



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD APPROVED MINUTES
May 5, 2021**

MEMBERS PRESENT: Chairman Marc Ohlson, Paul Marks, Dave Cribbie, Paul Littlefield, Charles Allen and Selectman Bill Lord.

OTHERS PRESENT: Steven Hoyt, Jacob Defeo, Francis Defeo, Lorelie Gerard, William Shepard, Emily Shepard, Ron Briggs, Sheila Segerson, Michael Levesque, David Davis, Evangeline Davis, Hope Hutchinson, Ken Oliveri, Carol Dandeneau - Madison TV and Colleen King - Land Use Administrator.

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

ELEVATION OF ALTERNATES: None

APPROVAL OF AGENDA:

Motion made by Mr. Cribbie, seconded by Mr. Marks to approve the agenda. All Approved.

APPROVAL OF THE April 7, 2021 DRAFT MINUTES: Minutes reviewed.

Mr. Marks made a **MOTION** to approve; seconded by Mr. Littlefield. All Approved.

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

Stephen Hoyt, King Pine Ski Area, explained that they plan to enlarge the rental shop and provide added egress. There will be no lodging added and no change to their septic system. He inquired if it was possible to have a waiver from the site plan regulations for the whole lot. He was advised by Mr. Ohlson to see Mrs. King for a Waiver from the Site Plan Regulations. Hearing no further comments, Mr. Ohlson closed the Public Comment section of the meeting.

POSTING DATES & LOCATIONS: Notice was posted on April 22, 2021 at the Madison and Silver Lake Post Offices, in the Madison Town Hall, upper and lower levels. All abutters were notified by certified mail and notice was published in the Conway Daily Sun.

PUBLIC HEARING:

Case # 21-02 Boundary Line Adjustment, Ron Briggs of Briggs Surveying, agent for owners David and Evangeline Davis, requested to transfer 1 (one) acre of land and a building from Map 247, Lot 21 to Map 247, Lot 19 for property located at 1736 East Madison Rd in the Rural Residential Zone. This case had a Preliminary Review at the April 7, 2021 meeting and the State Subdivision approval has been received. All setbacks and road frontage have been met.

PUBLIC COMMENT:

Mr. Ohlson opened the Hearing for Public Comment.
Hearing none, he closed the Hearing to Public Comment.

DELIBERATION/ MOTION:

There were no questions from the Board.
Mr. Cribbie made a **MOTION** to approve the Applicant's request per plan submitted;
Mr. Marks seconded. All Approved.

CASE # 21-03 Boundary Line Adjustment, James Rines of White Mountain Surveying and Engineering, agent for owners David Werner Family Trust, the Stephen S. Hill Revocable Trust and the Amended and Restated Trust Agreement of Eva Selstam Heilman, for property located on Winter and Shieling Road, Map 120, Lot 27 & 28, requested to exchange 2 parcels of 0.07ac each, to allow placement of a home on the Hill/Heilman lot, in the Rural Residential Zone. This applicant received a variance from the ZBA in November 2020. Mr. Rines requested a waiver from the 24' x36' sheet size. A mylar will be dropped off once the plan has been approved.

PUBLIC COMMENT:

Mr. Ohlson opened the Hearing for Public Comment. Mrs. Hope Hutchinson spoke in support of this application and said it should be approved.
Hearing nothing further, Mr. Ohlson closed the Hearing to Public Comment.

DELIBERATION/ MOTION:

There were no questions from the Board.
Mr. Cribbie made a **MOTION** to approve the Applicant's request per plan submitted;
Mr. Littlefield seconded. All Approved.

CASE# 21-04 Boundary Line Adjustment, Lorelie Gerard of Horizons Engineering, agent for owner Ruth A Shackford, requested to create a new parcel of 7.12ac on Deer Drive, Map 229, proposed new Lot 17.2, with the remaining parcel of Map 229 Lot 17 having 88+/- ac, in the Rural Residential Zone. The road frontage is 362' and does not need State Subdivision approval if the parcel is over 5 acres. Mr. Ohlson stated that a Boundary Line Adjustment cannot create a new lot and this needs to be resubmitted as a 2-Lot Subdivision. Mr. Cribbie stated that if you get a new lot number, then it is a new lot. Mr. Ohlson stated that although there may be road frontage, a new lot cannot be created and the hearing was not legally noticed. Ms. Gerard requested that the fee be adjusted and they will submit a check for the notices and the abutters with a new application.

MOTION:

Mr. Cribbie made a **MOTION** to allow the applicant to withdraw without prejudice; seconded by Mr. Littlefield. All Approved.

CASE# 21-05 Scenic Road Tree Cut, Forester Megan Henderson, agent for owner Thomas Jones for property located on Maple Grove Road, Map 234, Lot 45 request the removal of 3 trees (Red Maple, Hemlock and Ash) to allow for logging truck access for a timber harvest planned for Summer 2021. The Selectmen have signed the Intent To Cut form. There is a break in the stonewall that will be used for access and the red maple tree is in the way. The other two trees are either dead or almost dead. Mr. Cribbie asked about the disturbance to the stonewall. The stonewall will be restored once the timber harvest is completed.

PUBLIC COMMENT:

Mr. Ohlson opened the Hearing for Public Comment.
Hearing none, Mr. Ohlson closed the Hearing to Public Comment.

DELIBERATION/ MOTION:

There were no questions from the Board.
Mr. Cribbie made a **MOTION** to approve the Applicant's request per plan submitted;
Mr. Allen seconded. All Approved.

CHAIRMAN'S REPORT: Mr Ohlson attended the April ZBA meeting and commented on the requests to build on 0.20ac lots near wetlands. Previously when land was sold for taxes, the abutters were offered the lots first with the intent that the lots would be merged.

SELECTMEN'S REPORT: Mr. Lord thanked Mrs. King for her time working for as the Land Use Administrator. Mrs. King will be leaving in June. Mr. Lord also reported that he asked Mr. Boyd to rewrite the ADU ordinance/definition and then present it to the Planning Board. Town reported that Town Meeting is May 15 and Town voting is May 11. At the recent Public Hearing for the Budget, the Planning Board legal line was reduced from \$10K to \$5K.

CORRESPONDENCE/ ADMINISTRATION: Mr. Littlefield asked that people write-in his name for Planning Board member.

ADJOURNMENT: MOTION was made by Mr. Cribbie, seconded by Mr. Allen to adjourn the meeting; All Approved. Meeting adjourned at 8:19pm.

Respectfully Submitted,
Colleen King, Madison Land Use Administrator

*These minutes were **APPROVED** at the June 2, 2021 meeting.*