

# MADISON PLANNING BOARD

Minutes

December 7, 2011

Public Hearing & Regular Meeting

Members Present: James Allen, Mike Brooks, Mark Brown, Noreen Downs, Phil LaRoche, Marc Ohlson-Chair, and Andrew Smith

Members Not Present: Brian Fowler

Others Present: Bob Babine – Code Enforcement Officer, Courtney Croteau – Administrative Assistant Elect, Wes Smith, Van Hertel, Leslie Pritchard, Donna Lane

Meeting Agenda Posted: 11/30/11 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:** Mr. LaRoche was raised to voting status.
3. **APPROVAL OF AGENDA:** Mr. Allen moved, seconded by Mr. LaRoche to approve the agenda as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mr. A. Smith moved, seconded by Mr. Brown, to approve the minutes of the 11/02/11 regular meeting as presented. Motion passed.
5. **PUBLIC COMMENT:** Mr. Ohlson introduced Ms. Croteau who is currently training with Ms. Huff to become the Administrative Assistant to the Land Use Boards.

6A. **REVIEW OF NEW APPLICATIONS:** none

6B. **REVIEW OF CONTINUED APPLICATIONS:**

Subdivision for Van E Hertel Sr., East Madison Road, Tax Map 247 Lot 18, Rural Residential District (11-11)

Mr. Ohlson explained that legal advice was sought relative to the existing right-of-way which bi-sects the proposed three lots. He read Ms. Spector's note which states that there is no issue with the right-of-way but suggests adding language which would clearly state that the right-of-way does not afford any rights to use it to access the lots without obtaining all other approvals required by the ordinance, driveway regulations, and / or RSA 674:41. The public hearing was re-opened at 7:05 P.M. Mr. Hertel noted that Mr. W. Smith had not arrived yet and asked the Board to wait for him. The public hearing was recessed at 7:06 P.M.

6C. **REGULATIONS PUBLIC HEARING:** none

7. **OLD BUSINESS:**

CPS Realty Trust – site plan progress update: Ms. Huff read a progress report from Mr. C.P. Smith which explained that he is still waiting for the utility pole to be taken down.

**8. NEW BUSINESS:**

Lane Realty Trust – Review & Comment for construction on a Private Road: The Board, through questions to owner Donna Lane and inspection by several members, ascertained that the road is plowed by Ms. Lane and others living on the road. Maintenance is paid by the property owners with minimal assistance from Pea Porridge Association. The short road lends the appearance of a driveway but does not appear to be an issue for emergency vehicles. In reviewing the criteria the Board found that (1) the conditions of the road are adequate for increased development; (2) the connecting town road is 300' away; (3) there will be no increased impact on town services; and (4) there is no effect on the neighborhood. Mrs. Downs moved, seconded by Mr. Brown, to recommend approval for construction to the Board of Selectmen. Motion passed.

6B continued. Subdivision for Van E Hertel Sr., East Madison Road, Tax Map 247 Lot 18, Rural Residential District (11-11)

The public hearing resumed at 7:25 P.M. Mr. W. Smith explained that he had obtained Soil Scientist Greg Howard's signature on the plats. He reviewed the language that will become a note on the plat as suggested by Ms. Spector; it will also be a condition of approval. Mr. Babine informed the Board that Road Agent Bill Chick felt that there was not sufficient line of sight for Lot B and suggested a shared driveway on Lot C for Lots B & C. Mr. Hertel stated his preference for three driveways and requested another continuance so the matter can be reviewed with Mr. Chick. Mr. Brooks indicated that the numbering of the notes on the plat needed to be corrected.

Leslie Pritchard, an abutter, questioned whether the deer trail would remain public. Mr. Hertel indicated it would be left as is for public use. He also indicated that the right-of-way will be shown on the plat with a width of 33'. The public hearing was continued to January 4, 2012 at 7:00 P.M.

**9. CHAIRMAN'S REPORT:** Mr. Ohlson noted that the Supreme Court decision on the Ettinger "right-to-know" lawsuit would be released in the morning.

**10. SELECTMEN'S REPORT:** Mr. Brooks reported that Darien Vaughan had been appointed to West Point. The Selectmen are working on the budget.

**11. SUBCOMMITTEE REPORTS:** none

**12. CORRESPONDENCE:** The North Country Council sent notification of the annual dues for membership. The Board agreed that they would continue to decline membership.

**13. ADMINISTRATION:** Mrs. Downs questioned whether there was news of any petitioned articles for zoning amendments and if the Board would be able to review them prior to January. Ms. Huff stated she didn't know of any at this time, but reminded the Board that petitioned articles cannot be changed by the Board. The Board agreed in November to include any petitioned articles in the January public hearing with the Board's amendments.

10. **ADJOURNMENT:** Mrs. Downs moved, seconded by Mr. A. Smith to adjourn the meeting at 7:44 P.M. Motion passed.

The next Public Hearings & Regular Meeting is January 4, 2012 at 7:00 P.M.

Respectfully submitted,

Wendy J. Huff  
PB Administrative Assistant  
Minutes Approved: January 4, 2012  
Corrections: none