



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD MINUTES
JANUARY 8, 2020**

MEMBERS PRESENT: Chairman Marc Ohlson, Dave Cribbie, Paul Marks, Charlie Allen,

OTHERS PRESENT: Madison TV Carol Dandeneau, Fire Chief Richard Clark,
Mark & Jennifer Greaney and Land Use Administrator Colleen King,

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

ELEVATION OF ALTERNATES: None

APPROVAL OF AGENDA:

Motion made by Mr. Cribbie, seconded by Mr. Marks to approve the agenda. All Approved.

APPROVAL OF MINUTES:

Motion by Mr. Marks seconded by Mr. Cribbie to approve the minutes of December 4, 2019. All Approved.

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

Mrs. King stated that there are 2 Public Comment speakers with one being a Change of Use. She asked where on the agenda should Change of Use be addressed? Mr. Ohlson stated Administrative and Mr. Cribbie stated Correspondence. There was no decision made and Mr. Ohlson suggested that it be addressed during Public Comment.

1. Change of Use – Ward Apple Orchard on 613 Pound Road. The applicant only submitted page 1 of the form and Mr. Cribbie stated that it was not complete. Fire Chief Clark was present to review the Life Safety issues for this Change of Use proposal for an event venue, commercial kitchen and family farm. Hours listed at seasonal; number of employees are 4-10; number of clients at one time is 150. The business owner's names are Stephen and Suzanne Evans. Fire Chief spoke to the applicants regarding the requirement of having a sprinkler system. Mr. Allen asked for clarification of the actual property. Chief Clark verified that it is on the top of the hill at 613 Pound Road.

The applicant wants to convert the barn for events such as weddings. This is just a inquiry before the Evans go forward with the purchase of the property. Mr. Allen asked about the process of Change of Use and the need for a business/ construction plan. Mr. Ohlson stated that they would have to apply for a Building Permit and present a Site Plan.

Mr. Cribbie explained that this form was recently developed as a first step for a Change of Use on a property. Mr. Cribbie asked that the applicant be contacted and request that they return with a complete form. Mrs. King will contact the applicant.

2. Mark and Jennifer Greaney, owners of Western Maine Timberlands, are interested in moving their timber/ firewood business and purchasing commercially-zoned property in Madison on Rt 16, and wanted to know what they needed to do.

Mr. Cribbie, looking at the map, stated that the 2.5 ac. lot has two sides of heavy commercial activity and Tanglewood Motel is across the street.

Mrs. Greaney stated that the cabin that would be used for office space and the other 2 buildings would be removed.

Mr. Greaney stated that 2 acres would be cleared for firewood and to allow room for the trucks entering and exiting.

Mr. Cribbie stated that a Site Plan review is needed and that this fits in with the neighborhood.

Mr. Allen asked if a Site Plan is just a formality because all the regulations will be to adhered to, such as setbacks, etc.

Mr. Greaney stated that Rt 16 is extremely noisy.

Mr. Ohlson asked about hours of operation; 7 am to 4pm Monday –Friday.

Mr. Allen asked how many delivery trucks would be entering the property? Mrs. Greaney stated about 4-5 a day. Only NH trees would be processed.

Mr. Ohlson stated that a NH State driveway permit would be needed and a site plan that addresses parking spaces and setbacks. They could ask for a Waiver from a Certified Site Plan.

Mr. Cribbie gave them a Change of Use form to fill out.

Mr. Ohlson suggested that Site Plan regulations be reviewed and a Public Hearing would be held at the next meeting on Feb 5. Mr. Ohlson stated that both a Preliminary Review and a Site Plan Review could be heard on the same night. A Waiver for a Certified Site Plan should be filed with the applications and as long as the regulations/ setbacks are met, there should not be a problem. Mrs. King will contact them.

CHAIRMAN'S REPORT: None

SELECTMEN'S REPORT: None

CORRESPONDENCE/ ADMINISTRATION:

Mrs. King would like to take a group picture for the Annual Report.

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

Respectfully Submitted,
Colleen King, Madison Land Use Administrator