



**TOWN OF MADISON
PLANNING BOARD**

PO BOX 248

MADISON, NEW HAMPSHIRE 03849

planning@madison-nh.org

Phone: 603-367-4332 x303 Fax: 603-367-4547

**PLANNING BOARD MINUTES
February 2, 2022**

MEMBERS PRESENT: Marc Ohlson - Chair, Dave Cribbie, Paul Marks, Paul Littlefield, Charlie Allen, Alternate Jay Buckley

MEMBERS EXCUSED: Alternate Phil LaRoche and Selectmen Representative Josh Shackford

OTHERS PRESENT: Land Use Administrator Kim Cyr, Ron Briggs, Drew Gentile, Paul McKenna, Nick Borelli, Brian Roche, John Cancelrich, Nordell Gagnon, and Madison TVs Moselle Spiller and Daymond Steer

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

POSTING DATES & LOCATIONS: Notice was posted on January 26, 2022 at the Madison and Silver Lake Post Offices, in the Madison Town Hall - upper and lower levels. The hearing notice was published in the Conway Daily Sun on January 21, 2022.

ELEVATION OF ALTERNATES: **Motion** by Cribbie, seconded by Marks to elevate Buckley as a voting member. The motion passed unanimously.

APPROVAL OF AGENDA: **Motion** by Cribbie, seconded by Buckley to approve the agenda. The motion passed unanimously.

APPROVAL DRAFT MINUTES: **Motion** by Marks, seconded by Littlefield to approve the January 5, 2022 minutes as written. The motion passed unanimously.

PUBLIC COMMENT:

Paul McKenna read this letter in entirety:

*Property Investment Company plans to Buy 15, 000 AIRBNB Rentals
reAlpha - an Ohio based property investment company, is taking a significant step in its goal of becoming the nation's largest owner of short-term rental property. The company is planning to purchase up to 15, 000 Airbnb rentals over the next 5 years. The company is focused on reinventing the short-term rental space by providing an opportunity for individual investors to own shares of specific properties that would be rented through Airbnb. The combined \$150 million investment will be used to buy \$1.5 billion in short-term rental properties.
reAlpha has started purchasing homes in Dallas and Miami, with expansion plans in*

place to enter California, New York, New Jersey, Colorado, Washington, and Illinois. Potential properties will be identified by reAlpha's proprietary AI platform, the reAlphaBRAIN, which scores homes based on more than 28 different factors. "There are 660,000 U.S. properties on Airbnb and there's no clear leader."

Originally reported in MarketWatch - please check out [www .reAlpha.co](http://www.reAlpha.co) under News This is what is happening outside our bubble in Northern NH. If STR's are allowed in our residential neighborhoods there will be no more neighborhoods. reAlpha is using Airbnb analytics to target vacation areas and snatch up available properties at an alarming rate. Once STR's are allowed, "regulated" or not, it will be virtually impossible to walk it back. The Valley will have a target on its back in no time. Local planning boards seem to be caving in to the threat of litigation by allowing STR's under the guise of "regulation", which is really nothing more than complicated registration. The Valley thrived long before Airbnb and the inundation of short-term rentals, which ruined it for the owners that did rent occasionally. The Valley can thrive without the impersonal renting of residential homes to people that I as a neighbor don't know and neither does the owner of the property. We need to do whatever we can locally to prohibit the continued exploitation of our neighborhoods rather than roll out the red carpet and hope that it doesn't happen in our backyard.

When the planning board was asked what would prevent a corporation from gobbling up available property once the town allows STR's, the answer was "we don't see that happening". This may not be Motel 6 but it pretty darn close.

Newport RI allows STR's in residential areas with a limit of 2 bedrooms, 2 people per bedroom (4 people per dwelling unit) and must be owner occupied. This is regulation! Katharine Koziel!

Madison, NH

John Cancelrich addressed the board asking if there was an impact or economic study done regarding the impact of short term rentals. He asked how Town resources would be affected by the article that the Board is putting forth.

Chairman Ohlson responded that the Board is only putting forth a definition not regulations.

Nick Borelli questioned the number of people that is stated in the definition. He questioned the impact on the water system and the ponds to have so many people and the effect on septic systems.

Nordell Gagnon, of Pondwood Drive, read the Town's Master Plan. He described how he hasn't felt safe in his neighborhood with the STR's. He has encounter multiple situations with renters that have not made him feel safe.

Chairman Ohlson announced **Case # 22-01 2-Unit Cluster Subdivision**, Ron Briggs of Briggs Land Surveying, agent for owner Drew W. Gentile & Jennifer J. Gentile, proposes a 2-unit cluster subdivision at 89 Conway Road, on Map 228 Lot 033. Proposed new cluster lots of 0.59 acres and 0.49 acres with 4.0 acres of common area in the Rural Residential Zone.

Briggs explained the single-family cluster development that will be on 5.1 of the 75 acres, with 69+ acres remaining in their current use status. The wetlands are located in the current use portion of the property and there is documentation presented that demonstrates that a conventional subdivision could be obtained. Each lot will have their own well and septic.

Briggs told the Board the owner's intension for the future, should it ever be sold out of the family, would include the submission of a voluntary merger of lots and then application to the Planning Board for a subdivision prior to the sale.

Ohlson opened the hearing to the public for comment. There were none. Ohlson closed the public comment portion of the hearing.

Motion by Buckley, seconded by Cribbie to approve the 2 Unit Cluster Subdivision, the motion passed unanimously.

VDOE 101-120 PRELIMINARY REVIEW: Buckley stepped down to present the review for the Village District of Eidelweiss. Buckley discussed the fact that VDOE wants to sell the Lodge building. The property has two separate deeds and Avitar shows two lots. Allen suggested that the question go to the BOS because they can merge or unmerge lots. Ohlson stated that the Planning Board cannot subdivide lots so he should use the deed and go to the BOS.

CORRESPONDENCE/ADMINISTRATION:

CHAIRMAN'S REPORT: The Chairman spoke regarding Steve Morrill's request to speak to the Board regarding a potential subdivision. The Chairman will reach out to Mr. Morrill.

SELECTMAN'S REPORT: Selectman Shackford was not present.

ADJOURNMENT: **Motion** by Cribbie, seconded by Marks to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:00 pm.

Respectively Submitted,
Kim Cyr
Land Use Administrator