 pm.

**MEMBERS PRESENT:** Will Whitfield, Tonya Basse, Sara Stahlman, Leigh Anne Young, Eric Myers, Dale Collins

**MEMBERS ABSENT:** Walter Turner, Jenny Resinger

**OTHERS PRESENT:**

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### GENERAL MEETING

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#### **Approval of Agenda and Minutes:**

The ethics statement, agenda, and August 19th meeting minutes were reviewed.

**MOTION:** Will Whitfield motioned to approve the August 19th meeting minutes, Tonya Basse seconded.

Motion carries.

**Informal comments by the public:** None

**Administrative Reports:** None

**Chair Report:** None.

**Planning Board member reports:** None

### OLD BUSINESS

#### **1. Plan seeking input from citizens about LUP.**

- Awaiting a few more minor edits based on feedback from Rose Baugess. Mike suggested reformatting land use map to look more like a zoning map. This hasn't been completed yet because unsure how future zoning make will be different than current zoning map; will discuss tonight to determine if there is something to change or incorporate.
- Eric noted that the first step is finalizing document to a point that we're ready to share with the public.
- To do that means deciding what to do with the future land use map. Do we want to make any recommended changes to the map?
  - Looked at current zoning map, current future land use map.
  - Could add R1 clarification language or create another residential zone to increase development possibilities, short term rentals
- Dale brought an update from TDA that adds context here. Cashiers community council and chamber are working to get money to get consulting from urban land institute. Will look at density, environmental cohesion, etc - basically a Land Use Plan for Cashiers. TDA approved 35,000 to go towards that. Dale suggested that if Cashiers can get money for consulting, surely Webster can get expert thoughts included in this plan as well as Planning Board and citizen input.
- Agreement that professional input would be valuable, as would Town Board and citizen input.
- Professional input will add credibility for any zoning changes.

- For this iteration, craft questions for Town Board and then distribute to the community. Flag areas that need more feedback and information.

## **2. Consider tricky issues such as lot size, clusters, short term rentals, etc. which were left vague in draft LUP**

- Questions will go with LUP when we distribute.
  - Simple question about clustering to determine community desires.
  - Eric will come up with some questions and we'll pass to the board as a heads up that we are seeking further input
- Reminded that we could make recommendations that go against current ordinances of the town if desired; doesn't mean board/town will accept it.
- Dale suggested we could finish document and then start process of researching input - consulting, town, etc. for next iteration.
- Perhaps solicit input on plan itself and address parts of plans that need more info at a further time, then we could do that.
- Process requires a loop through the public to get some feedback. Not specific on how
- Consider historic district along main street which would allow the community to create some cohesion even if zoning laws change. Any structure older than 50 years old included. This would be a local designation. Decided to table this until after the LUP launches.

## **3. Identify next steps, assign homework.**

- Leigh Anne will make edits to LUP
- Sara will format after edits are complete to create printed and online version ready for public eyes
- Eric will develop question plan for understanding community input on the "tricky" questions
- All will consider who / how to pass along online feedback opportunities
- Public meeting will be November 18th approximately 5:15- 6pm followed by Planning Board Meeting

### *NEW BUSINESS*

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- **Identify next tasks for the Planning Board.**

#### **MEETING SUMMARY:**

- **Working on tying up loose ends on the LUP**
  - Leigh Anne will make edits
  - Sara will format
- **Working on public input plan**
  - Eric will develop question plan for understanding community input on the "tricky" questions
  - All will consider who / how to pass along online feedback opportunities
- **Public meeting for input will be November 18th approximately 5:15- 6pm followed by Planning Board Meeting**

**NEXT MEETING PLAN(S):** Next meeting is **October 14th**

**MOTION:** Sara motioned to adjourn at 6:40. Dale seconded. Motion carried.

**REMINDER:** Next meeting is October 14th at 5:30 pm via Zoom.

Next meeting is October 14th, then November 18th

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Eric Myers, Webster Planning Board