



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD APPROVED MINUTES
APRIL 7, 2021**

MEMBERS PRESENT: Chairman Marc Ohlson, Paul Marks, Dave Cribbie, Paul Littlefield, Charles Allen and Selectman Bill Lord.

OTHERS PRESENT: Amy Lundquist, Steven Hoyt, Drew & Jennifer Gentile, Ron Briggs, Bob Boyd – Building Inspector, Carol Dandeneau - Madison TV and Colleen King - Land Use Administrator.

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

ELEVATION OF ALTERNATES: None

APPROVAL OF AGENDA:

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

APPROVAL OF THE JANUARY 6, 2021 DRAFT MINUTES: Minutes reviewed.

Mr. Marks made a **MOTION** to approve; seconded by Mr. Littlefield. All Approved.

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

Amy Lundquist, a member of the Hoyt, explained that it was her grandfather's wishes that she be able to build a home on the property left to his grandchildren. It is her intent to subdivide a lot from the main King Pine Property to build her home with enough road frontage remaining to not adversely impact any KPAA expansion. Mr. Allen confirmed that King Pine Road is a Town Road with a cul-de-sac. Mr. Cribbie suggested enlarging the cul-de-sac. Mr. Lord stated that the cul-de-sac could be enlarged according to the Town road specs. Mr. Boyd suggested that they consult with the Fire Chief before they hire a surveyor.

Hearing no further comments, Mr. Ohlson closed the Public Comment section of the meeting.

POSTING DATES & LOCATIONS: March 18, 2021 at the Madison and Silver Lake Post Offices, in the Madison Town Hall, upper and lower levels.

PRELIMINARY REVIEWS

- 89 Conway Road, Map 228, Lot 33, Family Cluster Housing - Before Mr. Briggs presented the preliminary proposal for Family Cluster Housing, he first explained that the 74 acre property could support a conventional 2-Lot Subdivision and meet the road and side lot line setbacks. Using the existing house as the first home lot, the plan is to build a 40' x 60' New England style colonial home on the new 2-acre lot. Mr. Cribbie stated that Mr. Briggs has demonstrated that this plan does have the ability to qualify for cluster housing. Mr. Boyd indicated that if 2 homes are using one driveway, then for 911 purposes, the driveway has to be called a Lane.

- 1736 East Madison Road, Map 247, Lot 19 & 20, Boundary Line Adjustment – Mr. Briggs explained the plan which would result in the 14ac lot becoming a 15ac lot with the garage on it and the 5.3ac lot becoming a 4.3ac lot. The property has frontage on East Madison Road and is accessed from a private ROW. The monuments are set at each end of the boundary line and there is a power easement to the garage.

CHAIRMAN’S REPORT: Mr. introduced Mr. Lord, the new Selectman rep to the Planning Board.

SELECTMEN’S REPORT: Mr. Lord reported that Town Meeting is in May. At the recent Public Hearing for the Budget, the Planning Board legal line was reduced from \$10K to \$5K.

CORRESPONDENCE/ ADMINISTRATION:

- Private Road Waiver on Twin Mountain Circle, Map 116 Lot 18 - Mr. Cribbie stated that a road waiver is not required on a previously approved subdivision & confirmed by Town Attorney.
- Mr Jay Bisio was not present for the As-Built reviews for the Norja, Brookstone subdivision. Mrs. King will contact him to appear at a future meeting.
- NH Supreme Court ruling was handed out to each member. There was no discussion.
- Mr. Boyd led a discussion of some definitions in the Zoning Ordinance which he felt needed clarification, specifically the ADU provisions.

ADJOURNMENT: MOTION was made by Mr. Cribbie, seconded by Mr. Marks to adjourn the meeting; All Approved. Meeting adjourned at 8:36pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator

*These minutes were **APPROVED** at the May 5, 2021 Planning Board Meeting.*