



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD APPROVED MINUTES  
OCTOBER 3, 2018**

**MEMBERS PRESENT:** Chairman Marc Ohlson, David Cribbie, Paul Marks & Paul Littlefield  
Selectman John Arruda, Alternate Phil LaRoche.

**MEMBERS EXCUSED:** None

**OTHERS PRESENT:** Colleen King - Land Use Administrator, Carol Dandeneau - Madison TV,  
Fire Chief Richard Clark, Daniel Yule, Shawn Bergeron, Eddie Gettis, Kaylin Gettis,  
Josh MacMillan and Lorelie Gerard.

**POSTING DATES AND LOCATIONS:** September 20, 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. Littlefield made a **MOTION** to elevate Mr. LaRoche to a full  
member of the Board; seconded by Mr. Cribbie. All Approved.

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

**APPROVAL OF SEPTEMBER 5, 2018 MINUTES:** Mr. Marks made a **MOTION** to approve as  
amended; seconded by Mr. Cribbie. All Approved.

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

Mr. Dan Yule has 2 issues to present. He is hosting a wedding for a friend at his residence on Saturday  
October 6 and would like the Planning Board's permission to go forward with these plans. The second  
issue is to establish a Change of Use for his property and use it as a venue for hire.

Mr. Arruda suggested the possibility of changing the zoning district to allow the proposed use.  
Fire Chief Richard Clark spoke about the life safety issues that need to be met in order to hold the  
wedding on Saturday. Mr. Yule and Chief Clark will meet on Friday October 5 and if all Life Safety  
issues are met, the wedding can be held at that location. Mr. Bergeron accompanied Mr. Yule and will

assist him going forward with any applications. They may need to apply for a Special Exception from the Zoning Board of Adjustment and then file a Site Plan Review Application to the Planning Board.

The Village District stops just before Mr. Yule's property line.

Mr. LaRoche asked for further information regarding future plans as a venue.

Mr. Bergeron reviewed the permitted uses in the Village District and the Rural Residential District.

A conference center is allowed and a wedding event could be held in a conference center.

Mr. Cribbie asked how many weddings have been held there in the last several years.

Mr. Yule answered 3 weddings.

Mr. Ohlson separated the discussions on the wedding and the future plans.

The wedding is not a For-Pay-Event and therefore, is not a Planning Board issue. It is a Code Enforcement and Fire Safety issue.

When Mr. Arruda stated that there may be noise complaints, Mr. Ohlson reminded them that there is no noise ordinance.

Mr. Ohlson stated that for future plans, the Site Plan Application would address parking, etc.

Mr. Bergeron will continue to work with the Fire Chief and the Board of Selectmen.

2. Mr. Ed Gettis owns a Survival and Education Training Company in Dover, NH and is looking to purchase 3 lots, totaling 264 acres near Davis Pond off Boulder Road for his business. He plans to build 2 cabin-style buildings for classrooms, a couple of post and beam cabins throughout the property for training and a small shooting range. In addition, the current private road to the main building would be upgraded to a Class V standard to accommodate vehicles. He plans to use port-a-potties and generators. It is his preference to keep the lowest possible footprint.

The property was known as the Wagoner logging parcel. The access to the property would be through the Madison Shores Association.

Mr. Cribbie confirmed that the lots are in the Rural Residential zone and asked for clarification for the location of the gun range.

Mr. Ohlson confirmed that it would be a private school and it would need a Special Exception to the Use in the Rural Residential Zone from the Zoning Board of Adjustment, followed by a Site Plan Application to the Planning Board. Mr. Ohlson stated that access to the property may be an issue.

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

## **PUBLIC HEARING**

**CASE # 18-05** (continued from the August meeting.) The property is owned by the Raed Hertel Family Trust and the proposed plan is to reconfigured the interior lot lines of the 2012 Approved 3-Lot Subdivision. Applicant's agent, Lorelie Gerard of Thaddeus Thorne Surveys, Inc, presented the proposed boundary lines, for the property located on East Madison Road, Map 248/ Lots 61, 61-1 & 61-2. The intent was to encumber only one of the lots with a ROW and make it easier to sell the lots. The road frontage will remain the same with the same test pits.

	Old Lot Size.	New Lot Size
Lot A.	11.67.	31.85
Lot B.	20.58.	6.32
Lot C.	19.08.	13.06

The purpose of the continuance was to review a boundary dispute with an abutter and there is now a signed agreement between the property owners. Ms. Gerard is requesting a Conditional Approval because the monumentation has not been met.

### **PUBLIC COMMENT**

Mr. Ohlson opened the hearing for Public Comment.

Hearing none, Mr. Ohlson closed the Public Comment portion of the hearing.

### **BOARD DISCUSSION**

There was no Board discussion.

### **MOTION and VOTE**

Mr. Littlefield made a **MOTION to APPROVE** the interior lot line adjustments for these three lots with the condition that the Pins will be set and the Mylar will be presented for the Chairman's signature, outside of the Hearing. Mr. Marks seconded. All approved.

**CHAIRMAN'S REPORT:** Nothing to report.

**SELECTMEN REPORT:** Mr. Arruda reported on the budget activities with DPW and the Transfer Station.

### **ADMINISTRATION/CORRESPONDENCE:**

#### **Change of Use Document Discussion**

Mrs. King updated a Change of Use form and presented it to the Board for discussion and review. This will remain on the agenda for the next meeting. Once approved by the Planning Board, the form will be forwarded to the Board of Selectmen for their approval as a Town document.

**ADJOURNMENT:** Mr. LaRoche made a **MOTION** to adjourn; Mr. Marks seconded.

Meeting adjourned at 8:47pm.

**MINUTES TAKEN BY:** Colleen King, Land Use Administrator

*These minutes were APPROVED at the November 7, 2018 Planning Board meeting.*