

**MADISON PLANNING BOARD**

Minutes

October 5, 2011

Public Hearing & Regular Meeting

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

Members Not Present: Brian Fowler and Phil LaRoche

Others Present: Bob Babine – Code Enforcement Officer, Wes Smith, Ted Slader

Meeting Agenda Posted: 09/21/11 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office

1. **CALL TO ORDER:** Mr. Ohlson called the Meeting to order at 7:01 P.M.
2. **APPOINTMENT OF ALTERNATES:** none
3. **APPROVAL OF AGENDA:** Mr. Brown moved, seconded by Mr. Smith to approve the agenda as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mrs. Downs moved, seconded by Mr. Smith, to approve the minutes of the 09/07/11 regular meeting as presented. Motion passed.

5. **PUBLIC COMMENT:** none

**6A. REVIEW OF NEW APPLICATIONS:**

A. Preliminary Subdivision for Virginia S Currier (Decd) c/o Thomas Currier Jr., 814 Conway Road, Tax Map 221 Lot 22, Rural Residential District (11-10)

Determination of Completeness: Public hearing was posted 09/21/11 and all fees have been paid. No abutter notices are required. Mr. Smith moved, seconded by Mrs. Downs, to accept the application as substantially complete. Motion passed. The public hearing was opened and closed at 7:05 P.M.

Mr. W. Smith explained that the 50 acre lot would be divided into two lots, keeping all existing structures on one lot. Both lots will have more than sufficient frontage. He is researching information on an apparent existing right-of-way and utility easement. Most of the pins have been found. There being no further comment, the public hearing was closed at 7:10 P.M.

Board Review and Comment: none

**6B. REVIEW OF CONTINUED APPLICATIONS:** none

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

**7. OLD BUSINESS:**

Steep Slopes Discussion: The board reviewed purpose statement language culled from other town master plans and ordinances. Several board members noted important

items to be included: disturbance of land that could cause contamination from run-off; scenic views, unique natural areas, and access for emergency vehicles. There was general discussion of the existing driveway regulation, noting that the driveway permit was for the road cut and not for construction of the entire driveway. Once Master Plan language is formulated and adopted, the board will need to address inclusion in the ordinance, regulations, and a bonding policy. Ms. Huff will provide draft language for next month along with a flow chart of other regulations that would be affected by a steep slopes ordinance.

**8. NEW BUSINESS:**

Zoning Ordinance Amendment – Preliminary Discussion: The only ordinance proposed is to correct the inconsistency created by March 2011 town meeting vote relative to farms.

**9. CHAIRMAN’S REPORT:** A letter was sent to C.P. Smith Realty requesting an update of the conditional approval items; there has been no response. The board agreed that Mr. Smith should be invited to attend the next planning board meeting. Mr. Ohlson reviewed the following meetings:

- North Country Council annual meeting
- Carroll County Extension Cooperative: Wildlife for Action workshop at Madison Library, 10/19/11, 6 – 8:30
- North Country Council: Protecting the Water Supply for your Business or Community, Lincoln Town Hall, 10/21/11, 9 – 3
- Local Government Center: Fundamentals for Planning Boards and ZBA, LGC in Concord, 10/29/11, 8:30 – 12:15

Mr. Ohlson noted that Laura Spector, PB counsel, would be presenting the board’s case on the Right-to-Know lawsuit before the Supreme Court on 10/13 at 1:30. Mr. Brooks noted that sometimes proceedings are telecast; Ms. Huff will check on this and notify the board accordingly.

**10. SELECTMEN’S REPORT:** Mr. Brooks reported that the budget process has started. He initiated discussion relative to cost overruns on the Allard Hill road project which continued into the CIP discussion.

**11. SUBCOMMITTEE REPORTS:**

CIP: A revised report was presented to the board. There was much discussion relative to the estimated numbers used for road projects. Mr. Brooks noted that the Selectmen may investigate the possibility of combining the three year project for East Madison Road into a one year project with repair to the two “red-listed” bridges and bond the entire project. After discussion, it was agreed to leave the road numbers as listed. Mrs. Downs moved, seconded by Mr. Smith, to recommend the 2013 – 2018 Capital Improvements Plan to the Board of Selectmen conditioned upon updating the plan with accurate school figures and inflation numbers once obtained. Motion passed.

**12. CORRESPONDENCE:** none

### 13. ADMINISTRATION:

Checking Account: Ms. Huff explained that income from application fees is placed in a checking account under the authority of the Treasurer. Expenses such as recording and noticing fees are paid directly from the account. The remainder of the funds are used to offset expenses incurred in the planning board's general budget to offset staff and postage expenses. She recommended transferring \$4,500 of the \$4,800 to the town's general fund. Mr. Smith moved, seconded by Mr. Brown, to transfer \$4,500 to the town's general fund from the planning board checking account. Motion passed.

Mrs. Downs provided information on the following workshops:

- Road Salt Reduction Training: Ossipee, 10/28, there are 5 free spots for town officials and employees
- CC United Balancing Economics...: Wood Bio-Mass tour, 11/4/11. Opportunity to tour Tuftonboro Town Hall and Winnisquam High School and hear information about the benefits of bio-mass conversion including keeping jobs in the community while using renewable resources

10. **ADJOURNMENT:** Mr. Smith moved, seconded by Mrs. Downs to adjourn the meeting at 8:20 P.M. Motion passed.

The next Public Hearings & Regular Meeting is November 2, 2011 at 7:00 P.M.

Respectfully submitted,

Wendy J. Huff

PB Administrative Assistant

Minutes Approved: November 2, 2011

Corrections:

1. Page 2, line 1: change *disturbance of land that could cause contamination from run-off*; to *disturbance of land that could cause contamination from storm water run-off*;
2. Page 3, second bullet: change *CC United Balancing Economics* to *CC United Balancing Economic Development & Stewardship*