



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD APPROVED MINUTES
NOVEMBER 7, 2018**

MEMBERS PRESENT: Chairman Mark Ohlson, Paul Littlefield, Paul Marks, Selectman John Arruda, Alternate Phil LaRoche.

MEMBERS EXCUSED: David Cribbie

OTHERS PRESENT: Joanne Goodwin-Rogers, Wes Smith

POSTING DATES & LOCATIONS: October 24, 2018 at the Madison and Silver Lake Post Offices and the Madison Town Hall, upper and lower levels.

CALL TO ORDER: Chairman Ohlson called the meeting to order at 7:04pm.

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

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

APPROVAL OF THE OCTOBER 3, 2018 DRAFT MINUTES: Minutes were reviewed with minor edits made. Mr. Marks made a MOTION to approve as amended; seconded by Mr. LaRoche. All Approved.

PUBLIC COMMENT: Mr. Ohlson opened the meeting for Public Comment. Hearing none, Mr. Ohlson closed the meeting for Public Comment.

PUBLIC HEARING:

CASE # 18-06 Boundary Line Adjustment– Agent Wesley Smith of Thaddeus Thorne Surveys, Inc, for the following properties located on Danforth Road:

- Map 120/ Lot 3 owned by David Sweeney,
 - Map 120/ Lot 4 owned by Goodwin-Rogers Revocable Trust,
 - Map 120/ Lot 5 owned by the Town of Madison,
 - Map 120/ Lot 6 owned by Bruce Gove and
 - Map 120/ Lot 11 owned by the Osgood Realty Trust,
- in the Rural Residential District, to reconfiguration the lot lines and Right of Way.

Before the Hearing began, Selectman Arruda recused himself from this case as he represents one of the property owners, the Town of Madison.

Mr. Wes Smith of Thorne Survey and Engineering, explained the current layout of the lots having frontages on Winter Road and Danforth Lane, a Class V road. There are deeded ROW from Danforth Lane to the parcels of land. The Town of Madison owns land that surrounds these lots with irregularity. The proposal is to make a boundary line adjustment on these roads with property owners Goodwin-Rogers (map 120 /lot 4), Sweeney (map120 /lot 3), Town of Madison (map120/lot 5), Osgood Realty Trust (map 120 /lot 11) and Gove (map 120 /lot 6) to create road frontage for the property owners and extend the Class V road to where the pavement ends. This Class V road would be retained by the Town as a 50' public Right-of-Way. The unpaved extension of the Danforth Lane to Winter Road would need to be accepted as a layout to a Class V road at a future Town Meeting. The Town currently maintains and plows the paved portion of Danforth Lane. It was paved approximately 9 years ago.

Mr. Ohlson asked if there is a fee transaction? Mr. Smith explained that the property owners agreed to pay equal costs depending on the square footage/percentage of land which they will be receiving. The Town will retain ownership of a 7.2 acre lot and the ROW.

At Mr. LaRoche's inquiry, Mr. Smith explained that Sweeney would be getting 33,000sf of land, Goodwin-Rogers - 84,000sf, Gove- 14800sf, and Osgood Realty- 171,791sf.

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

Ms Goodwin-Rogers gave an explanation of the original owner of the land from the 1970s.

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

BOARD DISCUSSION: Mr. LaRoche asked if this case is a Preliminary Lot Line Adjustment with Conditional Approval?

Mr. Smith stated that yes it is a preliminary and he wants to set the corners and insure all the plans/mylars are complete. He will use rebar to set the corners.

Mr. Ohlson inquired on the number of copies are needed. Mr. Smith will present the 4 required copies for PB Chair signature and then record the plan at the CCRD. Once recorded, registered copies could be ordered for each of the property owners.

Mr. Marks asked if new corners would be set. Mr. Smith stated that all new corners will be set.

Mr. Ohlson asked what the length of the newly created Class V road? Mr. Smith stated 450'.

MOTION AND VOTE:

Mr. Marks made a **MOTION** to accept the Lot Line Adjustment plan with the following conditions:

1. Ten (10) new granite monuments will be placed where the property lines meet the proposed Town ROW/ Class V and Class VI roads,
2. Rebar will be place at all other property line intersections.
3. The Mylars will be delivered to Linda Shackford at Town Hall and will be signed by the Planning Board Chair out of public session.

Mr. Littlefield seconded. All Approved.

CHAIRMAN'S REPORT: Nothing to report.

SELECTMEN'S REPORT: The Budget cycle is starting. There was discussion amongst the Planning Board members on the Administrative line and it was decided that the 2019 budget line should be \$7500. The Tax Bills were mailed this week.

ADMINISTRATIVE/CORRESPONDENCE: There were 4 Class VI/Private Road Waivers reviewed, with no comment. This Planning Board review is per RSA 674:41.

Mrs. King will consult with the Planning Board Attorney regarding Class V and Class VI Road Waivers and report at the December meeting.

ADJOURNMENT: Mr. Littlefield made a MOTION to adjourn; Mr. LaRoche seconded. All Approved.

MINUTES TAKEN BY: Colleen King

These minutes were APPROVED at the December 5, 2018 Planning Board meeting.