

MADISON PLANNING BOARD

Minutes

February 1, 2012

Public Hearing & Regular Meeting

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

Members Not Present: James Allen, Noreen Downs, Brian Fowler

Others Present: Bob Babine – Code Enforcement Officer, Ron Briggs, Diane Destefano, Cathy Gregg, John Neal

Meeting Agenda Posted: 1/25/12 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. Brooks moved, seconded by Mr. Ohlson, to approve the agenda as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mr. LaRoche moved, seconded by Mr. Smith, to approve the minutes of the 1/04/12 regular meeting as presented. Motion passed.
5. **PUBLIC COMMENT:** none

6A. REVIEW OF NEW APPLICATIONS:

Site Plan for Elaine Connors Unitrust, Charter Trust Trustee, 152 Pine Hill Road, Tax Map 228 Lot 15, Rural Residential District, to construct a 28x48 one story structure to be used as a conference/education center (12-01)

Determination of Completeness: Public hearing notice was posted on 1/18/12 and all fees have been paid. Abutter notices were mailed 1/18/12 and all receipts have been returned except for V. Currier c/o Thomas Currier, Jr. Mr. Smith moved, seconded by Mr. Brown, to accept the application as substantially complete. Motion passed.

The public hearing was opened at 7:05 P.M. Mr. Briggs presented the site plan for the one story structure to be used as a conference/education center for the Elaine Connors Wildlife Center. The 186 acre lot has an existing building used as an animal rescue facility. The proposed building is 200 feet up the driveway cut from the cul de sac. There is a vegetative buffer of more than the required minimum setback. The building has a short driveway in the front for handicapped parking. A second driveway at the back of the building leads to a gravel parking lot with 12 spaces. The dirt driveways are 18 feet wide and are designed for water run off to gather in a rain garden with a culvert to comply with the groundwater district requirements. The Fire Department reviewed the plans and requested adjustments to the dimensions of the handicapped driveway. Mr. Neal from the Fire Department stated that they would like to widen the flare of the entrance of the handicapped driveway as well as make the handicapped parking area slightly larger for fire truck access.

Ms. Gregg noted that all dwelling aspects of the building were taken out. The proposed plan is also being heard at the ZBA's February meeting for a special exception. The building will hold a maximum capacity of thirty people. Ms. Gregg reviewed the number of people and frequency of visitors to the proposed building: less than 12 volunteers or interns, three times a year for training; six people, four times a year for committee meetings; one on one donor meetings as requested; six person Board meeting; approximately six person education sessions; 20-30 people for Christmas party; and annual conference of 30 or less or if over 30 people the event will continue to be held at the Squam Lake Science Center. The center has decided against large school groups with school buses and will continue education outreach at schools. The public will be able to drop off animals at the proposed building instead of Ms. Gregg making two to three trips per typical summer day to pick up injured animals. Rockingham Electric compiled a lighting plan that includes motion detector foot candles and downward lighting posts for the parking areas and walkways. The public hearing was closed at 7:25 P.M.

Board Deliberation: Mr. Ohlson noted that the Board would need a waiver from the applicant for the use of gravel/dirt parking lot and driveways instead of paving. The Board discussed their concern about the parking capacity for larger events. Ms. Gregg responded that people would be encouraged to carpool. The Board requested that the Fire Chief approve the amended driveway dimensions for the handicapped parking area. The Board also discussed the required approval of special exception by the ZBA. Mr. Brooks moved, seconded by Mr. LaRoche, to continue the Deliberation to the March 7, 2012 meeting at 7 P.M. to allow the applicant to: (1) present a waiver on paving; (2) secure approval from the Fire Chief on the driveway dimensions; and (3) receive a decision from the ZBA on special exception. Motion passed.

6B. REVIEW OF CONTINUED APPLICATIONS: none

6C. REGULATIONS PUBLIC HEARING: none

7. OLD BUSINESS:

CPS Realty Trust – site plan progress update: No monthly update was provided as requested by the Board. The Board will continue to keep this item on the agenda.

8. NEW BUSINESS:

James Higham – Review and Comment for construction on a Private Road: The Board commented that Crooked Pine Road has several lots, three of which are already developed. The short gravel road dead ends and an association maintains the private road. The Board reviewed the criteria and found that (1) the conditions of the road are adequate for increased development; (2) the road has adequate access from connecting roads; (3) there are no impediments to emergency services reaching the road and development; (4) there is not adverse effect on the neighborhood and development follows the growth pattern of the town. Mr. Smith moved, seconded by Mr. Brown, to recommend approval for construction to the Board of Selectmen. Motion passed.

9. CHAIRMAN'S REPORT: none

10. **SELECTMEN’S REPORT:** Mr. Brooks reminded the public about the school deliberative and municipal budget public hearing on the 6th an 7th of February, respectively. The plan for the major road project is to have engineering done for the whole project and then prioritize work.

11. **SUBCOMMITTEE REPORTS:** The CIP subcommittee was set up so the public could be involved with CIP planning. The lack of public involvement has led the Planning Board to address the CIP as a whole Board. Preparations for next year’s CIP will start with Ms. Croteau.

12. **CORRESPONDENCE:** There is a new Ettinger lawsuit concerning right to know documents. Attorney Spector-Morgan is representing the Planning Board.

13. **ADMINISTRATION:** There is one three-year term seat open for the Planning Board.

10. **ADJOURNMENT:** Mr. Brooks moved, seconded by Mr. Brown, to adjourn the meeting at 7:48 P.M. Motion passed.

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

Respectfully submitted,

Courtney Croteau
Land Use Board Administrator
Minutes Approved: not yet approved
Corrections: