



**TOWN OF MADISON
PLANNING BOARD**

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PLANNING BOARD MINUTES

October 2, 2019

MEMBERS PRESENT: Chairman Marc Ohlson; Paul Littlefield: Dave Cribbie, Paul Marks and Selectman John Arruda.

OTHERS PRESENT: Madison TV Carol Dandeneau; Land Use Administrator Colleen King, Paul King, Charles Allen.

POSTING DATES & LOCATIONS: September 25, 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: No Alternates to elevate.

APPROVAL OF AGENDA:

Motion made by Mr. Cribbie, seconded by Mr. Marks to approve the agenda. The motion passed 4-0.

APPROVAL OF MINUTES:

Motion by Mr. Cribbie seconded by Mr. Littlefield to approve the minutes of September 4, 2019 as amended. The motion passed **4-0**. Mr. Marks abstained.

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

PUBLIC HEARING – CASE #19-04 (con't from September 4, 2019) Mr. Paul King, agent for property owner Laurie Corron, presented a 2-lot Subdivision Proposal for 180 Lead Mine Road, Map 246/ Lot 12 in the Rural Residential Zone, to create a subdivision of a 13-acre lot and a 2-acre lot. During the Preliminary Review at the August meeting, Mr. King stated that missing square footage of the easement for the back lots would be shown on the plan and the deed for this Public Hearing. When Mr. Ohlson pointed out that the easements are missing from the plans, Mr. King asked for a waiver and stated that this was an oversight on his part. Mr. Ohlson stated that it was clearly stated at the August meeting that the easements must be on the plan. Mr. Arruda saw no significant hardship to grant a waiver.

Mr. King showed the area on the proposed smaller lot as being 2.06ac and the Conservation easement area is 0.07 ac. They were 1/100th of an acre short and he made an adjustment on the boundary line about 8'. The only limitation is that he does not have the NH State Subdivision Approval and he requested that Conditional Approval be given until State approval is received.

PUBLIC COMMENT: Mr. Ohlson opened the hearing for public comment. Hearing none, he

closed the public comment portion of the hearing.

MOTION: Mr. Cribbie made a **MOTION** to grant **CONDITIONAL APPROVAL** as presented and allow the Chairman to sign the plan out of session, pending the State's approval of the subdivision; Mr. Marks seconded. All Approved.

CIP: The Board reviewed the line items on the Capital Improvement Plan. After much discussion, Mr. Littlefield made a **MOTION** to forward the 2019-2025 Capital Improvement Program of the Town of Madison to the Budget Committee and the Selectmen; Mr. Cribbie seconded. All Approved.

ZONING CHANGES: Mrs. King presented a proposal for changes to the Zoning Ordinances. The Board reviewed the proposals and decided to table any changes for 2020 warrant.

CHAIRMAN'S REPORT: None

SELECTMEN'S REPORT: Mr. Arruda reported that the Town will enter into contract negotiations with Action Ambulance, Wilmington, MA for surrounding 6 towns and this will begin on October 21. This \$4M contract was put out to bid and the committee met every week since last June.

CORRESPONDENCE/ ADMINISTRATION:

-A letter was received concerning the negative impact of Air B&B. Mr. Arruda stated that other towns are addressing this issue. Mr. Cribbie stated that there are bills currently pending at the State House and we should wait until a determination is made. Mr. Cribbie said that the Fire Permits are now required by the person using the fire pit. This is a new change to the rule which previously required only the homeowner to obtain a fire permit. With Air B&Bs/rental units, each renter must obtain a fire permit.

-The North Country Planning Council sent the order form for new issue of the NH Land Use books. Mrs. King suggested that fewer books be ordered because the high cost of each books \$30 each. Mr. Ohlson stated that 3 or 4 books should be ordered. The distribution would be as follows: 1-Building Inspector, 1- Selectman's Office and 4- Land Use Office and will be brought to each Planning and ZBA meeting. Mrs. King will order 6 books.

-An inquiry came in about on the recent activity on the piece of land near Tyler Road and if it was legal. It is a granite quarry that is grandfathered. Mr. Arruda explained that the granite from that quarry is used in Washington DC and on other US governmental buildings and the granite needs to match. Mr. Cribbie explained that the quarry operation was the old Fletcher quarry and a Rhode Island company now owns it.

