

ZONING BOARD OF ADJUSTMENT
TOWN OF MADISON
PO BOX 248
MADISON, NH 03849

PUBLIC HEARING WILL BE HELD AT THE MADISON ELEMENTARY SCHOOL GYMNASIUM

AGENDA
February 21, 2024
6:00 PM

1. Call to Order
2. Pledge of Allegiance / Roll Call
3. Elevation of Alternates
4. Public Hearing:

Case #23-12 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Andrei and Erica Medeiros, 81 Knight Road, Tax Map 256, Lot 089 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 10, 2023 as to Article 4.2 of the Town of Madison Zoning Ordinance.

Case #23-13 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Chad and Brittany Ardizzoni and Aaron and Tiffany Clymer, 13 Lucerne Drive, Tax Map 103, Lot 060 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-14 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Ryan Finn and Grace Harrigan, 43 Oak Ridge Road, Tax Map 104, Lot 085 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-15 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Keith and Alison Kellerman, 21 Haven Road, Tax Map 128, Lot 21 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.2 of the Town of Madison Zoning Ordinance.

Case #23-16 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Monica Maria McMillian and Laura Thompson, 17 Bergdorf Drive, Tax Map 113, Lot 033 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-17 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Seamus O'Brien and Kayla Walsh-O'Brien, 37 Eidelweiss Drive, Tax Map 109, Lot 166 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-18 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Matthew Petti and Jennifer Swift, 70 Skyline Way, Tax Map 205 Lot 48 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 16, 2023 as to Article IV, Section 4.2 of the Town of Madison Zoning Ordinance.

Case #23-19 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Brian Burns, 1 Oak Ridge Road, Tax Map 109, Lot 87 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 30, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-20 – Continued (October 18, 2023, November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Cory, Jade and Cynthia Franklin, 26 Little Shore Drive, Tax Map 104 Lot 96 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 30, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-22 – Continued (November 15, 2023 and January 17, 2024) - Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for Kaylin Deschenes and Kalene Kouch, 14 Jungfrau Road, Tax Map 113 Lot 072 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated September 26, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-23 – Continued (January 17, 2024) Variance request from Henry P. Moscone, for property located at 23 Mount Washington Drive, Map 111, Lot 7, from Article V Section 5.9(A) of the Zoning Ordinance to permit the metal roof over his trailer for protection.

Case #23-24 – Continued (January 17, 2024) Appeal from an Administrative Decision from Matt Johnson, Esquire, Devine, Millimet & Branch, P.A., Agent for David and Julie Keiselbach on behalf of Keiselodge, LLC, 3 Grimsel Road, Tax Map 206, Lot 005 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated August 30, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #23-25 – Continued (January 17, 2024) Appeal from an Administrative Decision from Rishi Saxena and Abhishek Sahai, 80 Oak Ridge Road, Tax Map 101, Lot 006 to determine whether or not their circumstance allows for short term rentals relating to a denial from Robert Boyd, Code Enforcement Officer dated November 7, 2023 as to Article IV, Section 4.6A of the Town of Madison Zoning Ordinance.

Case #24-01 – Variance request from Kevin Hardt, Project Manager, Cormack Construction, Agent for William Zehring and Kristine Lahners, 1532 Village Road, Tax Map 117, Lot 59, from Article IV Section 4.5(C) of the Zoning Ordinance to permit the construction of a boardwalk/pedestrian bridge to access client's seasonal dock on Forest Brook within 50 feet of a wetland that's greater than .25 acres in size, and within 75 feet of a stream, i.e. Forest Brook; Article V Section 5.9(A) of the Zoning Ordinance to permit the construction of a boardwalk/pedestrian bridge to access the client's seasonal dock on Forest Brook within 75 feet from the center of Village Road and within 25 feet from the west boundary line and Article V 5.9(C) of the Zoning Ordinance to permit the construction of a boardwalk/pedestrian bridge to access the client's seasonal dock on Forest Brook within 75 feet from the mean high-water mark of Forest Brook.

Case #24-02 - Variance request from Kevin Hardt, Project Manager, Cormack Construction, Agent for Ramesh Indrakanti and Meena Indrakanti, 391 Conway Road, Tax Map 228, Lot 57, from Article XI Section 11.4(C) of the Zoning Ordinance to permit the interior renovation of an existing space above a detached garage, which creates an Accessory Dwelling Unit that is greater than the 800 sq. foot minimum.

5. Approval of Draft Minutes – January 9, 2024 and January 17, 2024

6. Administration

7. Adjournment

Notice posted February 9, 2024 at Madison & Silver Lake Post Offices and upper and lower levels of Town Hall.