



**TOWN OF MADISON
PLANNING BOARD**

PO BOX 248

MADISON, NEW HAMPSHIRE 03849

planning@madison-nh.org

Phone: 603-367-4332 x302 Fax: 603-367-4547

**APPROVED MINUTES
SEPTEMBER 6, 2017**

MEMBERS PRESENT: Chairman Marc Ohlson, David Cribbie, Paul Littlefield, Andrew Smith, Selectmen's Rep. John Arruda

MEMBERS EXCUSED: Noreen Downs, Paul Marks and Alternate Philip LaRoche.

OTHERS PRESENT: Colleen King, Land Use Administrator and Madison TV Videographer Carol Dandeneau.

POSTING DATE and LOCATIONS: 08/23/17 at Madison Town Hall -upper and lower levels, Madison and Silver Lake Post Offices.

CALL TO ORDER: Chairman Ohlson called the meeting to order at 7:05pm.

APPOINTMENT OF ALTERNATES: A quorum was present with no alternates to appoint.

APPROVAL OF AGENDA: **Motion** by Mr. Cribbie, seconded by Mr. Arruda to approve the September 7, 2017 Agenda. **The motion passed unanimously.**

CAPITAL IMPROVEMENT PLAN (CIP): Mrs. Downs will meet with Mrs. King before the next meeting and review input from Department heads.

APPROVAL OF THE AUGUST 2, 2017 DRAFT MINUTES: Chairman Ohlson recommended that the words 'Ledge Pond Road Excavation' be inserted in the first paragraph first sentence on page 2 after the word 'reviewed'. Mr. Smith made a **Motion** to accept the Minutes as amended; Mr. Littlefield seconded. All Approved.

PUBLIC COMMENT: None

OLD BUSINESS:

Accessory Dwelling Units (ADU): Building Inspector Bob Boyd presented handouts of the Madison Zoning Ordinance lead a discussion on the new State ADU Law which became effective June 1, 2017. The current wording in the Madison Zoning Ordinance on ADUs complies with the new State Law requirements; however, there are some State Law requirements which need to be addressed as the State Law supersedes the Town ordinance.

- The State requires that ADUs shall be allowed in any district that allows single family dwellings; in the Village District of Eidelweiss (VDOE), currently no ADUs are allowed, only single family dwellings are allowed. This wording must be changed in the Town Zoning to allow ADUs in VDOE. This change is not an option.

- The State requires an interior door must be provided between the primary dwelling and if a contiguous ADU. Ordinance 11.4 should add 'interior door'.

- The State does allow the Town to require the owner maintain one of the dwelling units as their primary residence, provide adequate parking and maintain the exterior to look like a single family dwelling.

- The Town's ADU definition should be reworded to align with the State's definition.

- Zoning Ordinance Article 4.6A allows accessory buildings and states one dwelling unit per lot. This wording would have to be changed to indicate the allowance of ADUs.

Mrs. King suggested that the Public Hearing be at the October or November meeting. Mr.

Ohlson suggested that the wording be ready for the October meeting and the Public Hearing be in November. Mrs. King will meet with Mr. Boyd.

Ledge Pond Road Excavation: Mr. Ohlson read the correspondence from the Town and from Mr Colman regarding the excavation on the Colman property. Selectman Arruda reported that the Town has a parallel discussion with Colman regarding the placement of the Class VI road. Mr Arruda suggested a non-public joint session at the September 19, 2017 Selectmen meeting with the Planning Board members and the Town Attorney to discuss this issue. All agreed.

NEW BUSINESS: 2018 Zoning Changes

Mr. Boyd presented the definitions of 'stone walls' and 'bridge' to be added to the Ordinances. These would be included in the November Public Hearing.

CHAIRMAN'S REPORT: Chairman Ohlson reminded that Board of the Law Lecture Series on Saturday September 23 in Gorham. If any members want to attend, please tell Mrs. King.

Mr. Ohlson also reviewed SB 191 Keno games are only allowed at facilities which have a valid liquor license and that towns have voted to allow Keno.

SELECTMAN'S REPORT: Selectman Arruda reported that a subcommittee has been formed to write up a job description for the Director of Public Works. This committee will also conduct the preliminary interviews.

CORRESPONDENCE: There are 3 Voluntary Mergers which need to be signed by the Chairman:

Perry Builders, Map 103/ Lots 065 & 066, Lucerne Drive

Willwerth, Map 114/ Lot 015 & 066, Bristenstock Drive

Adami, Map 108/ Lot 042 & 043, Eidelweiss Drive

ADMINISTRATION: 2018 Budget review will be reviewed at the October meeting.

ADJOURNMENT: Mr. Smith made a **Motion** at adjourn; Mr. Cribbie seconded. All Approved. The meeting adjourned at 8:40pm.

Respectfully submitted,
Colleen King
Land Use Administrator

These Minutes were APPROVED at the October 4, 2017 meeting.