



**TOWN OF MADISON
PLANNING BOARD**

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**APPROVED MINUTES
January 3, 2018**

MEMBERS PRESENT: Chairman Marc Ohlson, David Cribbie, Noreen Downs, Paul Marks, Paul Littlefield, Andrew Smith and Alternate Phil LaRoche.

MEMBERS EXCUSED: Selectman John Arruda.

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

POSTING DATE and LOCATIONS: 12/13/17 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 7:00pm.

APPOINTMENT OF ALTERNATES: Mrs. Downs made a Motion to elevate Alternate Phil LaRoche, seconded by Mr. Marks. All Approved.

APPROVAL OF AGENDA: **Motion** by Mr. Smith seconded by Mrs. Downs to approve the January 3, 2018 Agenda with edits. The motion passed.

APPROVAL OF THE DECEMBER 6, 2017 DRAFT MINUTES: The Draft Minutes were reviewed and edits made. Mr. Cribbie made a **Motion** to accept the Minutes as amended; Mr. LaRoche seconded. All Approved.

PUBLIC COMMENT: Mr. Rick Gaudreau of 50 Buckingham Drive, PO Box 171, Conway, NH appeared before the Board to review the relocation history of his snowmobile, ATV and small engine repair business to 1454 NH Rt. 16, Map202/ Lot 33 in Madison. This is a 2.19 acre lot zoned Commercial 1& 2, with a second approved business, T-P Storage located in a separate building on the same lot. Mr. Gaudreau was present as a result of an abutter complaint from a

previous meeting in November 2017. Mrs. Colleen Cormack whose property in Albany abuts Mr. Gaudreau's business was concerned with the noise level on the property. Mr. Ohlson read aloud the memo written by Mrs. King regarding her meeting with Mr. Gaudreau in March 2017. At that time, there was no need for a Site Plan Review or Planning Board approval as this business would not have any changes to the exterior of the building or structural changes to the interior of the building.

During the course of the discussion, it was discovered that the noise is most likely from the snowmobiles driving off the trails for repairs. The trails are on land owned by Buzz Coleman, who gave Mr. Gaudreau written permission to use his trails to test drive the sleds. Mr. Gaudreau stated that the new sleds are very quiet. Mr. Ohlson explained that, unlike Albany, Madison does not have a noise ordinance. The Public Comment session was then closed. Mr. Ohlson stated that any potential noise issue could be addressed with the implementation of a Change of Use form. Mr. Ohlson suggested that the Planning Board Rules of Procedure should be reviewed at a future meeting and a Change of Use form be implemented for changing businesses.

NEW APPLICATIONS: None

OLD BUSINESS:

CAPITAL IMPROVEMENT PLAN (CIP): Mrs. Downs reviewed the current changes and the impact of the school mold issue. Budget will be very tight going forward. It is critical that each department review their capital needs and avoid surprises. Mr. Cribbie, also a member of the Madison Fire Department, stated that there are 5 items which have been pushed out over the past several years and now those items need to be addressed. Mrs. Downs suggested that a separate sub-committee be formed under the Budget Advisory Committee and then report back to Planning Board. Mr. LaRoche asked if it is a statutory function under Planning Board. Mr. Smith stated that it is statutory but the Planning Board has 'no teeth in the game' with the CIP. Mr. Ohlson emphasized that it is more of a budgetary tool. Mrs. Down will forward the final CIP to Mrs. King for inclusion in the Town's Annual Report.

2ND PUBLIC HEARING

Mr. Ohlson opening the Public Comment session of the 2nd Public Hearing on Zoning Warrant Articles on the definition and wording of the Accessory Dwelling Units and the definition of 'stonewalls'. Hearing no comments, Mr. Ohlson closed the Public Comment session and reading an email from Laura Spector, the Town Planner regarding the wording for the ballot.

A **Motion** was made by Paul Littlefield and seconded by Paul Marks to forward these Warrant Articles to the ballot. No discussion and all approved.

CHAIRMAN'S REPORT: None

SELECTMAN'S REPORT: None

CORRESPONDENCE: None

ADMINISTRATION: None

ADJOURNMENT: Mr. Smith made a **Motion** at adjourn; Mr. Cribbie seconded. All Approved.
The meeting adjourned at 8:20pm.

Respectfully submitted,
Colleen King
Land Use Administrator

These Minutes were APPROVED at the February 8, 2018 Planning Board Meeting.