



**TOWN OF MADISON  
PLANNING BOARD  
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**APPROVED MINUTES  
APRIL 5, 2017**

**ATTENDANCE:**

Marc Ohlson, Chair - Present

Paul Littlefield – Present

Paul Marks – Present

John Arruda, BOS Rep – Present

Noreen Downs, Vice-Chair - Present

David Cribbie - Present

Philip LaRoche - Present

Andrew Smith - Excused

Administrator: Colleen King

**POSTING DATE and LOCATIONS:** 3/22/17 at Madison Town Hall -upper and lower levels, Madison and Silver Lake Post Offices

**OTHERS PRESENT:** Paul King and Roger Cyr

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

**APPOINTMENT OF ALTERNATES:** Mr. Ohlson called for a motion to elevate Alternate Phil LaRoche to a full Member for tonight's meeting, Mr. Cribbie moved and seconded by Mrs. Downs. All Approved.

**APPROVAL OF AGENDA:**

Mrs. Down requested an addition to the agenda: under Old Business, add ADU Proposed Revisions. Mr Ohlson requested to add Election of Officers, under Administration.

Mr. Littlefield motioned to approve the amended agenda for April 5, 2017

Mr. LaRoche seconded. All approved.

**APPROVAL OF THE MARCH 1, 2017 DRAFT MINUTES:**

Mrs. Downs moved, seconded by Mr. Littlefield to approve the minutes as written. All approved.

**PUBLIC COMMENT:** None

**CASE #17-02**

**Preliminary Review** for a 2 Lot Subdivision from Paul L. King, agent for Roger J. Cyr Jr., Trustee of the Fat Boy Realty Trust, for property located on East Madison Road, Tax Map 247 Lot 27, in the Rural Residential District.

**CASE #17-03**

**Preliminary Review** for a Boundary Line Adjustment from Paul L. King, agent for Roger J. and Anne T. Cyr Jr., property located on East Madison Road, Tax Map 247 Lot 20, in the Rural Residential District.

Mrs. Downs clarifies that Cases #17-02 and #17-03 are requesting a Preliminary Review, which does not require a public hearing.

For purposes of this Preliminary Review, Mr. King and Mr. Cyr explained that the proposal as a whole. The properties are lots of record and a lot line adjustment is requested from Map 247 Lot 20 to add acreage to Map 247 Lot 27 lots and then subdivide Map 247 Lot 27 into a 2-Lot subdivision.

Mr. Ohlson stated that the Boundary Line Adjustment must be done first. Mr. Cyr asked if both cases could be heard at the same meeting. Mrs. Downs stated that the request for a Boundary Line Adjustment would be heard first and then there would be Public Hearing for the 2-Lot Subdivision. Both cases could be heard on the same night.

Mr. LaRoche asked if the Town regulations for topography would be addressed. After some discussion, Mr. Ohlson stated that the applicant is expected to follow the subdivision regulations regarding topography.

Hearing no further questions from the Board, the applicant stated that once the snow melts and a certified plan can be drawn, they will return for a Boundary Line Adjustment and a Public Hearing for a 2-Lot Subdivision.

**OLD BUSINESS:**

**ADU Proposed Wording**

Mrs. Downs reviewed the proposed criteria for Accessory Dwelling Units (ADU) and handed out the current Madison Zoning Ordinance for ADUs. After much discussion and edits, it was agreed that the Board should review the wording a second time and finalized the wording in preparation of a Public Hearing in June. Mr. Ohlson stated that in May, the Board will do a line by line review of the proposed changes to the ADU Ordinance and clarified that once there is a Public Hearing, any application must adhere to the changes, even though the Town will not vote on them until March 2018.

**NEW BUSINESS:**

**Election of Officers**

Mr. Cribbie nominated Mr. Ohlson as Chair; Mr. Littlefield seconded.

Mr Ohlson accepted. All approved.

Mr. Ohlson nominated Mrs. Downs as Vice-Chair; Mr. Cribbie seconded.

Mrs. Downs accepted. All approved.

**CHAIRMAN'S REPORT:**

None

**SELECTMAN'S REPORT:**

Mr. Arruda stated that the 2016 Town Meeting of 2.5 hrs and voting was successful, in spite of the reschedule of voting due to the snowstorm on voting day. Mr. Arruda was voted in again as Chair of the Board of Selectmen.

**ADMINISTRATION:**

Mrs. King reminded the Board that the Annual Spring Planning and Zoning Conference in Concord is Saturday April 29.

Board membership was reviewed – there were 3 members voted in at Election Day. Mr. Paul Littlefield (term to 2018), Mr. Paul Marks (term to 2020) and Mr. Andrew Smith (term to 2020). There are also 2 Alternate positions vacant, for a 1-year term and a 2-year term.

Mr. Ohlson welcomed Mr. Marks as a new member of the Planning Board and asked if he would like to introduce himself. Again Madison is very fortunate to have members who bring so much experience to the Planning Board.

**ADJOURNMENT**

Mr. Cribbie made a Motion to adjourn, seconded by Mrs. Downs. Motion passed. The meeting adjourned at 8:15pm.

The next meeting is May 3, 2017.

Respectfully submitted,

Colleen King  
Land Use Boards Administrator

**These minutes were APPROVED at the May 3, 2017 meeting.**