



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD DRAFT MINUTES
SEPTEMBER 2, 2020**

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

OTHERS PRESENT: Nicole and Karl Nordlund, Fire Chief Richard Clark, Shawn Bergeron, Carol Dandeneau- Madison TV, Colleen King - Land Use Administrator.

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. Littlefield to approve the agenda. All Approved.

APPROVAL OF THE JULY 1, 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, he closed the Public Comment section of the meeting.

POSTING DATES & LOCATIONS: August 19, 2020 at the Madison and Silver Lake Post Offices and the Madison Town Hall, upper and lower levels.

PUBLIC HEARING

CASE # 20-07 Preliminary Review for Karl & Nicole Nordlund to continue a previously approved use of store with ready-to-eat foods and residential use, at 1808 Village Road, Map 233, Lot 28, in the Village District and owned by GRJH, Inc, of Millerton, NY.

Mr. Ohlson made a **MOTION** to skip the Preliminary Review and proceed directly to the Site Plan Review for the same property; seconded by Mr. Cribbie. All Approved.

CASE # 20-07A Site Plan Review for Karl & Nicole Nordlund to continue a previously approved use of store with ready-to-eat foods and residential use, at 1808 Village Road, Map 233, Lot 28, in the Village District and owned by GRJH, Inc, of Millerton, NY.

Mrs. Nordlund explained their plans to completely refurbish the property and bring it up to code.

The 2-bedroom residential unit on the second floor will be converted to 2 1-bedroom units.

The gas tanks and pumps are not being replaced and will not be used.

A Change of Use and Occupancy Form was completed and the plans were reviewed and conditionally approved by the Madison Fire Chief, pending the completion of the renovations. All Life Safety issues will be satisfied once the renovations are complete.

Mr. Allen commented that it will be nice to see the property used again and will be a benefit to the Town Village District.

Mr. Marks inquired about the inside seating? There will be seating for 8 and the other side of the 1st floor will be used as a Community Room that can be rented out.

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

Mr. Bergeron, representing the current owner of the property, stated that once the Nordlunds purchase the property, the 1994 Site Plan will be used. There is also no need for an L-Chip fee. Hearing no further comments, Mr. Ohlson closed the Public Comment portion of the Hearing.

DELIBERATION:

The Board members agreed that no more discussion was needed and they were ready to vote.

MOTION/VOTE: Mr. Littlefield made a **MOTION to APPROVE** the change of use and occupancy of Nicole and Karl Nordlund for the previously approved store and residential use at 1808 Village Road, Tax Map 233, Lot 28 in the Village District and current owned by GRJH, Inc of Millerton, NY. Unanimous vote to **APPROVE**.

CASE # 20-08 Preliminary Review for agent Ron Briggs and owners Gary & Judith Ward to subdivide a 5ac lot into 2 lots of 2.1 ac and 2.7 ac with a .2ac cul-de-sac, on 100 Deer Drive, Map 229, Lot 20, in the Rural Residential Zone.

Mr. Briggs explained that this 5ac lot was part of a 1989 subdivision and has an existing 3-bedroom home with an approved septic on a Town road. There was 1989 covenant which stated that no further expansion would be allowed for 20 years and there would be no extension of time allowed. That covenant has now expired. There is enough usable land to allow for each of the 2 proposed acres. Lot #1 with the house has 2.1 usable acres; the vacant lot #2 has 2.66 usable acres. Mr. Briggs is requesting a waiver request from the Town regulations regarding the radius of the cul-de-sac. The proposal is for a 50' radius on the cul-de-sac which will be offset to the right with a small ranch style house built on the lot.

Mr. Ohlson asked if the cul-de-sac will be shared by the 2 lots? Yes, it will be a dedicated ROW.

Mr. Allen inquired about any run-off issues and the distances from the wetlands? Mr. Briggs stated that Best Practices will be followed.

Mr. Ohlson asked if Deer Drive is a Town Road? Mr. Briggs confirmed that the Town does maintain Deer Drive.

Mr. Cribbie stated it is not the prettiest design but it is functional and legal. The Board agreed.

Mr. Ohlson confirmed with Mr. Briggs that this is a Preliminary Review and with no further questions, this application is ready for review at the October meeting.

The submittal deadline is September 15, 2020.

CHAIRMAN'S REPORT: None

SELECTMEN'S REPORT: None

CORRESPONDENCE/ ADMINISTRATION:

Mrs. King received an Abutter Notification from the Tamworth Planning Board for the sliver of land on Washington Hill Road that runs along the Northern boundary between Tamworth and Madison. The subdivision plan will treat the Town boundary line as the lot line and this subdivision will not affect the Madison town line. Lorelei Gerard is the surveyor who presented this plan to the Board in early 2020.

2021 Budget: After some discussion, it was decided to keep the 2021 budget the same as 2020.

Mr. Ohlson asked Mrs. King to contact Atty Spector-Morgan regarding the Colman situation.

ADJOURNMENT: MOTION made by Mr. Marks seconded by Mr. Cribbie to adjourn the meeting; All Approved. Meeting adjourned at 7:47 pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator