



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
JUNE 6, 2018**

MEMBERS PRESENT: Chairman Marc Ohlson, Paul Littlefield, David Cribbie & Paul Marks

MEMBERS EXCUSED: Andrew Smith, Selectman John Arruda , Alternate Phil LaRoche

OTHERS PRESENT: Colleen King, Land Use Administrator, Dana and Ruthie Iverson,
Kathy and Rich Laracy

POSTING DATES AND LOCATIONS: May 24, 2018 at the Madison and Silver Lake Post
Offices, and Madison Town Hall, upper and lower levels.

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

ELEVATION OF ALTERNATES: None to elevate.

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

APPROVAL OF May 2, 2018 MINUTES: Mr. Marks made a MOTION to approve as
amended; seconded by Mr. Littlefield. All Approved.

PUBLIC COMMENT: Mr. Ohlson opened the meeting for Public Comment.

The Iversons and the Laracys requested a boundary clarification of the Town-owned Conservation land, on Map205/Lot 19, known as the Wold Lot. The Iversons own Lot 18 (aka lot 7) on Deer Trot Lane, which is a private road in the Deer Trot Homeowner's Association. According to their deed, which was presented at the meeting, they are granted "*together with the right to cross over the strip between Lots 5 and 7*" (currently known as Lots 18 &20) "*for the construction of a driveway access to said lot and for all purposes for which driveways are customarily used in the Town of Madison.*" Mrs. Laracy, President of the Deer Trot Homeowner's Association presented an old survey done by Thorne Survey, which showed a dotted line across the ROW on Town land Lot 19 and she believed that one side of the dotted line was common area belonging to the Deer Trot Association.

After reviewing the Deeds and maps by the Planning Board members, Mr. Ohlson concluded the following:

1. Deer Trot Lane is a private road.
2. Lot 19 is Town- owned Conservation land known as the “Wold Lot”.
3. The dotted line on the Lot 19 ROW has no significance to lot boundaries.
4. The ROW on Lot 19 is deeded to the Iverson’s for the construction of a driveway.
5. The ROW for Lot 18 is also cited in the original deed of Lot 19 to the Town.
6. The Iverson’s have the right to construct a driveway over the ROW.
7. This ROW has no bearing on the Deer Trot Homeowner’s Association at all.

The Iversons and Laracys thanked the Board for their help in clarifying this situation.

Hearing no further comments, Mr. Ohlson closed the Public Comment portion of the meeting.

PUBLIC HEARING: None

NEW BUSINESS:

Voluntary Merger of 2 pre-existing lots on 43 Little Shore Drive, Map 104/ Lots 163 & 164.

The Board reviewed the Voluntary Merger request and Mr. Ohlson signed the Merger Document. Mrs. King will forward to the Board of Selectmen.

Class VI Road Waivers

Mr. Ohlson explained that per RSA 674:41, the Planning Board is asked to review and comment on all Class VI Road Waivers, which come before the Selectman. There are 2 Class VI Waivers for review and comment tonight.

1. **Madison Mountain Road** -This property already has a structure on the lot and is requesting a building permit to add a deck. The Board had no comment.
2. **Mt. Washington Drive** –A building permit is requested to repair the sunroom exterior wall and the wall height/vertical will be altered. The Board had no comment.

CHAIRMAN'S REPORT: Mr. Ohlson commented on the Right-To-Know inquiries by the abutters on Ledge Pond Road. Although there is nothing new to report as all requests have been submitted in full, he stated that there are separate issues with DES and the Board of Selectmen which need to be resolved. Mr. Ohlson requested that Mrs. King inquire about the possibility of a joint non-public session with DES, Planning Board & their attorney and the Selectmen & Town attorney regarding a plan of action.

SELECTMEN REPORT: None

ADMINISTRATION/CORRESPONDENCE: Mrs. King presented a letter of inquiry from the Selectmen regarding the integration of Zoning Ordinance changes which were voted in at Town meeting. This will be completed within a month’s time.

Mr. Cribbie suggested that Mrs. Noreen Downs be contacted about becoming an Alternate for the Planning Board. The Board members agreed that she would be an excellent choice.

Mrs. King will contact her.

ADJOURNMENT: Mr. Cribbie made a MOTION to adjourn; Mr. Littlefield seconded.

Meeting adjourned at 7:35pm

MINUTES TAKEN BY: Colleen King, Land Use Administrator