



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES**

**May 1, 2019**

**MEMBERS PRESENT:** Chairman Marc Ohlson; Paul Littlefield; Paul Marks; Dave Cribbie  
Selectman John Arruda

**MEMBERS EXCUSED:** Alternate Phil LaRoche

**OTHERS PRESENT:** Madison TV Carol Dandeneau; Land Use Administrator Colleen King,  
Noreen Downs MEAC Member, and Nancy Cole, VDOE.

**POSTING DATES & LOCATIONS:** April 17, 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 7:00pm.

**ELEVATION OF ALTERNATES:** Not necessary

**APPROVAL OF AGENDA:**

**Motion** by Marks, seconded by Littlefield to approve the agenda.  
The motion passed 5-0.

**APPROVAL OF MINUTES:**

**Motion** by Marks, seconded by Cribbie to approve the minutes of March 6, 2019 as written.  
The motion passed 5-0.

**PUBLIC COMMENT:** Ohlson opened the Public Comment portion of the meeting.  
Nancy Cole, VDOE was approached by the Carroll County Sheriff's Office about a proposal to  
replace the existing 60' tower on top of Oak Hill with a new 120' tower. The tower is a E911  
Repeater Station and is owned by the Sheriff's Department. Cole's wanted to know what the  
procedure would be for this request. There is no financial arrangements between VDOE and the  
Sheriff's department. This is goodwill the E911 purposes only. King will check with the New  
Hampshire Municipal Association regarding the requirements and let Cole know.

Board members expressed the following questions/ concerns:

Marks – With a 120' tower, the guide lines would go further out. Do they know just how far?

Littlefield – Would they need a larger cement pad?

Cribbie – What is the lot size? If there's a height increase, a site plan should be submitted.

Ohlson – would the guide lines be within the a few feet of the lot line?

Marks – At minimum, a plan would need to be submitted with engineered drawings.

Cribbie – The Change of Use form should be filled out & pictures, sketches & plans submitted.  
Ohlson – Would the new 120' tower be lit? A Public Notice Hearing should be held so people know what is planned.

Arruda – Are there FAA lighting requirements?

Ohlson closed the Public Comment portion of the meeting.

**NEW BUSINESS:** The Madison Energy Advisory Board Chair, Noreen Downs explained that they have been working with Revision Energy over the past year to address the energy cost of the Town buildings. Downs presented the plans for the solar array panels which will be located on 2 acres behind the Burke Field ball fields. There will be 364 panels in 2 rows and will not interfere with the access to the Ward Parcel Conservation Land. MEAC verified with the Fire Chief Clark that there will be no issue with future fireworks in the area. This power purchase agreement requires no money down for the town. The plan is to start this summer and complete by December, 2019.

The Planning Board expressed the following concerns/ questions which Downs will bring back to the MEAC: and Revision Energy:

Ohlson - Who removes the panels and frames after the 40 year plan?

Cribbie – What is under the panels? Grass, Stone? If the grass needs to be mowed, is there enough clearance?

Arruda – The bottom row of panels appears to be over a drainage sale. Could it be moved further back, up the hill?

Marks – The framework that the panels sit on should be galvanized steel.

Cribbie – suggested that concrete encasements be installed as they will be going under an active DPW yard. The height of the snow needs to be taken into consideration when planning how high to sit the panels.

Downs will bring their remarks back to the MEAC for discussion and consideration.

**CHAIRMAN'S REPORT:** Nothing to report.

**SELECTMEN'S REPORT:** Nothing to report.

**CORRESPONDENCE/ ADMINISTRATION:** Private Road waiver for review on a Deer Trot Road, a private road for a house approved by the Planning Board. No comment.

Land Use Administrator King arranged a joint PB-ZBA meeting to address zoning ordinance discrepancies to be held on Wednesday June 5, 2019 from 6pm until 7pm. The regular Planning Board meeting will begin at 7pm.

The New Hampshire Planning and Land Use books were distributed to Board members.

King contacted the write-in Planning Board candidates on the March ballot to inquire if they were interested.

The Board held officer elections:

Cribbie made a **MOTION** to nominate Ohlson as Chair; Arruda seconded. Passed 5-0.

Marks made a **MOTION** to nominate Littlefield as Vice-Chair; Cribbie seconded. Passed 5-0

**ADJOURNMENT:**

**Motion** by Marks, seconded by Littlefield to adjourn the meeting. Passed 5-0.

Meeting adjourned at 8:30pm.

Respectfully Submitted,

Colleen King, Madison Land Use Administrator