



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
September 1, 2021**

MEMBERS PRESENT: Marc Ohlson - Chair, Dave Cribbie, Paul Littlefield, Charlie Allen, Josh Shackford, Paul Marks, and Phil Laroche. Jay Buckley excused

OTHERS PRESENT: Land Use Administrators Kim Cyr, Shawn Bergeron, Cailee Bergeron, Steve Lyons, Daymond Steer, and Carol Dandeneau - Madison TV

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

ELEVATION OF ALTERNATES: Mr. Cribbie made a **MOTION** to elevate Mr. LaRoche; seconded by Mr. Marks.

APPROVAL OF AGENDA: Mr. LaRoche made a **MOTION** to approve the agenda; seconded by Mr. Cribbie. All approved.

APPROVAL DRAFT MINUTES: Mr. Marks made a **MOTION** to approve the August 4, 2021 minutes; seconded by Mr. Cribbie. All Approved. Mr. Marks made a **MOTION** to approve the August 11, 2021 minutes; seconded by Mr. Allen. All Approved.

PUBLIC COMMENT: Mr. Steer inquired when the Public Hearing will be scheduled. Mr. Ohlson said we have nothing scheduled yet.

POSTING DATES & LOCATIONS: Notice was posted on August 19, 2021 at the Madison and Silver Lake Post Offices, in the Madison Town Hall - upper and lower levels. The meeting notice was published in the Conway Daily Sun.

ZONING DISCUSSION: The Board reviewed the definitions that will be presented at a public hearing. Mr. Cribbie suggested using State of NH DES regulations Env-Wq1000 for the ADU septic requirements. The Board agrees with the proposed definition of footprint

SHORT TERM RENTALS: The Board and Mr. Bergeron discussed the letter from PretiFlaherty regarding the legality of short-term rentals. Mr. Bergeron feels the Town should have something on the books regarding STR's. All the departments in Town are going to be affected by the STR's including the Transfer Station. Mr. LaRoche spoke regarding the affect on the Transfer Station and stated that his company handled it by purchasing coupon books and would leave them at the rental property for the renters to dispose of the solid waste. Mr. LaRoche suggested putting a noise ordinance in place rather than banning the STR's. Selectman Shackford spoke about the difficulty of enforcing noise ordinances and that if noise continues that someone usually gets arrested. Mr. Allen shared that the landlords need to enforce the rules and need to have a property representative to contact if there are issues at the property. The Board is going to send the ordinance to legal counsel, Police, Fire, and Code Enforcement to review the policy and give their feedback regarding the draft policy by the next Planning Board meeting. The

Board is hoping to schedule a public hearing potentially on November 3, 2021. The Board is also sending the Puffer Opinion to legal counsel for review.

LEDGE POND ROAD DISCUSSION: Mr. Allen has spoken to Gloria Andrews at NHDES regarding the permits for Ledge Pond Road Pit. The permit was amended in 2019 and expires in 2024. Mr. Allen also contacted NHDES to inquire about the process to enforce the permit requirements. The Board discussed whether the road is a class 6 or private road. The road is in terrible shape and fencing is not in place and is a safety concern. The concern is that people live there and if emergency services had to get there it would be difficult. Mr. Cribbie questioned if this is a grandfathered pit. The pit status determines what the Planning Board can enforce. Mr. Ohlson suggested that any correspondence with Mr. Coleman needs to be done at public meetings. Mr. Cribbie would like to schedule site visits to all aggregate pits in town outside of the Board's normal meeting schedule. The site visits will be public meetings. Selectman Shackford thought we should get the advice from legal counsel to make sure we can visit the sites. Mr. Allen read in RSA 155E that the Board has the right to visit the sites. He will obtain a copy of RSA 155E for reference. Mr. Ohlson will contact the Board's attorney to get an opinion of how to proceed. Letters will be drafted to pit owners for the site visits to be scheduled. Mr. Lyons, a property owner on Ledge Pond Road, was not aware of the issues and wants to live there full time when he retires. He is concerned if the road gives way how he will access his property. He thanked the Board for addressing the issues.

CHAIRMAN'S REPORT: Mr. Ohlson informed the Board that the ZBA Attorney is not interested in representing the Planning Board. The Attorney feels it would be a conflict of interest.

SELECTMAN'S REPORT: Mr. Shackford had nothing to report. The meeting discussion had addressed the Board of Selectman topics to be discussed.

CORRESPONDENCE/ADMINISTRATION: Mrs. Cyr presented the as builts for Banfield Hollow. The Board requested that the Code Enforcement Officer confirm that the information presented is correct.

BUDGET: There were no expenditures. We will review budget sheets for 2022 at our next meeting

ADJOURNMENT/ MOTION: Mr. Cribbie made a **MOTION** to adjourn; Mr. Marks seconded. All Approved. The meeting adjourned at 8:41pm

Respectively Submitted:
Kim Cyr, Land Use Administrator