



**TOWN OF MADISON
ZONING BOARD OF ADJUSTMENT
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**ZBA MINUTES
February 15, 2023**

ATTENDANCE: Chairman Drew Gentile, Vice-Chairman Jake Martin, Doug McAllister, George Rau, Alternate – Marc Ohlson

EXCUSED: Mark Totman

OTHERS PRESENT: Madison TV, Kasia Scotsas and Amanda Hayford, Kate Young, Land Use Boards Administrator, J.P Goodwin-Rogers; Tom Rogers Craig Salomon, Agent for Jerome Ken Sakurai, Trustee of Tayzach Realty Trust, Marcia McKenna and other members of the public

CALL TO ORDER: Martin called the meeting to order at 6:00 PM. Rau led the reciting of the Pledge of Allegiance.

Martin read aloud RSA 91-A:2, III and stated that Gentile is appearing telephonically.

Gentile stated that he is in Florida at his son's home and that he is alone in his son's office.

Martin stated that they have a quorum and asked the Board for a Motion for Gentile to appear telephonically.

Motion by McAllister, seconded by Rau for Gentile to appear telephonically.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin - Aye
The motion passed **4-0** by roll-call vote.

Martin opened the Public Hearing for **Case #23-02**.

Young read aloud **Case #23-02** – Variance request by Craig N. Salomon, Land Use Consultant of Ambit Engineering, Inc., as Agent for Jerome Ken Sakurai, Trustee of Tayzach Realty Trust for property located at 363 Danforth Lane, Tax Map 120, Lot 05, from Article I, Section 1.3 – A. and Article V, Sections 5.7A and B to allow a three lot cluster subdivision with frontage on a Class VI Highway.

MEETING NOTICE: Young read the posting information: Posted at Town Hall, Silver Lake and Madison Post Offices on January 31, 2023 and Certified mailings were sent on January 30, 2023. The Public Hearing Notice was published in the Conway Daily Sun on February 3, 2023.

Conflict of Interest: All four Board members stated they had no conflict of interest in this case via roll call.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye

Waiver Request: There are no waivers requested by the applicant.

Regional Impact: All four Board Members stated they see no regional impact in this case via roll call.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye

Martin stated that there is a four member board and that Craig Salomon, Agent for Tayzach Realty Trust has the option to have a five-member board.

Craig Salomon needed to excuse himself from the Public Hearing and call his client. Salomon returned to the Public Hearing and stated he could not reach his client and stated he is going to request a five member board.

Martin asked the Board for a motion to continue the Public Hearing to March 15, 2023 at 6:00 PM.

Motion by McAllister, seconded by Rau to continue the Public Hearing to March 15, 2023 at 6:00 PM.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye
The motion passed **4-0** by roll call vote.

Young will repost the continuance at the Town Hall, Silver Lake and Madison Post Offices.

APPROVAL OF DRAFT MINUTES: - Motion by McAllister, seconded by Rau to approve the January 11, 2023 minutes as amended.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye
The motion passed **4-0** by roll call vote.

APPROVAL OF DRAFT MINUTES - Motion by Rau, seconded by McAllister to accept the January 18, 2023 minutes as amended. The motion passed **unanimously** by roll call vote.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye
The motion passed **4-0** by roll call vote.

ADMINISTRATION: The Board thanked Bartlett for her service on the Board and that she will be greatly missed by all.

ADJOURNMENT: Motion by Rau, seconded by McAllister to adjourn.

Roll call Vote: McAllister – Aye; Rau – Aye; Gentile – Aye; Martin – Aye
The motion passed **4-0** by roll call vote and the meeting adjourned at 6:22 PM.

Respectfully submitted,

Kate Young
Land Use Boards Administrator