



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD APPROVED MINUTES  
JULY 7, 2021**

**MEMBERS PRESENT:** Marc Ohlson - Chair, Dave Cribbie, Paul Littlefield, Charlie Allen, Bill Lord and Paul Marks. Phil Laroche excused

**OTHERS PRESENT:** Land Use Administrators Kim Cyr, Stuart Lord, Bob Boyd, Noreen Downs, Steve Hoyt, Shawn Bergeron, Jay Buckley, Doug & Mindy Prescott, Moselle Spiller - Madison TV

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

**ELEVATION OF ALTERNATES:** No Elevations

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

**APPROVAL DRAFT MINUTES:** Mr. Cribbie a **MOTION** to approved the June 2, 2021 minutes with revisions; seconded by Mr. Littlefield. All Approved.

**PUBLIC COMMENT:** Mr. Shawn Bergeron spoke regarding Short Term Rentals (STR). Mr. Bergeron presented a STR draft policy for consideration as an ordinance or special exception. Mr. Bergeron's company assists clients with planning and zoning. His concern is safety and the effect that STR's have on neighboring properties. Mr. Bergeron has offered his assistance to the Board to develop an ordinance.

Jay Buckley, VDOE Commissioner, spoke regarding property on Eben Farm Road. The property consists of two lots that were merged in two different districts, Eidelweiss and Madison. The property is landlocked and VDOE has not processed a driveway permit. The Board recommended that the property owner come to the Board, the burden is on the applicant.

**POSTING DATES & LOCATIONS:** Notice was posted on June 23, 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- 07 Site Plan Review** Purity Springs Resort, 1515 Eaton Road, Map 249/ Lot 1, Expansion of Rental Shop space to accommodate customer boot fitting area and rental equipment pickup/drop off.

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

**DELIBERATION/ MOTION:** Mr. Lord made a **MOTION** to approve the request to expand the Rental Shop; Mr. Littlefield seconded. All Approved.

**Case # 21-08 Preliminary Review 18 & 20 Little Shore Drive, Map 109/ Lot 94 & 96  
Lot Line Adjustment**

**PUBLIC COMMENT:** Mr. Ohlson opened the hearing for Public Comment. Mr. Prescott spoke regarding the case. Mr. Prescott is proposing to divide the vacant lot between two lots to correct some set back issues. Briggs Land Surveying conducted the survey. The parcel will be divided and part of it will be deeded to his neighbor. After hearing Mr. Prescott the chairman closed the Public Comment portion of the hearing. The Board accepted the plan and will schedule the Public Hearing.

**ZONING DISCUSSION:** The Board members and Bob Boyd discussed the zoning definitions for 1.3b and ADU's. Mr. Allen will write a proposal of wording, for these definitions, and email it to the Board members for review before the next meeting. Mr. Cribbie proposes having two definition options available for a public hearing. The Board would like to have the wording in place for the next meeting in order to schedule a public hearing.

**CHAIRMAN'S REPORT:** Mr. Ohlson discussed the option of changing the Board's legal counsel. He spoke about a potential option. Mr. Cribbie suggested having meetings with potential options. Mrs. Cyr will reach out to candidate and see if the candidate is interested.

**SELECTMAN'S REPORT:** Mr. Lord thanked Mr. Bergeron for the STR draft. Mr. Lord reviewed the current status with the STR's.

**ADMINISTRATION:** Mrs. Cyr spoke about the nomination of Jay Buckley as an alternate member for 2 years. Mr. Cribbie made a **MOTION** to approve the nomination and Mr. Allen seconded. All Approved.

**BUDGET:** There were no expenditures.

**ADJOURNMENT/ MOTION:** Mr. Cribbie made a **MOTION** to adjourn; Mr. Ohlson seconded. All Approved. The meeting adjourned at 9:05pm.

Respectively Submitted:  
Kim Cyr, Land Use Administrator