



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
FEBRUARY 6, 2019**

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

MEMBERS EXCUSED: Selectman John Arruda

OTHERS PRESENT: Tim Nolan- Madison TV, Colleen King – Land Use Administrator, Wesley Smith

POSTING DATES & LOCATIONS: January 30, 2019 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 7:02pm.

ELEVATION OF ALTERNATES: Mr. Cribbie made a MOTION to elevate Alternate Mr. LaRoche to
a full member of the Board; Mr. Littlefield seconded. All Approved.

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

APPROVAL OF THE JANUARY, 2018 DRAFT MINUTES: Minutes were reviewed with minor edits
made. Mr. LaRoche made a MOTION to approve as amended; seconded by Mr. Cribbie.
All Approved.

PUBLIC COMMENT: Mr. Ohlson opened the meeting for Public Comment.
Hearing none, Mr. Ohlson closed the meeting for Public Comment.

PUBLIC HEARING: Case # 19-02 Boundary Line Adjustment– for agent Wesley Smith of Thaddeus
Thorne Surveys, Inc, for property located at 2 West Bergamo Road/Little Shore Drive, Map 104/Lot 101,
owned by William and Lynne Oxford and for property located at 4 West Bergamo Road, Map 104 /Lot
103 owned by Oxford Madison Realty Trust in the Village District of Eidelweiss, to exchange an equal
amount of land for the construction of a garage on 2 West Bergamo Road Map 104/Lot 101.

Mrs. King confirmed that all abutters/agents were notified by certified mail, all fees were paid, notices
were made in the Conway Daily Sun, the Silver Lake and Madison Post Offices and Town Hall upper and
lower levels. This case is continued from the January 2, 2019 meeting.

Mr. Wes Smith of Thorne Surveys representing the property owners, explained their proposal. The Oxfords & Oxford Madison Realty Trust own 2 adjacent properties Map 104 Lot 101 on 2 West Bergamo Road and Map 104 Lot 103 on 4 West Bergamo Road. They want to remove an existing boundary line of one lot in exchange for an equal amount of land on the other lot. This exchange of land would allow for the construction of a garage to meet setbacks on 2 West Bergamo Road. The water drainage and the steepness of the lot prevents any other placement for the garage and turn-around of their cars. Mr. Marks asked if the square footage of the lots would change. Mr. Smith stated that it was a 100% equal exchange of unusable land and will not impact either lot. Mr. Ohlson asked if the road frontage was impacted with this proposal. Mr. Smith stated that there is no change in road frontage or lot size.

PUBLIC COMMENT: Mr. Ohlson opened the Public Comment portion of the Hearing. Hearing none, he closed the Public Comment portion of the Hearing.

DELIBERATION: None

MOTION: Mr. Marks made a **Motion** to accept this boundary line adjustment as presented; Mr. Littlefield seconded. No discussion. All Approved. Mr. Smith requested that the Mylar be submitted for the Chairman's signature out of session. Mr. Ohlson agreed.

CHAIRMAN'S REPORT: Mr. Ohlson reported that he did receive the information from Paul King on the placement of MacNair Easement and what was represented on the plan from last month was correct. The mylar was signed and recorded and a copy of the Easement Deed is now in the property file. Mr. Ohlson and Mr. Cribbie both submitted their names for re-election to the Planning Board. Town Meeting is Saturday March 16.

SELECTMEN'S REPORT: None

ADMINISTRATION: The following Voluntary Mergers were reviewed and signed:

- 3 lots in Madison Shores
- Map 108/ Lots 141 & 142
- Map 114/ Lots 34 & 35
- Map 105/ Lots 69 & 70
- Map 206/ Lot 31 & 32
- Map 115/ Lots 31 & 32

Mylars for the Hertel and Hubbell applications were submitted for the Chairman's signature.

Mrs. King stated that the new Zoning books are in and should be available by the next meeting.

ADJOURNMENT: Mr. Cribbie made a MOTION to adjourn; Mr. Marks seconded. All Approved. Meeting adjourned at 7:35pm.

Minutes taken by Colleen King, Land Use Administrator

Minutes approved at the March 6, 2019 meeting.