**MADISON PLANNING BOARD**

**APPROVED MINUTES**

**JANUARY 4, 2017**

**PUBLIC HEARING and REGULAR MEETING**

**ATTENDANCE:**

Chair - Marc Ohlson - Present Noreen Downs - Present

David Cribbie - Present Paul Littlefield - Present

John Arruda, BOS Rep - Present

Recording Secretary: Colleen King

**POSTING DATE and LOCATIONS**: 12/15/16 at Madison Town Hall - upper and lower levels, Madison and Silver Lake Post Offices, Conway Daily Sun 12/17/16.

**OTHERS PRESENT**: Mr. Ronald Briggs, agent for the applicant and Mr. Steven Dolan, 77 Brookstone, abutter.

**CALL TO ORDER**: Mr. Ohlson called the meeting to order at 7:02pm

**APPOINTMENT OF ALTERNATES**: None

**APPROVAL OF AGENDA**: Mrs. Downs moved; seconded by Mr. Cribbie to approve the agenda of January 4, 2017. Motion passed.

**APPROVAL OF THE DECEMBER 7, 2016 DRAFT MINUTES**: Edits made and Mrs. Downs moved, seconded by Mr. Littlefield to approve the minutes as amended. Motion passed.

**PUBLIC COMMENT**: None.

**PUBLIC HEARING:**

**CASE # 16-08** - Subdivision application of Ronald Briggs, agent for Donna Marie Nichols, Trustee of the Wilfred J. Therrien revocable Trust, for property located at 138 Bolder Road, Tax Map115, Lot 45, in the Rural Residential District, to subdivide a 20.7 acre lot into 4 lots of 11.92ac, 2.07ac, 2.88ac, 3.86ac using the existing frontage on Boulder Road.

Mr. Ohlson reviewed the application as substantially complete. Mr. Arruda moved and Mrs. Downs seconded to accept the application as complete. Motion passed.

Mr. Briggs presented the case as follows: In September 2016, there was a preliminary hearing and there were some concerns with the plans which he addressed tonight.

All new driveways now exceed the 200' sight distance requirement and included a copy of a letter from NH DOT District 3 addressing the State owned portion of Boulder Road. The driveway permits will be issued once the lots are conveyed and construction begins.

Mr. Briggs stated that the 4 lot sizes are of useable land, which excludes poorly drained soils and slopes over 35%:

Lot 1 - 11.9ac useable land and road frontage of 266', Lot 2 - 2.06ac useable land and road frontage of 265', Lot 3 - 2.74ac useable land and road frontage of 598', Lot 4 - 2.66ac useable land and road frontage of 206'.

There are test pits on each lot which allow for the 4000sf area for sewage disposal and a well location depicted for each lot which meets all setback requirements.

The boundary line between lots 1 and 4 is on a curve to accommodate possible development in the distant future.

There are DES Septic Approvals for Lots 2, 3 & 4 which are less than 5 acres each.

**QUESTIONS FROM THE BOARD**

Mr. Ohlson asked for clarification of the road radius. Mr. Briggs explained that Lot 1 (11.9ac) may someday be developed and the boundary line between Lots 1 & 2 and Lots 1 & 4 would be the edge of the 50' ROW to provide access. The building envelope setback for Lot 2 is shown as 75' from the center of the road, inc are a road were to be constructed there in the future. There is no dedication of land today for any future development. The curve was used to avoid useless land and allow a better use for a future ROW.

Mr. Cribbie asked if there was any monumentation on either side curve of the radius and although he has never seen anything like this, it does make sense. He expressed concern that a homeowner or a person who is not a surveyor, would be unable to mark out their property lines. Mr. Briggs agreed to identify a midpoint of the radius on the plan.

Mr. Cribbie also questioned the wetland soils on Lot 4. Mr. Briggs stated that although the front and rear soils are connected by upland soils, a wetlands permit would be needed to put in a driveway.

Mrs. Downs inquired about the location of the burrow pit which is referenced in the notes. It is on the line of Lot 2.

Mrs. Downs asked about the wells on Lots 9, 11, 13 & 15. Mr. Briggs explained that these wells were drilled after 1989 and are located in Banfield Hollow. He put these on the plans for the protection of Mr. & Mrs. Nichols. Mrs. Downs asked that Banfield Hollow be identified on the drawing.

**PUBLIC COMMENT**:

Mr. Olson opened the hearing for Public Comment.

Mr. Steven Dolan of 77 Brookstone stated that he was unaware of the reduced radius.

Hearing no further public comment, Mr. Ohlson closed the public portion of the hearing.

**BOARD DISCUSSION**:

There was a discussion about the wetlands on Lot 4.

Mr. Ohlson and Mrs. Downs requested that a mid-point marker on the curve be included on the plan. Mr. Briggs agreed.

**MOTION**:

Mrs. Downs made a Motion to approve Case #16-08, for a 4 lot subdivision with the following conditions:

1. A slight modification will be made where the radial line divides Lot 1 & 4 and a

mid-point marker will be added with two angled lines,

 2. Add Banfield Hollow to note #5,

 3. Add the date that the monuments are set and include on plans,

 4. Mylar will be signed out of session by the Chair.

Motion seconded by Mr. Cribbie. Motion passed.

**OLD BUSINESS**:

Review of Accessory Dwelling Unit

Mr. Olhson stated that there may be language and timing issues to address.

Mrs. Downs explained how Effingham has been handling ADUs. There is a checklist for the Building Inspector to follow and also the gross living area is different. She believes that eating, sleeping, cooking and sanitation all needs to be addressed.

General discussion that detached ADUs need to meet setbacks.

Mr. Arruda will get the checklist to the Building Inspector.

**CHAIRMAN'S REPORT**: None

**SELECTMAN'S REPORT** – Mr. Arruda reported that the budget is almost complete and there will be a 2017 Warrant Article to change the position of Road Agent from elected to appointed. The present Road Agent is retiring in March 2018.

**ADMINISTRATION**: None

**ADJOURNMENT**

Mr. Cribbie made a Motion to adjourn, seconded by Mrs. Downs. Motion passed.

The Hearing adjourned at 7:55pm

The next meeting is February 1, 2017.

Respectfully submitted,

Colleen King

Land Use Boards Administrator

***These minutes were approved at the February 1, 2017 Planning Board Meeting.***