



**TOWN OF MADISON  
PLANNING BOARD**

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**Planning Board Draft Minutes  
February 8, 2018**

**MEMBERS PRESENT:** Chairman Marc Ohlson, Noreen Downs, Paul Marks, Paul Littlefield

**MEMBERS EXCUSED:** David Cribbie, Andrew Smith, Alternate Phil LaRoche, Selectman John Arruda.

**OTHERS PRESENT:** Colleen King, Land Use Administrator, Amy Boyd, Madison TV Videographer, Ron Briggs, Jason Fougere, Elwood MacLlarky

**POSTING DATES AND LOCATION:**

January 31, and February 6, 2018 (Snow storm reschedule).

**CALL TO ORDER:** Chairman Ohlson called the meeting to order at 7:08pm

**ELEVATION OF ALTERNATES:** No Alternates present.

**APPROVAL OF AGENDA:** Mr. Marks made a MOTION to approve the agenda; Mr. Littlefield seconded. All Approved.

**APPROVAL OF THE JANUARY 3, 2018 DRAFT MINUTES:**

After review, Mrs. Downs made a MOTION to approve the January 3, 2018 minutes; Mr. Marks seconded. All Approved.

**PUBLIC COMMENT:** Mr. Ohlson opened and closed the Public Comment portion as no one was present to speak.

**PRELIMINARY REVIEW:**

**A) LOT LINE ADJUSTMENT:** Mr Ron Briggs, Project Suryeyor, representing the property owners for 2 lots on Map 105 - Lot 108 on Interlaken Circle and Lot 110 on Middle Shore Drive. Currently there is a house on Lot 108 and 110; Lot 109 has frontage on both road and is currently a vacant lot. The proposal is to split Lot 109 with 1/2 going to Lot 108 and the other 1/2 going to Lot 110. Once the boundary lines are adjusted, Lot 109 would no longer exist. In terms of frontage and area, both lots 108 and 110 are pre-existing non-conforming and this lot line adjustment would reduce the degree of non-conformity on both lots.

Mr. Marks inquired if Lot 109 is a buildable lot now. Mr. Briggs stated that most likely it is as it is larger than Lot 110. Mr. Ohlson asked about the current ownership of the lots. Lot 109 is owned by Daniel and Wendy Picard; Lot 110 is owned by Aaron and Lonnie Picard. There would be two lot line adjustments: Parcel A which is currently owned by Elizabeth Ginsberg and Lawrence Sodano, is 1/2 of Lot 109 and would become part of Lot 108. The northerly half of Lot 109, Parcel B, would become part of Lot 110 and then Lot 109 goes away. Mr. Marks confirmed that the approval for the boundary line adjustment is the vehicle which allows the lot 109 to go away and become parts of Lot 108 and 110. Mr. Littlefield stated that it appears that one lot owner is splitting his lot and selling half each to lot owners on either side.

Mr. Marks suggested that a contingency be put on any approval and Mr. Briggs agreed that this would be appropriate in this unique situation. Mr. Ohlson stated his main concern is that oath Deeds show that Lot 109 is gone and becomes part of the new recorded Lots 108 and 110. Mr. Briggs stated that both deeds will be recorded at the same time and each lot will have a statement on their deed and plans referring to the addition of a portion of Lot 109 to each lot. Mr. Briggs also confirmed that the pin will be set on the new boundary line. Mrs. Downs is fine with this proposal. A full application will be present in the April/May timeframe.

#### **B) HOLLYWOOD BOXING AND DANCE:**

Mr. Jason Fougere and Mr. Elwood MacLarky presented their preliminary plans for a fitness center, Hollywood Boxing and Dance, located at White Mountain Highway, Map. /Lot. . Their goal is to use the existing site plan from the property folder and asked if it is acceptable. Mrs. Downs inquires on the number of parking spaces. Mr Fougere said there would be approximately 14 parking spaces. Mr. Ohlson confirmed with Mr. Fougere that there would not be any additions to existing structures or any increase to the existing footprint on the lot which is zoned commercial. The hours of operation would be 8am to 10pm; however, in the beginning, the hours would probably be 4pm to 10pm. Mr. Ohlson asked about the number of people expected at any one time. Mr. MacLarky stated 10 at the most. They would also be using the existing 4'x8' sign structure. Mrs. Downs asked about bathrooms. There is an existing oversized bathroom and it shares the septic with the house on the property. Mr. Ohlson stated that if nothing had existed on the property before, then a site plan would be needed; however, because a business existed there already and there is no structure or footprint change, just a new CAD drawing will be needed. Mr. Fougere will apply for a March hearing.

#### **NEW BUSINESS:**

##### **A) VOLUNTARY MERGER OF LOTS**

Mr. Ohlson review the Voluntary Lot Merger application for Map 38 and Lots E131 and E132. The application included the original deeds of both lots, the new deed for the merger lot, along with the Chairman's signature approval. Mrs. King will forward to the Carroll County Registry of Deeds.

**CHAIRMAN'S REPORT: NONE**

**SELECTMAN'S REPORT: NONE**

**ADMINISTRATIVE REPORT:**

Mrs. King suggested that a Change of Use Form become part of the Site Plan Regulations. This will be discussed at a later meeting.

**ADJOURNMENT:**

Mr. Marks Motion to adjourn; Mr. Littlefield seconded. All Approved. The meeting adjourned at 7:55pm.

DRAFT