

MADISON PLANNING BOARD

Minutes

May 4, 2016

Public Hearing & Regular Meeting

Members Present: John Arruda – Sel. Rep., David Cribbie, Noreen Downs, Marc Ohlson-Chair, Andrew Smith, and Phil LaRoche – alt.

Members Not Present:

Others Present: Paul Rancourt, Jim Molloy, Peter Carbone, Cindy Barncoat, Ronald Briggs, Loralie Gerard, Jimmy Edwards, Roger Anderson, Jim Cairns, Antonio Fonzo, and Chris Young-Recording Secretary

Meeting Agenda Posted: 4/20/16 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office and posted in Conway Daily Sun 4/22/16

Abutters Notices: mailed out on 4/20/16

1. **CALL TO ORDER:** Mr. Ohlson called the meeting to order at 7:00 P.M.
2. **APPOINTMENT OF ALTERNATES:** Mrs. Downs moved, seconded by Mr. Smith, to appoint Mr. LaRoche as a voting member. The motion passed.
3. **APPROVAL OF AGENDA:** Mr. Cribbie moved, seconded by Mr. Smith to approve the agenda of the 5/4/16 regular meeting as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mrs. Downs pointed out that there was a verb missing on page 2, 3rd paragraph, 3rd line. Mr. LaRoche moved, seconded by Mr. Cribbie, to approve the minutes with the amendment that a verb be added. The motion passed.
5. **PUBLIC COMMENT:** No public comment.
- 6A. **REVIEW OF NEW APPLICATIONS:**
 - i) Mr. Ohlson read the notice for case 16-01 an application for a change of use. Mr. Young informed the assembly on Notice was given. Mr. Smith moved, seconded by Mrs. Downs, to accept the application as complete. The motion Passed.

Mr. Rancourt gave a description of the proposed use of the building as a Moose Lodge. Using a prepared plan, the parking lot was shown where it would be. The State would not issue an occupancy amount as this was a private club. The septic was assessed by the owners according to regulations on sewage waste and found the current system was acceptable to meet the needs of the club. Mr. Arruda noticed a discrepancy with the address on the application form and the site plan. It was also noted by one of the board that a state highway permit would be required for the driveway.

Mr. Ohlson opened the public comment period. Mr. Carbone, an abutter, started out by commending the work that had been done and how nice the place was looking. Two concerns were whether there was going to be a sign and what the hours of operation were going to be. Mr. Rancourt responded that there would be a sign and that the hours would be

noon to 10:00. Mr. Molloy interjected at this point that each Moose Lodge sets their hours and it varies considerably. There were no further public comments, so Mr. Ohlson closed the public comment period.

Mr. Ohlson asked the Board for further comment. Mr. Arruda also pointed out how good the site looked compared to a year ago. Mrs. Downs moved, seconded by Mr. LaRoche, to approve the change of use with the conditions that 1) A letter from the Fire Marshal stating the seating capacity is provided; 2) copy of State Highway DOT Driveway Permit is submitted; 3) address is confirmed; 4) An application for a waiver to permit a gravel driveway is submitted. There was some discussion about whether the plan was meeting setback requirements. Mr. Smith voiced the thought that the plans needed to be updated and include the seating capacity. Mrs. Downs' motion was revisited with two more conditions being added; 5) the plans conform to setbacks and 6) submission of redrawn plans with more detail. The motion to approve the change of use with those six conditions was passed.

- ii) Mr. Ohlson introduced the next case for a boundary line adjustment, and Mr. Young gave an account of how public and personal notices were given.

Mr. Briggs explained how this would change a 1 acre lot and a 7.8 acre lot giving the 1 acre lot 2.4 acres making a conforming lot size and the 7 acre lot would become 5.4 acres.

Mr. Ohlson opened the public comment period and closed it again as there was no comment. Mrs. Downs moved, seconded by Mr. Smith, to accept the application as complete and approve the boundary line adjustment. The motion passed.

- iii) The next case was introduced and Mr. Young gave an account on how public and personal notice was given. Mr. Cribbie moved, seconded by Mrs. Downs, to accept the application as complete.

Mrs. Gerard presented the plans for the subdivision. The 9.6 acre lot would be divided into a 3.9 and a 5.7 acre lot. An application had been sent into the state for approval of lot 1. Lot one was accessed by a right of way from Danforth Lane.

Mr. Ohlson opened up the public comment period. Mr. Anderson commented that the right of way was in litigation. Mr. Cairns raised a concern that there were three right of ways next to each other as there was one on his property just north of the property. Mr. Fonzo, an abutter and owner of the property with the right of way, raised an objection that his title did not have this on it. Mrs. Gerard raised the point that most title searches only go back thirty years and this right of way was on a deed from 1913. Mr. Arruda asked if Mrs. Gerard had the deed with the right of way. Mrs. Gerard presented the deed for the Planning Board to study. After studying the deed, Mr. Ohlson closed the public comment period. The Planning Board members discussed the how the litigation of the right of way affected them. Mr. Arruda pointed out that this was a civil dispute and had no bearing on the actual subdivision. Mrs. Downs moved, seconded by Mr. Smith, to approve the subdivision with the condition the state approves lot 1. The motion passed.

6B. REVIEW OF CONTINUED APPLICATIONS:

- i) Mr. King presented the Planning Board with the conditions that had been required for the approval of boundary line adjustment on Goe Hill Road (case 15-06); 1) set corner bounds, 2) remove slash from road. Mr. King gave affirmation that the corner bounds had been set. Mr. Young confirmed that the slash was removed satisfactorily. Mr. Arruda confirmed that the slash had been removed as well.

Mr. Smith moved, seconded by Mr. Cribbie, to approve the boundary line adjustment. The motion passed.

7. OLD BUSINESS: None

8. NEW BUSINESS: Mr. Young gave an update on the CIP spread sheet and will be sending out letters to the departments shortly.

9. CHAIRMAN'S REPORT: Mr. Ohlson wondered if there were any individuals that needed to be contacted and encouraged to be members of the planning board. Mr. Young said he would look at the election results and send out a letter to those individuals who had been running. Mr. Ohlson also remembered that Mr. Littlefield had expressed an interest in being a member.

10. SELECTMEN'S REPORT: Mr. Arruda reported that the glass at the transfer station was being ground up and the product was going to be used as a drainage layer for the repaving of town roads.

11. CORRESPONDENCE: There was no correspondence.

12. ADMINISTRATION:

- a) Mrs. Downs was given approval to attend the NH Office of Energy & Planning Conference and the Planning Board would pay the registration fees and mileage.
- b) Mr. Legere's Voluntary Merger of Pre-Existing Lots was approved.

13. ADJOURNMENT: Mr. Smith moved, seconded by Mr. LaRoche, to adjourn the meeting. The motion passed and the meeting was adjourned at 8:40 PM.

The next Public Hearings & Regular Meeting is June 1, 2016

Respectfully submitted,

Chris Young
Land Use Boards Administrative Assistant
Minutes Approved: June 1, 2016