



**TOWN OF MADISON  
PLANNING BOARD**

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**PLANNING BOARD MINUTES  
March 2, 2022**

**MEMBERS PRESENT:** Marc Ohlson - Chair, Dave Cribbie, Paul Marks, Selectmen Representative Josh Shackford, Charlie Allen, Alternate Jay Buckley

**MEMBERS EXCUSED:** Alternate Phil LaRoche and Paul Littlefield

**OTHERS PRESENT:** Land Use Administrator Kim Cyr, Caleigh Bergeron, Paul McKenna, Nick Borelli, Todd McCartney, John Chagnon, Atty Craig Solomon, Madison TVs Aysia Morency and Daymond Steer

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

**POSTING DATES & LOCATIONS:** Notice was posted on February 17, 2022 at the Madison and Silver Lake Post Offices, in the Madison Town Hall - upper and lower levels. The hearing notice was published in the Conway Daily Sun on February 19, 2022.

**ELEVATION OF ALTERNATES:** **Motion** by Marks, seconded by Cribbie to elevate Buckley as a voting member. The motion passed unanimously.

**APPROVAL OF AGENDA:** **Motion** by Cribbie, seconded by Marks to approve the agenda. The motion passed unanimously.

**APPROVAL DRAFT MINUTES:** **Motion** by Buckley, seconded by Marks to approve the February 2, 2022 minutes as written. The motion passed unanimously.

**PUBLIC COMMENT:** Property owner, Todd McCartney, spoke regarding an email that he sent to the Planning Board. The email read as:

Mr. Ohlson, Mr. Laroche, & Mr. Buckley, I was only able to find direct emails to the three of you given some public resources. I'd appreciate it if you could forward this email to the rest of the board prior to your next meeting this Wednesday. Thank you!

Dear Board Members,

As a taxpayer in Madison, I've heard much chatter around town both in-person and online regarding the upcoming ballot article items. The voters of Madison are confused and would benefit from clarification of Articles 5, 6, and 8 from the Madison Planning Board before voting day. Voters that have not followed the details of the planning board meetings over the past year have little information to assist in their decisions.

## Articles 6

1. Does the Madison Planning Board article #6 ban future STRs from being established? If yes, does the Madison Planning Board still support article #6?
2. What was the Madison Planning Board's intent in submitting this article #5 & #6, was it to ban STRs or the first step in regulating STRs?
3. How would the town and the Madison Planning Board rectify a situation where #6 and #8 pass?

## Article 8

1. Does the Madison Planning Board attorney agree with the interpretation that article #8 will ban STRs and LTRs in Madison? If possible, please provide reasoning.
2. Does the Madison Planning Board agree with the attorney's opinion/interpretation?
3. Can you please advise if Article #8 passes whether it will or will not affect/ban existing STRs that are operating prior to the vote?

Passage of any of these articles may have long-term effects on the community and it is important that the voters fully understand their meaning. I and others are requesting answers to these questions during the meeting scheduled for March 2, 2022. I sent these questions ahead of time so that you could prepare some quick statements and not take away from public comment time.

Thank you for your time.

Todd McCartney

The Board spoke about the questions in Mr. McCartney's email. Chairman Ohlson spoke to Atty Spector Morgan regarding the Planning Board definition of dwelling unit. Mr. Buckley stated that the Planning Board's intent was to regulate STR's not ban them. Mr. Marks reminded the group that the Planning Board's article was to establish definitions. Mr. Borelli felt that the Board should know the information and if the petition warrant article would ban long term rentals. Selectman Shackford stated that the petitioned warrant article should be explained by the petitioner not the Planning Board. The Board did not write the article. Mr. Borelli stated that the intent was to ban STR's not long-term rentals. McCartney answered that the wording is not clear and we are cramming words together. We are not giving voters a clear chance to make a decision.

Chairman Ohlson announced **Case # 22-02 3-Unit Cluster Subdivision, Preliminary Review** for John Chagnon of Ambit Engineering, Inc., agent for owner Tayzach Realty Trust, Ken Jerome Sakurai, Trustee, proposes a 3-unit cluster subdivision at 363 Danforth Lane, on Map 120 Lot 005. Proposed new cluster lots in the Rural Residential Zone.

John Chagnon and Atty Craig Solomon presented the review. The lot was purchased in 2018 with the existing home. There is currently one house and no cul-de-sac. The yield plan shows 3 lots, 2 lots serviced by the existing driveway. The plan shows a walking trail created in the open space. The owner would develop an 18' cul-de-sac.

Ohlson asked what section of the road is the property on class 5 or class 6 and Chagnon responded that is on the class 6 section. Solomon inquired if the cluster would need to be Class 5. Ohlson stated that class 5 standard and then the BOS would need to accept it as a town road. Buckley asked if lot 2 & 3 would share a driveway and would they be numbered differently? Chagnon replied that they would be sharing a driveway and the driveway would be expanded to 18'. Buckley asked if the Fire Chief would be included in the review of the cluster subdivision and Ohlson answered yes.

Chagnon let the Board know that the plan needs DES subdivision approval and the property will have test pits performed by a soil scientist.

Atty Solomon stated that there will be common area and there will be an HOA. Marks stated that the plans will need DPW and Fire approvals.

Ohlson opened the hearing to the public for comment. There were none. Ohlson closed the public comment portion of the hearing.

Ohlson stepped down as Chairman and Marks was elevated as Chairman. Ohlson reported that his abutter is excavating aggregate in the rural residential zone. The property is Map 203 Lot 009. Ohlson stated that there is no AOT. There is an excavator above the quarry pit now. Allen stated that it is not permitted at all. Cribbie requested that we reach out to Coleman's for a survey, permits and authority to excavate. The Board is requesting a response within 72 hours because they are concerned about immediate harm to the property. Motion by Cribbie, seconded by Allen. The motion passed unanimously.

**CORRESPONDENCE/ADMINISTRATION:**

**CHAIRMAN'S REPORT:** The Chairman had nothing to report.

**SELECTMAN'S REPORT:** Selectman Shackford read information regarding subdivisions, Class 5 and Class 6 roads.

**ADJOURNMENT:** **Motion** by Cribbie, seconded by Marks to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:45 pm.

Respectively Submitted,  
Kim Cyr  
Land Use Administrator