



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
JUNE 2, 2021**

MEMBERS PRESENT: Marc Ohlson - Chair, Dave Cribbie, Paul Littlefield, Charlie Allen, Bill Lord and Phil LaRoche

OTHERS PRESENT: Land Use Administrators Colleen King & Kim Cyr, Emily & William Sheppard, Lorelie Gerard, Carol Dandeneau - Madison TV

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

ELEVATION OF ALTERNATES: Mr Cribbie made a **MOTION** to elevate Alternate Phil LaRoche to a full member for this meeting; seconded by Mr. Lord. All Approved.

APPROVAL OF AGENDA: Mr. Cribbie made a **MOTION** to approve the agenda as presented; seconded by Mr. LaRoche.

APPROVAL DRAFT MINUTES: Mr. LaRoche made a **MOTION** to approved the May 5, 2021 minutes as presented; seconded by Mr. Cribbie. All Approved.

PUBLIC COMMENT: None

POSTING DATES & LOCATIONS: Notice was posted on May 19, 2021 at the Madison and Silver Lake Post Offices, in the Madison Town Hall - upper and lower levels. All abutters were notified by Certified Mail and notice was published in the Conway Daily Sun.

PUBLIC HEARING:

CASE # 21-06 2-LOT SUBDIVISION for Lorelie Gerard of Horizons Engineering, agent for owner Ruth Shackford, proposes a 2-Lot Subdivision at the end of Deer Drive, on Map 229, proposed new lot 17.2 of 7.12ac. The remaining parcel of Map 229 Lot 17 will have 88+/-ac in the Rural Residential Zone. Both lots will have over 200 feet of frontage. There is no need for State Subdivision approval as the lot is greater than 5ac. No new road will be needed and there is an existing gravel way. Mr. Ohlson stated that Lot 17.1 needed frontage and created a cup-de-sac in 2006. The frontage on the 88ac lot is 248'. Mr. Ohlson also remembers accepting the cul-de-sac at a Town Meeting.

PUBLIC COMMENT: Mr. Ohlson opened the hearing for Public Comment. Hearing none, he closed the Public Comment portion of the hearing.

DELIBERATION/ MOTION: Mr. Cribbie stated that adding 248' frontage to the plan is important. Mr. Littlefield made a **MOTION** to approve the waiver request to survey the whole lot; Mr. Allen seconded. All Approved.

Mr. Cribbie made a **MOTION** to approve the 2-Lot Subdivision and the radius of the 88ac frontage must be added to the plan; Mr. Littlefield seconded. All Approved.

CHAIRMAN'S REPORT: Mr. Ohlson asked that Mr. LaRoche be sworn-in as an Alternate and for him to see Mike Brooks, Town Clerk. Mrs. King will contact the two people whose names were written in on the ballot as Alternates and ask if they are interested in serving.

ELECTIONS: Mr. Cribbie nominated Mr. Ohlson as Chair; Mr. Allen seconded. All Approved. Mr. Allen nominated Mr. Marks as Vice Chair; Mr. LaRoche seconded. All Approved.

SELECTMAN'S REPORT: Mr. Lord reported that there has been no decision on Short-Term Rentals (STR) as yet. There is a ZOOM meeting in the near future with a company regarding STRs. Mr.

ADMINISTRATION: Mrs. King reported that she and Building Inspector Bob Boyd met and discussed possible zoning changes. There was suggested changes to the wording of Ordinance 1.3B, ADUs, definitions of footprint and non-conforming lots. Much discussion followed. It was suggested that the current Ordinance 1.3B and the current court case be resent to all Board Members prior to the July meeting. This discussion will be on the agenda. Mr. Ohlson also requested that Mr. Boyd attend the July 7 meeting.

ADJOURNMENT/ MOTION: Mr. Littlefield made a **MOTION** to adjourn; Mr. LaRoche seconded. All Approved. The meeting adjourned at 8:08pm.

Respectively Submitted:
Colleen King, Land Use Administration