



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
AUGUST 1, 2018**

MEMBERS PRESENT: Chairman Marc Ohlson, Andrew Smith, David Cribbie & Paul Marks
Selectman John Arruda , Alternate Phil LaRoche

MEMBERS EXCUSED: Paul Littlefield

OTHERS PRESENT: Colleen King, Land Use Administrator, Carol Dandereau, Ron Briggs,
Lorelie Gerard, Sam Bourne, Ashley Smith, Mary Smith, Frank Defeo, Jake Defeo, Bruce
Kennedy, Frank and Jane Hubbell.

POSTING DATES AND LOCATIONS: July 18, 2018 at the Madison and Silver Lake Post
Offices, and Madison Town Hall, upper and lower levels.

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

ELEVATION OF ALTERNATES: Mr. Smith made a **MOTION** to elevate Mr. LaRoche to a
full member of the Board; seconded by Mr. Marks. All Approved.

APPROVAL OF THE AGENDA: Mr. Cribbie made a **MOTION** to approve the agenda;
Mr. Smith seconded. All Approved.

APPROVAL OF JULY 11, 2018 MINUTES: Mr. Cribbie made a **MOTION** to approve as
amended; seconded by Mr. Marks. All Approved.

PUBLIC COMMENT: Mr. Ohlson opened the meeting for Public Comment.

Ashley Smith would like to open a gym within a building owned by CPS Realty Trust at
45 Common Lane, Map103, Lot 4, in the Commercial Zone. The gym will be located in the
right portion of the building that used to be the ice cream business and is currently used as a
storage area. At Mrs. King's suggestion, she came for the Public Comment section of tonight's
meeting to review her plans and the procedures for Change of Use. The space is approximately
525sf.

Mr. Smith stated that our site plan regulations did not limit the number of businesses in one
building.

Mr. Cribbie did not believe that there were Change of Use notifications for the previous businesses.

Ms. Smith thought that the maximum number of 8 people might be there at any one time.

Mr. Arruda stated that Life Safety issues would be the only concerns and the Fire Chief would address them.

Mr. Ohlson stated that there is a sufficient parking lot to accommodate any clients and there will be no change in the footprint.

The Board agreed that until the Site Plan Exemption Waiver is formalized with the Change of Use form, a Life Safety inspection from the Fire Chief would suffice.

Mr. Ohlson asked that a new Change of Use form be presented at the next meeting and that the Code Enforcement Officer and Fire Chief should approve the form.

Mr. Ohlson closed the Public Comment portion of the meeting.

PRELIMINARY REVIEW

Case # 18-04 Subdivision Application

Ronald Briggs of Briggs Land Surveying presented a subdivision proposal for property located at 680 Tasker Hill Road, Map 203/ Lot 19, owned by Franklin and Jane Hubbell in the Rural Residential District, to subdivide a 22 acre parcel into 2 lots of 5 acres and 17 acres, using the existing road frontage. A test pit would be done. Mr. Briggs asked about a waiver for surveying the entire perimeter of the lot.

Mr. Ohlson recused himself from this discussion as he is an abutter to the Hubbell's legal residence at a different location.

Mr. Smith confirmed that the existing house would be on the 5ac parcel with straight lot lines and he has no issues with this proposal. It is a simple subdivision.

There was no Board opposition to the request for the entire lot Survey Waiver.

PUBLIC HEARING

Case # 18-05 Boundary Line Adjustment

Agent Lorelie Gerard of Thaddeus Thorne Surveys, Inc, presented a Boundary Line Adjustment Plan for property located on East Madison Road, Map 248/ Lots 61, 61-1 & 61-2 owned by the Raed Hertel Family Trust to reconfigured the lot lines of the 2012 Approved 3-Lot Subdivision.

Ms Gerard presented the approved January 2012 3 Lot Subdivision Plan and stated that 3 driveway permits were also issued for these lots. The road frontage has not changed with the new configuration and the lots will have the same test pits. There is a ROW which runs through the lots and this is causing a problem with potential buyers. The new plan burdens only one lot with the ROW instead of the previously approved 3 lots.

The buildable area will remain the same; only the acreage has changed:

Lot A was 11.67 ac; is now 31.85ac and has the ROW on it

Lot B was 20.58ac; is now 6.32ac.

Lot C was 19.08ac; is now 13.06ac.

Mr. Ohlson asked if there are any existing buildings on the lots and if the ROW is deeded?

Ms. Gerard stated that the lots are empty with no deeded ROW. There are 3 monumentations which need to be set; the exterior boundaries of the lots will remain the same.

Ms. Gerard requested conditional approval for the reconfiguration of the lots.

PUBLIC COMMENT

Mr. Ohlson opened the Hearing for Public Comment.

Mr. Bourne asked the Planning Board to not make any approvals or votes on the proposal as the range lines are not correct. It appears that the survey was not physically completed in the field and was a compilation of older surveys. Mr. Bourne offered his old plans to Ms. Gerard which show the areas of concern. After much discussion, Ms. Gerard agreed with Mr. Bourne and requested that the Planning Board grant a continuance for 60 days. This will allow the necessary time to complete an accurate survey and address the issues that Mr. Bourne brought forth.

Mr. Ohlson closed the Hearing for Public Comment.

MOTION

Mr. Smith made a **MOTION to CONTINUE** Case #18-05 for 60 days, until the October 3, 2018 meeting; Mr. LaRoche seconded. All Approved.

CHAIRMAN'S REPORT:

Mr. Smith handed in his resignation letter from the Planning Board as he is moving out of town. There are currently 2 full Board member vacancies replacing Mr. Smith & Mrs. Downs.

SELECTMEN REPORT:

Paving will begin on the following roads: West View, Colby Hill, and West Shore Drive.

ADMINISTRATION/CORRESPONDENCE:

Voluntary Lot Mergers – Adam Leiser, Village District of Edelweiss, Tax Map 108, Lots 081, 082, 083, 092, 093, and 094

CIP – Mrs. King emailed the current CIP with a letter to all Department Heads requesting that they prioritize their needs and update the CIP for the next 7 years. The Dept heads need to complete their review and return it by Thursday August 30, 2018.

ADJOURNMENT: Mr. Laroche made a **MOTION** to adjourn; Mr. Cribbie seconded.
Meeting adjourned at 8:16pm

MINUTES TAKEN BY: Colleen King, Land Use Administrator