



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD DRAFT MINUTES
OCTOBER 7, 2020**

MEMBERS PRESENT: Chairman Marc Ohlson, Dave Cribbie, Paul Marks, Charlie Allen and John Arruda.

OTHERS PRESENT: Ron Briggs, Surveyor, Gary and Judith Ward, 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. Marks, seconded by Mr. Cribbie to approve the agenda. All Approved.

APPROVAL OF THE SEPTEMBER 2, 2020 DRAFT MINUTES: Minutes reviewed with no edits. Mr. Cribbie made a **MOTION** to approve; seconded by Mr. Marks. 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: September 23, 2020 at the Madison and Silver Lake Post Offices, in the Madison Town Hall, upper and lower levels and the Conway Daily Sun.

PUBLIC HEARING

CASE # 20-08 Agent Ron Briggs presented the 2-Lot Subdivision proposal for property owned by Gary and Judith Ward on 100 Deer Drive, Map 229, Lot 20, in the Rural Residential Zone to subdivide a 5ac lot into 2 lots of 2.1 ac and 2.7 ac. This is lot #6 of the original 8 lot subdivision. The 1st new lot will have 291' of road frontage, 2.04ac with 2.03ac of useable land after the wetlands have been deducted. The 2nd new lot will have 261' of road frontage, 2.7ac with 2.36ac of useable land after the wetlands have been deducted. There is a State approved septic plan for lot #1 and a State approved subdivision plan for both lots #1 & # 2. There will be a cul-de-sac with a 23" deep rain garden in the middle of it. This rain garden will take up 50% of the surface of the cul-de-sac. 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. Allen asked why should the Planning Board grant a waiver? Is this a cul-de-sac or an extra-long driveway? Mr. Briggs responded: the driveway is oversized and cul-de-sacs are usually for large subdivisions. The owner of lot #2 would be responsible for the cul-de-sac. Lot #1 driveway would be 50' from Deer Drive.

Mr. Ohlson observed that this looks like a cul-de-sac without a road.

Mr. Cribbie was concerned about a precedent being set, if approved, and asked if paving is needed? Mr. Briggs stated that it would be 75' ROW of gravel.

PUBLIC COMMENT:

Mr. Ohlson opened the Hearing for Public Comment.

Hearing none, he closed the Hearing to Public Comment.

DELIBERATION/ MOTION:

Mr. Cribbie made a **MOTION** to accept the Application as substantially complete; Mr. Marks seconded. All Approved.

Mr. Ohlson stated that the cul-de-sac does meet the legal limit of the requirements and the waiver is to allow a 50' wide by 75' long ROW with cul-de-sac to allow a 2-lot subdivision.

Mr. Arruda asked about the opening of the driveway. It will be 18' wide with a 15' flare.

The waiver is for a 50' spread instead of the 60' requirement.

Mr. Cribbie stated his concern that the Fire Chief needs to be consulted.

Mr. Ohlson confirmed that the plan does not need the cul-de-sac to access lot #2 and basically that 1/2 of the cul-de-sac will not be used.

Mr. Allen stated that it complies with the regulations and have it contingent on the Fire Chief's approval and sign-off.

Mr. Marks asked if Mr Briggs would put a signature line on the plan for the Fire Chief?

Mr. Briggs agreed to putting a line on the plan for the Fire Chief's signature and approval.

Mr. Allen made a **MOTION to APPROVE** this 2-lot subdivision per plan submitted, contingent upon the Fire Chief's signature approval; Mr. Cribbie seconded. All Approved.

CHAIRMAN'S REPORT:

Mr. Ohlson reported that Coleman's filed an Intent To Cut notification to expand their quarry and it was sent to the Board of Selectmen.

There are 2 Voluntary Lot Mergers for Planning Board approval:

- Bryan Anderson, 22 & 24 Oak Ridge Road, Map 109 /Lots 73 & 74

- Madison Association of Tenant Enterprises (MATE), Beach Road, Map 221/Lot 18 & 116/77.

SELECTMEN'S REPORT:

Mr. Arruda reported that the Budget Committee will meet on Tuesday October 13, at 6:30pm in the Madison Elementary School.

CORRESPONDENCE/ ADMINISTRATION:

Mrs. King reviewed the upcoming ZBA cases regarding the expiration of Variances and Special Exception. After the Board discussion, it was decided to ask Atty. Laura Spector-Morgan to review the wording such that the Variances and Special Exceptions are valid for a 2-year period and can be renewed for an additional 2 years. Mrs. King will email the wording to Board Members for approval and possibly schedule a Public Hearing on Dec 2, 2020.

Mr. Ohlson requested that the wording be corrected on the Subdivision Regulations and eliminate the signature requirement of the Town Clerk and Building Inspector on the mylars and plans. Mrs. King will consult with Atty. Spector-Morgan.

Mr. Ohlson asked Mrs. King to contact Atty Spector-Morgan regarding the Colman situation. Mrs. King reviewed the letter from the Selectmen regarding the posting requirements of minutes.

Mr. Ohlson asked about the lot merger on Village Road that was presented by Bryan Berling. The lot was merged by deed but not formally. Mrs. King will investigate.

ADJOURNMENT: MOTION made by Mr. Marks seconded by Mr. Cribbie to adjourn the meeting; All Approved. Meeting adjourned at 8:25 pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator

DRAFT