



**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

**PLANNING BOARD APPROVED MINUTES
DECEMBER 5, 2018**

MEMBERS PRESENT: Chairman Marc Ohlson, Paul Littlefield, Paul Marks, Dave Cribbie

MEMBERS EXCUSED: Selectman John Arruda, Alternate Phil LaRoche

OTHERS PRESENT: Carol Dandeneau- Madison TV

POSTING DATES & LOCATIONS: November 21, 2018 at the Madison and Silver Lake Post Offices and the Madison Town Hall, upper and lower levels.

CALL TO ORDER: Chairman Ohlson called the meeting to order at 7:06pm.

ELEVATION OF ALTERNATES: None to elevate.

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

APPROVAL OF THE NOVEMBER 7, 2018 DRAFT MINUTES: Minutes were reviewed with minor edits made. 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. Hearing none, Mr. Ohlson closed the meeting for Public Comment.

PUBLIC HEARING: None

CHAIRMAN'S REPORT: Nothing to report.

SELECTMEN'S REPORT: Nothing to report.

ADMINISTRATIVE/CORRESPONDENCE:

1. Change of Use Form - The Board read the final draft aloud. It will be read and reviewed at the January 2, 2019 meeting and then forwarded to the Board of Selectmen for final approval.

2. 2019 Meeting Schedule and Application Deadline - The dates were reviewed and it was agreed that the July meeting will be held on July 3, with an application deadline of June 11. Mrs. King will post the new schedule.

Madison Planning Board
Meeting Minutes
December 5, 2018
Page 1 of 2

3. Right-To-Know - Mr. Ohlson read a letter from the Board of Selectmen to all Boards and Committees regarding the Right-To-Know requirements and the videotaping of all meetings. All meetings open to the public must allow Madison TV to videotape the meeting in its entirety.

4. Road Waivers- There were 2 Class VI/Private Road Waivers to be reviewed. This review by the Planning Board is per RSA 674:41. The first review was for property located on Grove Ln and Mudd Ln for a solar array installation. The second review was for property located on Jenkins Road for new siding. Both waiver requests have structures already on the property. The Planning Board had no comment on either waiver request.

5. Legal Advice re: Road Waivers - Mrs. King consulted with the Planning Board Attorney regarding Class V, Class VI and Private Road Waivers. Mr. Ohlson read the non-confidential email response from Atty Spector-Morgan, as follows:

"I believe your question relates to RSA 74:41 which, at base, requires all lots to have frontage on a Class V or better road in order to erect a building on the lot as of right. You indicated that that the application at issue involves the replacement of siding and maybe a window on an existing house on a lot with frontage on a private road. Because this does not involve the erection of a building, RSA 674:41 does not apply, and I do not know why the application has been sent to the Planning Board. The Planning Board does have to review applications for permits for new building if the lots on which those buildings are proposed only have frontage on a Class VI or private road (unless that Class VI or private road is shown on a subdivision plan previously approved by the Planning Board, in which case a building permit should be issued as of right.) In cases where the Planning Board does review the applications, the Planning Board's role is only review and comment. The Planning Board sends its comments back to the Board of Selectmen, which then decides whether or not to issue the permit. If the permit is issued, the property owner is required to record notice of the limits of the municipal responsibility and liability at the registry, but it is up to the BOS to enforce that, not the Planning Board."

6. January Work Session - Mrs. King suggested that starting at the January 2, 2109 meeting, that a work session be on the agenda to review specific zoning articles. Zoning Article 1.3B will be reviewed at that meeting.

ADJOURNMENT: Mr. Marks made a **MOTION** to adjourn; Mr. Cribbie seconded. All Approved. The meeting adjourned at 7:43pm

MINUTES TAKEN BY: Colleen King

These Minutes were APPROVED at the January 2, 2019 Planning Board meeting.