



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES  
August 2, 2023**

**MEMBERS PRESENT:** Marc Ohlson, Chairman; Paul Marks; Paul Littlefield, Karl Nordlund; Jay Buckley, Phil LaRoche – Alternate and Adam Price – Selectmen’s Representative

**MEMBERS EXCUSED:** Dave Cribbie

**OTHERS PRESENT:** Katharine Young, Land Use Boards Administrator; MadTV Aysia Morency, Kathy Koziel, Resident

**CALL TO ORDER:** Ohlson called the meeting to order at 7:17 PM.

**ELEVATION OF ALTERNATES:** **Motion** by Nordlund, seconded by Buckley to elevate Phil LaRoche as a full voting member for this meeting. The motion passed **unanimously**.

**APPROVAL OF AGENDA:** **Motion** by Buckley, seconded by Marks to approve the Agenda as presented. The motion passed **unanimously**.

Ohlson asked the Board for a motion to approve the July 5, 2023 minutes as written.

Discussion: Marks stated there was a typo on Page 1, the word “doing” should be “done”.

**APPROVAL OF MINUTES:** **Motion** by Marks, seconded by Buckley to approve the July 5, 2023 minutes as amended. The motion passed **unanimously**.

**PUBLIC COMMENT:** Ohlson opened Public Comment. There was none so Ohlson closed Public Comment.

**PUBLIC HEARING:**

**Case #23-04 – Continued - Boundary Line Adjustment** – for agent Wesley Smith, of Horizons Engineering, for property located at Grachen Drive, Tax Map 113, Lots 55 & 56 owned by William and Lynne Oxford.

**POSTING DATES & LOCATIONS:** Notice was posted on July 25, 2023 at the Madison and Silver Lake Post Offices, in the Madison Town Hall – upper and lower levels.

Ohlson opened the Public Hearing.

Young stated she provided the Board Members with an email from Wes Smith, Agent for **Case #23-04**. Young also stated that Smith called her today and he is asking the Board Members to continue **Case #23-04** to the September 6, 2023 meeting as he is still waiting on confirmation from DES as to the conditions/restrictions contained in the current deed and he also reserves the right to a title attorney review.

Ohlson closed the public hearing.

**Motion** by Buckley seconded by Marks to continue **Case #23-04** at the request of the applicant to the September 6, 2023 meeting. The motion passed **unanimously**.

**OLD BUSINESS:**

Ohlson stated he will not be able to attend the September 6<sup>th</sup> meeting. Marks suggested that the Board Members request the attorney come to the October 4, 2023 meeting or appear via Zoom. Ohlson stated the Board could accept the attorney's proposal in writing at the September 6<sup>th</sup> meeting and then Young could reach out to her and ask her to prepare a preliminary review of 1.3b and Definitions for the October 4, 2023 meeting.

**Definitions:** Tabled to October 4, 2023 meeting.

**1.3b:** Tabled to October 4, 2023 meeting.

**Master Plan:** Ohlson stated they could do this chapter by chapter.

**NEW BUSINESS:** Buckley brought up the ambiguity in the definitions, language etc., of Accessory Dwelling Units in the Eidelweiss Residential District. Buckley read to the board aloud from the Zoning Ordinance "**A. Permitted Uses. It shall be primarily a district of single-family residences and accessory buildings. One dwelling unit shall be the maximum allowable on any one lot and in any one building. Other permitted uses include home occupations .....**" He then also read aloud under Article XI Accessory Dwelling Unit (ADU), "**11.2 Applicability – Accessory Dwelling Units shall be permitted within all zoning districts, provided they comply with Section 11.4 of this Ordinance.**" Buckley stated if you create an ADU inside a home in Eidelweiss, you would have two dwelling units and the above statement says only one is allowed. Buckley further stated that under the Accessory Dwelling Unit section itself it says it is allowable in all residential districts. Buckley is questioning which takes precedence and he asked can you have two dwelling units in a single-family home in Eidelweiss? Ohlson asked Buckley if he thinks they should be permitted or not. Buckley stated that he was not on the Planning Board at that time but he believes it was intended for all residential districts. LaRoche stated he believed the spirit was to be able to have an in-law apartment for family.

**CHAIRMAN'S REPORT:** There was nothing to report.

**SELECTMEN'S REPORT:** Price, Selectmen's Representative updated the Board Members on the STR violation letters.

Marks asked Price if the Selectmen have been in touch with the state as to when Route 113 would be open? Price stated he had no idea when Rt. 113 would be open as the DOT keeps changing the date as well as the DOT being overwhelmed with other storm damage and current projects in the state.

**CORRESPONDENCE/ADMINISTRATION:** There was nothing to report.

- Voluntary Merger – Young stated the applicant withdrew his Voluntary Merger and has filed an Appeal with the Zoning Board of Adjustment.

**ADJOURNMENT:** **Motion** by Nordlund, seconded by Littlefield to adjourn. The motion passed **unanimously** and the meeting adjourned at 7:40 pm.

Respectfully Submitted,

Katharine Young  
Land Use Boards Administrator