-Green Mountain Conservation Group – information regarding the PineTree Power activity and the discharge of water from their cooling system.

- Mr. Charles Allen was in attendance for tonight's meeting and accepted a write-in on the 2019 ballot for a 2-year Planning Board position. Mrs. King will have the paperwork ready for the next meeting. Mr. Allen can be sworn-in the next meeting by Selectman Arruda.

NON-PUBLIC RSA 91-A:3 II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee or the investigation of any charges against him or her, unless the employee affected (1) has the right to a public meeting and (2) requests that the meeting be open, in which case the request shall be granted.

Mr. Ohlson made a **MOTION** to enter a Non-Public Session, seconded by Mr. Cribbie.

Roll Call Vote: Mr. Arruda – aye Mr. Ohlson – aye Mr. Littlefield – aye

Mr. Marks – aye Mr. Cribbie - aye
Motion approved 5-0.
The Non-Public Session was entered into at 8:05pm

The Non-Public Session ended at 8:25pm and Public Session resumed.
Mr. Ohlson announced that a **MOTION** was unanimously **APPROVED** for a Step in Grade increase to Grade 9 Step 17, retroactive to September 1, 2019; seconded by Mr. Littlefield.

ADJOURNMENT:

MOTION made by Mr Cribbie, seconded by Mr. Littlefield to adjourn the meeting; All Approved.

Meeting adjourned at 8:25pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator

These Minutes were APPROVED at the November 6, 2019 Planning Board meeting.



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**NON-PUBLIC MINUTES
OCTOBER 2, 2019**

MEMBERS PRESENT

Marc Ohlson, Chair - Present John Arruda - Present
Paul Littlefield - Present. Dave Cribbie - Present
Paul Marks - Present

OTHERS PRESENT

Colleen King

MOTION TO ENTER NON-PUBLIC SESSION AT 8:05PM

Made by Mr. Ohlson, seconded by Mr. Cribbie. All Approved.

SPECIFIC STATUTORY REASON:

Per RSA 91-A:3 II (a) The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has the right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

ROLL CALL VOTE TO ENTER NON-PUBLIC

Marc Ohlson, Chair - Yes John Arruda - Yes
Paul Littlefield - Yes. Dave Cribbie - Yes
Paul Marks - Yes

ENTERED NON-PUBLIC SESSION AT 8:06PM

DESCRIPTION OF MATTERS DISCUSSED AND FINAL DECISIONS MADE:

There was discussion of Mrs. King's compensation and that a step increase was warranted to bring it in line with job responsibilities and experience.

MOTION

Mr. Cribbie made a **MOTION** to **APPROVED** a Step in Grade increase to Grade 9 Step 17 an retroactive to September 1, 2019; seconded by Mr. Littlefield.

ROLL CALL VOTE TO APPROVE THE MOTION:

Marc Ohlson, Chair - Yes John Arruda - Yes
Paul Littlefield - Yes. Dave Cribbie - Yes
Paul Marks - Yes

MOTION PASSED

MOTION

Mr. Aruda made a **MOTION** to **NOT** seal the minutes; seconded by Mr. Cribbie.

ROLL CALL VOTE TO NOT SEAL THE MINUTES:

Marc Ohlson, Chair - Yes John Arruda - Yes
Paul Littlefield - Yes. Dave Cribbie - Yes
Paul Marks - Yes

MOTION PASSED

MOTION TO LEAVE THE NON-PUBLIC SESSION

Made by Mr. Marks; seconded by Mr.Cribbie.

ROLL CALL VOTE TO LEAVE NON-PUBLIC SESSION:

Marc Ohlson, Chair - Yes John Arruda - Yes
Paul Littlefield - Yes. Dave Cribbie - Yes
Paul Marks - Yes

MOTION PASSED

PUBLIC SESSION RECONVENED AT 8:25pm.

These Minutes recorded by: Colleen King

These Minutes were APPROVED at the November 6, 2019 Planning Board Meeting