



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD APPROVED MINUTES
JULY 1, 2020**

MEMBERS PRESENT: Chairman Marc Ohlson, Paul Littlefield, Paul Marks, Charles Allen and Selectman John Arruda,

OTHERS PRESENT: Carol Dandeneau- Madison TV, Colleen King - Land Use Administrator, Daniel Yule, Diane

POSTING DATES & LOCATIONS: June 17, 2020 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: None

APPROVAL OF AGENDA: Mr. Ohlson made a MOTION to amend the agenda and add 'Election of Officers' the agenda; Mr. Marks seconded. All Approved. Mr. Littlefield made a MOTION to approve the amended agenda; Mr. Marks seconded. All Approved.

ELECTION OF OFFICERS: Mr. Littlefield nominated Mr. Ohlson as Chair; seconded by Mr. Allen. Mr. Ohlson accepted and was unanimously elected. Mr. Allen nominated Mr. Marks as Vice-Chair; seconded by Mr. Arruda. Mr. Marks accepted and was unanimously elected.

APPROVAL OF THE MARCH 4, 2020 DRAFT MINUTES: Minutes were reviewed. Mr. Marks made a MOTION to approve; 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:

Case #20-05 Voluntary Lot Merger Map 118 Lots 26 & 27 1293 Village Rd.

Mrs. King explained that this is an administrative merger as the lots have already been merged and recorded but had not been signed off by the Planning Board. The Assessor has the two lots merged on the tax maps. Mr. Ohlson suggested that they continue onto Case #20-05A and make it contingent on the paperwork getting the proper signature out of session.

Case #20-05A 2-Lot Subdivision Map 118 Lot 27 1293 Village Road

Proposal by agent Bryan Berlin of Land Tech, Inc., to create a 2-Lot Subdivision of 5.7ac and 9.2ac on the newly merged lot, Map 118 Lot 27 on 1293 Village Road, and owned by Diane McCreary and Daniel Yule. Mrs. King stated that all abutters were notified and notice was posted in the Conway Daily Sun, Silver Lake and Madison Post Offices and both levels of Town Hall. All fees have been paid.

MOTION made by Mr. Littlefield and seconded by Mr. Marks to accept this application as substantially complete. All Approved.

Mr. Dan Yule presented this proposal is to subdivide the 15 ac lot into 2 lots: one lot of 9.2ac with the house and the second lot of 5.7ac on the corner of Village Road and High Street. They are requesting several waivers.

1. Sheet Size Waiver – they presented a 36 x 24 size sheet. Mr. Ohlson asked about the mylar sheet waiver. Mr. Yule stated that the Town requires a 22" x 34" size and they want to present a larger size 24" x 36". The Registry accepts a 24" X 26" mylar. Most towns accept both sizes.
2. Wetlands Delineation Waiver- the wetlands have been flagged on the subdivision plan to prove that there is enough useable land for each lot. In addition, the power line easement land and the steep part of the lot near High street were not used in the calculation of useable land.
3. Mylar Waiver - the pins will be set and put the locations on the plan.

Mr. Marks inquired about the location of the house on the plan and Mr. Yule pointed it out. Mr. Arruda asked about the location of the driveway. A Change of Use Driveway Permit has been applied for through the State of NH DOT for the new lot. The old driveway is an access road to the power lines.

Mr. Allen asked about the current and proposed use of road. Mr. Yule explained that it is currently used for power line access and once the lot is subdivided, it will also be used as the driveway for the new lot. Mr. Allen asked if there will be a new driveway extension for the house branching off that access road and who will be responsible for the maintenance of the access road from the driveway to the street? Mr Yule stated that the homeowner will be responsible for the maintenance of the driveway from the house to the street. Mr. Allen wanted to be assured that it would not fall back onto the town.

PUBLIC COMMENT: Mr. Ohlson opened the public comment portion of the Public Hearing. There was no public comment. Mr. Ohlson closed the public comment portion of the Hearing.

BOARD DELIBERATION: No further comments or questions from the Board.

MOTION/VOTE: Mr. Allen made a **MOTION** to approve this 2-lot subdivision, contingent upon the signage of the merger and the Chair signing out of session; seconded by Mr. Littlefield. All Approved.

Case # 20-06 2-Lot Subdivision Map 218 Lot 2 Old Colony Road

Proposal by agent Bryan Berlind of Land Tech, Inc., to create a 2-lot subdivision of 5ac and 9.4ac, located on Map 218 Lot 2, Old Colony Road, and owned by Dante and Alexander Puopolo and Christine Hodecker. Mr. Berlind affirmed that they did not need a Preliminary Review. Mrs. King stated that all abutters were notified and notice was posted in the Conway Daily Sun, Silver Lake and Madison Post Offices and both levels of Town Hall. All fees have been paid.

Mr. Berlind explained that the property is currently owned by 2 brothers and a sister and because the land is not sufficient for 3 lots, this proposal is for 2 lots. Both lots will be greater than 5ac with the necessary road frontage and buildable land. One lot has 9.4 ac with 200' road frontage and had two buildable areas. The frontage on the 5 ac lot has steep slope and therefore an existing driveway is proposed to be shared with an easement over to the 5ac lot. He reviewed this driveway proposal with the Road Agent, who agreed that this is the best solution. One lot already has septic approval for a 2-bedroom home.

A Mylar Waiver is requested so conditions or notes could be added once the pins are set.

Mr. Berlind believes that this application is complete and should be approved.

Mr. Allen asked for clarification of the reference to lot A and B. Mr Berlind stated that it was only to show that there are two buildable areas of good soils on the 9.4ac lot.

PUBLIC COMMENT: Mr. Ohlson opened the public comment portion of the Public Hearing. There was no public comment. Mr. Ohlson closed the public comment portion of the Hearing.

BOARD DELIBERATION: The Board had no further concerns or questions. There was one waiver for Mylar and mailing tube. The Chair will sign this out of session.

MOTION/VOTE: Mr. Marks made a **MOTION** to approve and have the Chair sign out of session; Mr. Allen seconded. All Approved.

CHAIRMAN'S REPORT: Someone approached him about purchasing land that was a 30 yr. old approved planned unit development with interior lots. They wanted to know about subdividing other lots. Mr. Allen stated that the wetlands are much larger now, as the pines were taken out and the beavers became much more active. They should consult with a surveyor. Mr. Marks asked if there was an update from Mr. Bizio regarding the Banfield Hollow as-built septic plan? Mrs. King did not have any information from the Building Inspector. The Chair believes that all those lots need as-built plans. There needs to be a record of what is onsite.

SELECTMEN'S REPORT: There was a second Public Hearing on regulations/fees on the Town Transfer Station, beaches, ballparks and parking areas. The Foot of the Lake beach is only for Town residents. There will be no day parking passes and that money will be earmarked to rebuild the boat launch. There is more information at Town Hall.
Old Home Week - The Committee will make their decision next week.

ADMINISTRATIVE/CORRESPONDENCE:

Private Road Waiver for Peter/ Mary Kennifick of Davis Lake Ave was reviewed.

ADJOURNMENT: Mr. Littlefield made a **MOTION** to adjourn; Mr. Allen seconded. All Approved. The meeting adjourned at 8:13pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator

*These minutes were **APPROVED** at the September 2, 2020 Planning Board meeting.*