

MADISON PLANNING BOARD

Minutes

April 6, 2016

Public Hearing & Regular Meeting

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

Members Not Present: Phil LaRoche – alt

Others Present: Paul King, Loralie Gerard, Jimmy Edwards, Bob Tafuto, Michael Brooks, and Chris Young- Recording Secretary

Meeting Agenda Posted: 3/23/16 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office

Public Notices Posted: 3/23/16 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office; 3/23/16 Abutters Notices mailed, and 3/25/16 in Conway Daily Sun

1. **CALL TO ORDER:** Mrs. Downs called the meeting to order at 7:00 P.M. as Mr. Ohlson was arriving late.
2. **APPOINTMENT OF ALTERNATES:** No alternates present to appoint.
3. **APPROVAL OF AGENDA:** Mr. Smith moved, seconded by Mr. Arruda to approve the agenda of the 4/6/16 regular meeting as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mr. Cribbie moved, seconded by Mr. Smith, to approve the minutes of 3/2/16 as presented. The motion passed.
5. **PUBLIC COMMENT:** No public comment.

6. REVIEW OF APPLICATIONS:

a) NEW APPLICATIONS:

i) (Case 15-06) Mrs. Downs requested Mr. Young to inform the board about this application. Mr. Young read the notice description and informed the board how notices were given. Mr. Smith moved, seconded by Mr. Cribbie, to accept the application as complete. The motion passed. Mr. King explained how the three lots of 161 Goe Hill Rd. would be reconfigured so that Tract II would now be the sections of the original Tract II and III that are on the north side of Goe Hill Rd. Tract I would now consist of the original Tract I plus the section of the original Tract II that is south of Goe Hill Rd. Tract III is the same as the original Tract III minus the section on the north side of the road. Mr. King requested a conditional approval on the approval as two corner bounds still need to be set.

Mr. Cribbie had a question about what slope of the land north of Goe Hill Rd. was like and if there was enough land to build a house on and satisfy lot requirements of 2 buildable acres. Mr. King showed that the eastern portion of that tract was buildable and met the requirements. There was a question about Class V road frontage. Both Tract II and III had sufficient road frontage. Tract I

only had road frontage on a Class VI road. This was no less conforming than the original Tract I.

Mrs. Downs requested comments from the public. Mr. Brooks brought up a concern that the logging job which had recently been done was approved without a bond with the understanding that the Class VI roads would not be touched. Kiljockey Rd. is a mess and is a Class VI road. Mr. Brooks had brought this to the attention of the Selectmen and it was agreed that this should be taken care of. One of the selectmen was going to contact the owners and see about cleaning the road up. There has been no contact since regarding any conversation in that respect. Mr. Brooks requested that a condition be placed on the approval of the boundary line adjustment that Kiljockey Road is cleaned up. The planning board considered this, and felt that this was not really in their jurisdiction. Mr. Ohlson suggested that the planning board could wait to approve the project as the corner bounds had not been set and the plan was not finished. Mr. Ohlson moved, seconded by Mr. Arruda, to wait until the corner bounds are set and delay decision until the regularly scheduled May 4th meeting. During that time, there would be an opportunity for Kiljockey Rd. to be cleaned up. The motion passed.

ii) (Case 16-05) This was a re-application for a preliminary subdivision review for same property in Case 16-04 which was discouraged by the planning board, as there were some odd boundary lines. Mrs. Gerard presented the new proposal which seemed to meet the Planning Board's concerns.

b) CONTINUED APPLICATIONS:

i) (Case 16-03) Mr. Tafuto represented Mr. Morrill in a proposed subdivision of his land. Many aspects of this proposal did not meet the subdivision standards. After discussing the problem, the Planning Board suggested coming back with a slightly different plan making a Planned Unit Development (PUD).

7. **OLD BUSINESS:** None

8. **NEW BUSINESS:** Mrs. Downs brought up the proposal made at the annual meeting by the Energy Committee to develop an energy chapter for the Master Plan. The Office of Energy and Planning does have a presentation to help guide such planning, but would only come if the presentation was for the region. Mrs. Downs will be asking Mt. Washington Valley Citizens for Energy Efficient Communities to host this for the area.

9. **CHAIRMAN'S REPORT:** None

10. **SELECTMEN'S REPORT:** A new committee was formed at Town Meeting, the Town Center Committee. Mr. Arruda is a member of this committee as well which meets directly before the Planning Board meeting.

11. **CORRESPONDENCE:** The Zoning Board of Appeals Attorney will present updates to municipal zoning law to the Madison boards on July 6 at 6:00.

Mr. Boyd brought up a concern that he was starting to get many requests for the construction of "Tiny Houses". He wondered if the Planning Board would address any zoning or regulations concerning this. After discussing this, most of the problem is in construction and code and not in the Madison regulations.

12. **ADMINISTRATION:** Mrs. Downs nominated, seconded by Mr. Arruda, Mr. Ohlson to be the chair of the Planning Board. Mr. Ohlson was elected chair by a vote of 4-0-1. Mr. Smith nominated, seconded by Mr. Ohlson, Mrs. Downs to be vice chair of the Planning Board. Mrs Downs was elected vice chair by a vote of 4-0-1.

13. **ADJOURNMENT:** Mr. Smith moved, seconded by Mr. Cribbie, to adjourn the meeting. The motion passed and the meeting was adjourned at 8:30 PM.

The next Public Hearings & Regular Meeting is May 4, 2016

Respectfully submitted,

Chris Young
Land Use Boards Administrative Assistant
Minutes Approved: May 4, 2016

Corrections: Page 2, 3rd paragraph, line 3 – "... as there some odd boundary lines." changed to "... as there were some odd boundary lines."