



**TOWN OF MADISON  
ZONING BOARD OF ADJUSTMENT  
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**ZBA MINUTES  
November 17, 2021**

**CALL TO ORDER:** Mr. Stu Lord called the meeting to order at 6:00pm. Mr. McAllister led those in attendance in saying the Pledge of Allegiance.

**ATTENDANCE:** Mrs. Cyr called the roll:

Stuart Lord -Present Drew Gentile -Excused George Rau – Present Mark Totman -Excused  
Doug McAllister- Present. Bebe Bartlett – Present Marc Ohlson – Excused

**OTHERS PRESENT:** Kim Cyr - Land Use Administrator, Moselle Spiller- Madison TV, Jacob Martin, and Jon Cyr.

**APPROVAL OF OCTOBER 20, 2021 DRAFT MINUTES:**

The Draft Minutes were reviewed and a **MOTION** was made to approve the minutes as amended by Mr. Lord, seconded by Mr. McAllister. **VOTE:** 4-0 Mr. Lord – yes, Mr. McAllister – yes, Mr. Rau – yes, Mrs. Bartlett – yes

**Case # 21-13** Special Exception is requested by Shawn Bergeron, Agent for Hillary Twigg-Smith, for property located at 397 Bickford Road, Map 223, Lot 7, to ask for a Special Exception for a Lodging House (Bed and Breakfast) at this property as specified in the Zoning Ordinance Article 4.2 (B)(7)

**Case # 21-14** Special Exception is requested by Shawn Bergeron, Agent for Hillary Twigg-Smith, for property located at 397 Bickford Road, Map 223, Lot 7, to ask for a Special Exception for a Conference Center Facility at this property as specified in the Zoning Ordinance Article 4.2 (B)(8)

Mr. Lord extended the offer of hearing the case with a four-member board or waiting for a five-member board which would mean continuing the case until December 15, 2021. Mr. Bergeron, the agent, decided to wait for the five-member board in December.

**PUBLIC COMMENT:** Mr. Bergeron addressed the Board regarding the draft STR ordinance that he created for the Planning Board. He feels that the BOS and the Planning Board are running on two different paths. The STR's would be regulated by the ZBA and special exceptions would need to be obtained. One of his concerns is that the Town does not have the personnel to handle the workload associated with STR's. The BOS, ZBA, and Planning Board need to work together and get on the same page. Mr. Lord appreciated Mr. Bergeron's perspective and liked the idea of all three Boards working together.

**BUDGET:** Mrs. Cyr reported that expenses are on target.

**ADMINISTRATION:** The next meeting will be December 15, 2021 @ the Town Hall Meeting Room.

**ADJOURNMENT:**

Mr. McAllister made a MOTION to adjourn the meeting; Mrs. Bartlett seconded. All approved.  
The meeting adjourned at 6:20pm.

Respectfully Submitted,

Kim Cyr  
Land Use Administrator