

**MADISON PLANNING BOARD
APPROVED MINUTES
NOVEMBER 2, 2016**

ATTENDANCE:

Chair, Marc Ohlson – Present	Noreen Downs – Present
David Cribbie – Present	Andrew Smith – Present
Paul Littlefield – Present	Phil LaRoche, Alt - Present
John Arruda, BOS Rep – Present	

Recording Secretary – Colleen King

POSTING DATE AND LOCATIONS: 10/26/16 at Madison Town Hall and Lower Level, Madison and Silver Lake Post Offices.

OTHERS PRESENT: Doug and Beth Fletcher

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

APPOINTMENT OF ALTERNATES: Mr. Smith made a Motion to elevate Alternate Mr. LaRoche to a regular member for tonight's meeting. Mr. Cribbie seconded with all in favor 6-0.

APPROVAL OF NOVEMBER 2, 2016 AGENDA: Mrs. Downs requested that the Madison Energy Advisory Committee be removed from the agenda. Mr. Smith moved, seconded by Mr. Cribbie to approve the agenda of the November 2, 2016 as amended. All in favor 7-0.

APPROVAL OF OCTOBER 5, 2016 MINUTES: Edits made and Mr. Littlefield moved, seconded by Mr. Cribbie, to approve the minutes as amended. The motion passed.

PUBLIC COMMENT: Mr. Ohlson opened the meeting for public comment. Mr. & Mrs Fletcher are in the process of purchasing the yellow Bed and Breakfast on Rt 113 in the Village District which is currently owned by Nancy Carlson. Their intent is to open the Inn for overnight guests as allowed in the Village District Zoning Ordinance and maybe a cafe for coffee and pastries, which would be open to the public. They are keeping the same footprint for the structure and only expect to have a couple of tables; 90% of their business would be take-out. There would be no waitstaff; all counter service. They want to make certain that they are following the correct procedures and want to become a part of the Madison community.

-Mrs. Downs questioned whether there was a ZBA issue.

-Mr. LaRoche stated that it is a permitted use in that District with a Special Exception from the ZBA and that all life safety issues would be reviewed by the Fire Chief -Mr. Arruda stated that the State would handle any cafe/food offerings and the parking issue

would be reviewed by the Planning Board. They would most likely have to use a paper plate service in the cafe.

-Mr. Cribbie stated that with the wetlands in the area the lot would definitely need plans and delineation.

-Mr. Ohlson read the Zoning Ordinance, confirming that a full Site Plan Review would be needed and the requirements can be found on the town website. Mr. Ohlson offered his assistance if the Fletcher's needed his assistance in the coming months.

Mr. Ohlson closed the meeting for further Public comment.

OLD BUSINESS

CIP UPDATE - Mrs. Downs met with the Fire Chief, the Finance Director Su Stacey, Highway Department, Library and School Board. Mrs. Downs expressed a concern that there needs to be a more formal CIP Committee which would include members of the Planning Board, Budget committee and BOS. Currently, once the inputs have been submitted by the various department and the CIP spreadsheet updated, the numbers have already been changed by the Budget Committee or the Selectmen. Mrs. Downs stated that a clean CIP needs to be included in the Town's Annual Report. Mr. Cribbie suggested that the CIP only needs to be developed and then handed off for tweaking by the Budget Committee and the Selectmen.

NEW BUSINESS - None

CHAIRMAN'S REPORT - Mr. Ohlson inquired about the progress on Banfield Hollow. Mrs. King reported that Mr. Bisio received the Planning Board Notice of Decision which explained the timeline and requirements for the installation and operation of the 2 30,000 gallon cisterns. Mr. Bisio has also updated Mr Boyd, Building Inspector with his progress.

SELECTMAN'S REPORT - At the last Selectmen's meeting, Mr. Arruda reported that the 2017 budget has been set and the tax rate is increasing by \$.05 over 2016.

CORRESPONDENCE - None.

ADMINISTRATION - The new 2017 Land Use Handbook have been ordered.

ADJOURNMENT - Mr. Cribbie made a Motion to adjourn; Mr. Smith seconded. All in favor.

The next meeting is December 7, 2016.

Respectfully Submitted,

Colleen King
Land Use Boards Administrator

Note: These minutes were approved at the December 7, 2017 meeting.