

# MADISON PLANNING BOARD

Minutes

December 2, 2015

Public Hearing & Regular Meeting

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

Members Not Present: Brian Fowler

Others Present: Jac Cuddy – Ex. Dir. MWV Economic Council, Ted Kramer – V.P. MWV Economic Council, Evelyn Whelton – Chair MWV Housing Coalition, Cole Moffett – Ex. Dir. MWV Housing Coalition, and Chris Young- Recording Secretary  
Meeting Agenda Posted: 10/18/15 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office

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. Arruda, to appoint Mr. LaRoche as a voting member of the board and join the others at the table. The motion passed.
3. **APPROVAL OF AGENDA:** Mrs. Downs moved, seconded by Mr. Smith to approve the agenda of the 12/2/15 regular meeting as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mr. LaRoche moved, seconded by Mrs. Downs, to approve the agenda as written. The motion passed.
5. **PUBLIC COMMENT:** Mr. Cuddy gave a presentation about the MWV Regional Collaborative's recent study. He introduced his associates; Evelyn Whelton, Ted Kramer, and Cole Moffett and their respective positions. Mr. Cuddy first gave a little background about the why and how the study came about. After the 2012 housing study, the Economic Council, Chamber of Commerce, and the Housing Coalition formed the Regional Collaborative to address the need for affordable housing and economic diversity. After meeting with various stakeholders in 2013, four major concerns came out:
  - Recruiting and retaining skilled workers
  - Transportation issues
  - Economic diversity
  - Land use regulations

The collaborative hired PDI to come up with some solutions to make affordable housing and encourage economic diversity through regulations. Mr. Cuddy then went through the table of contents showing how the report was put together. Part I was pretty much what he had just described. Part II is about best practices for achieving affordable housing. Part III is about best practices for economic development. Part IV is recommendations for each town to institute in their regulations to improve affordable housing possibilities and economic development. Part V is about the next steps of involving members from each

community in the area into the discussion. Part VI is a summary of information that went into the report starting with profiles of each town and ending with a summary of the region. Mr. Cuddy then turned the discussion over to Mr. Moffett.

Mr. Moffett extended an invitation for the MWV Housing Coalition to come and work with planning board to discuss the recommendations and how to improve current regulations. On the whole, Madison's regulations were good, but they could be better. It was also requested that Madison find a rep for the Collaborative.

Mrs. Downs wondered how success was going to be measured and what the indicators would be. Those indicators are still being discussed by the "Round table" of the collaborative which includes town representatives. Mr. Kramer related how housing was connected to business in the need for affordable housing for employees. This sparked a lively discussion around housing and what an affordable house is. A general guide is that housing should not use more than 32-34% of a household's income. This meant that homes that are \$200,000 or less are within the affordable housing range for this area. Many of these are snapped up by second home owners from outside the area. There was some more discussion around housing before Mr. Cuddy and his associates left.

The members briefly looked at the recommendations of the Collaborative. Mrs. Downs informed the board that she had invited Laura Aibel to the meeting, but she could not come. She would review the information and might have comments for the January or February meeting. Some more discussion about home prices ensued before the meeting moved to other business.

**6. REVIEW OF APPLICATIONS:**

**a) PENDING PROJECTS:**

- i) Drew Excavation Permit – Mr. Young reported that the Reclamation Bond had been received by the town.

Mr. Arruda clarified that the Drew Gravel Pit was grandfathered and the issue last month had been with the new lot which the state is taking care of.

- ii) Parson–Sweeney Boundary Line Adjustment – Mr. Young will call and find out what is happening with this.

**7. OLD BUSINESS:** The discussion of the MWV Regional Report took place in the Public Comment period.

**8. NEW BUSINESS:** None

**9. CHAIRMAN'S REPORT:** Nothing to report.

**10. SELECTMEN'S REPORT:** Mr. Arruda informed the board that the Selectmen had sent the CIP back to the Fire Chief with a request to change things and put new figures on

it. The Fire Department also has the biggest block of items and some of them don't belong there. When these come back the CIP will have to be adjusted again.

11. **CORRESPONDENCE:** Nothing

12. **ADMINISTRATION:** Mr. Young asked if anyone had any recollection of a Madison Sewage Ordinances as it is referenced in the Subdivision Regulations. No one seemed to recall such a thing.

13. **ADJOURNMENT:** Mr. Smith moved, seconded by Mrs. Downs, to adjourn the meeting. The motion passed and the meeting was adjourned at 8:15 PM.

The next Public Hearings & Regular Meeting is January 6, 2015

Respectfully submitted,

Chris Young  
Land Use Boards Administrative Assistant  
Minutes Approved: January 6, 2016