



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
September 6, 2023**

MEMBERS PRESENT: Paul Marks, Vice Chair; Paul Littlefield, Karl Nordlund; Jay Buckley, and Adam Price – Selectmen’s Representative

MEMBERS EXCUSED: Marc Ohlson, Dave Cribbie and Phil LaRoche – Alternate

OTHERS PRESENT: Katharine Young, Land Use Boards Administrator; MadTV Aysia Morency,

CALL TO ORDER: Marks called the meeting to order at 7:00 PM.

Marks introduced himself as well as all Board Members.

ELEVATION OF ALTERNATES: There was none.

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

Marks asked the Board for a motion to approve the August 2, 2023 minutes as written.

APPROVAL OF MINUTES: **Motion** by Buckley, seconded by Littlefield to approve the August 2, 2023 minutes as written. The motion passed **unanimously**.

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

PUBLIC HEARING:

Case #23-04 – Continued (June 7, 2023, July 5, 2023, August 2, 2023 & September 6, 2023) - Boundary Line Adjustment (from June 7, 2023, July 5, 2023, August 2, 2023 & September 6, 2023) – 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 August 24, 2023 at the Madison and Silver Lake Post Offices, in the Madison Town Hall – upper and lower levels.

Marks opened the Public Hearing.

Young stated she received an email today at 4:10 PM from Wes Smith, Agent for **Case #23-04** requesting the case be continued until the October 4, 2023 meeting due to a conflict he had for tonight’s meeting. Smith further stated in his email that he is still awaiting confirmation from Attorney Matthew Weegar as to the title issue and Smith will be submitting a plan to the state for state subdivision approval and hopefully returning at the October 4, 2023 meeting with the approval in hand.

Marks asked for a motion to close the public hearing.

Motion by Buckley seconded by Nordlund to continue **Case #23-04** at the request of the applicant to the October 4, 2023 meeting. The motion passed **unanimously**.

OLD BUSINESS:

Definitions: Tabled to October 4, 2023 meeting.

1.3b: Tabled to October 4, 2023 meeting.

Master Plan: Marks asked that Young email the Master Plan to all Board Members.

NEW BUSINESS:

Execution of Engagement Letter: Marks stated he looked it over and had no issues and asked the Board if they had any questions. There were none.

Motion by Buckley seconded by Littlefield to approve the execution of the Engagement letter from Attorney Keriann Roman. The motion passed **unanimously**.

Marks asked Young to check with Attorney Roman to see if she could attend the October 4, 2023 meeting.

Execution of Termination Letter:

Motion by Buckley seconded by Nordlund to approve the termination letter to Attorney Laura Spector-Morgan as written. The motion passed **unanimously**.

CHAIRMAN'S REPORT: Ohlson was not present so there was nothing to report.

SELECTMEN'S REPORT: Price, Selectmen's Representative stated the Danforth Lane case was scheduled for a hearing in October. Price addressed Marks question about Route 113 from last month's meeting and updated the Board Members that Brooks has contacted Mark McConkey about the lateral culverts and to date, there has been no response from District 3 and that the paving may be done before the end of the year. Price updated the Board Members that the Zoning Board has received their first case from an STR owner for an Appeal of Administrative Decision and he believes there are more to follow.

Buckley brought up what the Town of Conway is doing about STR's as far as inspections and there was discussion amongst the Board Members.

CORRESPONDENCE/ADMINISTRATION:

Voluntary Lot Merger: Marks stated the request for the Voluntary Merger of Lots for Pomeroy Trails End Trust should be tabled to the October 4, 2023 meeting when Ohlson will be present as he knows the history of this property and Marks asked Young to draft a letter to the Planning Board's attorney and send the information to her in preparation of her attending the October 4, 2023 meeting.

ADJOURNMENT: Motion by Nordlund, seconded by Buckley to adjourn. The motion passed **unanimously** and the meeting adjourned at 7:35 pm.

Respectfully Submitted,

Katharine Young
Land Use Boards Administrator