

**MADISON PLANNING BOARD  
APPROVED MINUTES  
SEPTEMBER 7, 2016**

**ATTENDANCE:**

Chair, Marc Ohlson – Present

David Cribbie – Present

Paul Littlefield – Present

Andrew Smith – Present

Noreen Downs – Present

John Arruda, BOS Rep – Present

Phil LaRoche, Alternate - Present

Recording Secretary – Colleen King

**POSTING DATE AND LOCATIONS:** 8/24/16 at Madison Town Hall and Lower Level, Madison Post Office, and Silver Lake Post Office,

**OTHERS PRESENT:** Ronald Briggs

**CALL TO ORDER:** Mr. Ohlson called the meeting to order at 7:00 P.M.

**APPOINTMENT OF ALTERNATES:** Mr. Littlefield motioned to elevate Mr. LaRoche to a full member; Mr. Cribbie seconded. Motion passed.

**APPROVAL OF SEPTEMBER 7, 2016 AGENDA:** Mr. Cribbie moved, seconded by Mr. Arruda to approve the agenda as presented. Motion passed.

**APPROVAL OF AUGUST 3, 2016 MINUTES:** Mr. Littlefield moved, seconded by Mr. Cribbie, to approve the minutes as written. The motion passed.

**PUBLIC COMMENT:** Mr. Ohlson opened the meeting for public comment. Mr. Ronald Briggs, Briggs Land Surveying on behalf of Donna Nichols, 24 Boulder Road, Madison, NH Tax Map 115, Lot 45, in the Residential Rural District, presented a Preliminary Review proposal to subdivide a 20.9 acre parcel into 3 new lots, using existing road frontage. There would be 4 lots in total, with the existing house on the 4<sup>th</sup> lot. There is enough road frontage for all access to be from Boulder Road. Mr. Cribbie stated that there is ample buildable land with sandy soil on the back lots. Mrs. Downs and Mr Littlefield would like to see more regular shaped lots. Mr. Cribbie asked about talking to the road agent for the line of sight issues on the curve of the road. Mr. Arruda inquired about the location of the driveways and stated that there may be joint ownership with the State of NH to Boulder State Park. Mr. Cribbie stated that driveway permits are required on Class 2 roads. Mr. Briggs addressed the monumentation of the site plan and asked if there could be a waiver on a full perimeter survey. Mr. Cribbie doesn't think there needs to be a full survey; Mr. Arruda agreed. Mr. Briggs will contact Mrs King to discuss the next steps.

## **REVIEW OF NEW APPLICATIONS – None**

### **PENDING APPLICATIONS**

#### **- 1746 White Mountain Highway, Map 201/ Lot 5, Commercial District**

Site Plan Review Application of Paul Rancourt for a Change of Use, 1746 White Mountain Highway, Tax Map 201 Lot 5, Commercial District, to renovate current structure into a Moose Lodge. Mr. Ohlson met with Mrs. King to review the information provided by Mr. Rancourt regarding the status of conditions for approval which are as follows:

1. Letter from the Fire Marshall stating maximum occupancy – Complete
2. Copy of NH DOT State Highway Driveway Permit – Complete
3. Confirmation of Address – Complete
4. Waiver Request for a Gravel Driveway – Complete
5. Conforming to Setback, in particular the Parking Lots – Complete
6. Submission of Detailed Plans (including parking spaces/setbacks) – Complete

Mrs. King will issue a Notice of Decision to Mr. Rancourt.

### **OLD BUSINESS**

-Mrs. Downs will review the next steps to compiling the Capital Improvement Program (CIP) information needed from the department with Mrs. King in the next few days.

-There was some discussion on the new law passed regarding the Accessory Dwelling Units.

### **NEW BUSINESS**

-Mrs. King will email an end of September drawdown of the Planning Board budget to the board members and Mr. Ohlson requested that a budget review be reviewed at the October 5<sup>th</sup> meeting.

### **CHAIRMAN'S REPORT**

None

### **SELECTMAN'S REPORT**

At the last Selectmen's meeting, Mr. Arruda reported that the Town's Health Insurance may affect the budget and the first Budget Committee meeting will be held in the next couple of weeks. The new fire truck should arrive in 2-3 weeks. The Town purchased a used Rescue vehicle, a walk-in rescue type for \$13.5K.

### **CORRESPONDENCE**

None

### **ADMINISTRATION**

Mrs. King is waiting on confirmation from the NHPA Attorney for a region-wide training session for the Land Use Boards to be held on November 5, 2016 at the Madison Elementary School. She expects to finalize this offering by the end of September.

**ADJOURNMENT**

Mr. Smith made a motion to adjourn; Mr.Cribbie seconded; Motion passed.  
Meeting adjourned at 8:00pm

The next meeting is October 5, 2016.

Respectfully Submitted,

Colleen King  
Land Use Boards Administrator

*Note: These minutes were approved at the October 5, 2016 meeting.*