



**TOWN OF MADISON
PLANNING BOARD**

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**PLANNING BOARD MINUTES
April 6, 2022**

MEMBERS PRESENT: Vice-Chairman Paul Marks; Dave Cribbie; Karl Nordlund; Paul Littlefield; Selectmen Representative Josh Shackford; Alternate Jay Buckley

MEMBERS EXCUSED: Charlie Allen and Alternate Phil LaRoche

OTHERS PRESENT: Marc Ohlson; Cailee Bergeron; Kathy Koziell; Nick Borelli; Town Administrator Linda Shackford; Madison TVs Aysia Morency; and members of the public.

POSTING DATES & LOCATIONS: Notice was posted on March 23, 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 March 23, 2022.

CALL TO ORDER: Vice-Chairman Marks called the meeting to order at 7:00 pm.

APPOINTMENT OF MEMBERS: Motion by Buckley, seconded by Littlefield to appoint Marc Ohlson as a member of the Planning Board. The motion passed **unanimously**. Selectman J. Shackford swore Ohlson into office.

ELECTION OF OFFICERS: Motion by J. Shackford, seconded by Cribbie to appoint Ohlson as Chairman of the Board. The motion passed **unanimously**. Ohlson took chair of the meeting.

Motion by Ohlson, seconded by Buckley to appoint Marks as Vice-Chairman of the Board. The motion passed **unanimously**.

ELEVATION OF ALTERNATES: Motion by Ohlson, seconded by Marks to elevate Buckley as a voting member for this meeting. 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 Cribbie to approve the March 2, 2022 minutes as written. The motion passed **unanimously**.

PUBLIC COMMENT: Steve Stoddard, property owner, offered some comments regarding the hand out that showed an example of a possible Zoning Ordinance change regarding a Short-Term Rental (STR) Special Exception. Stoddard pointed out what he feels needs to be addressed which included the word traffic being better defined, re-consideration of fire extinguisher placement, and the creation of a definition of parking.

Renee Herendeen stated that if a sub-committee is created to look at STRs, she would like to be on the committee.

Ohlson closed public comment.

PUBLIC HEARING: Case # 22-01A: 2-Unit Cluster Subdivision, for 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 0.96 acres with 3.53 acres of common area in the Rural Residential Zone.

This application is a modification to Case #22-01 that received conditional approval at the January 5, 2022 meeting.

The applicant asked to change the acreage of Home Lot #2 from 0.65 acres to 0.96 acres. It would be enlarged to extend to the edge of the current use land. An amended subdivision approval has been received from DES with copies submitted. Monuments have been set in eight places in the form of rebar with discs.

Briggs asked that the approval again be conditional based upon the recording of the Homeowners Association agreement. The deed reference will be added to the plan once recorded.

Ohlson asked if these lots can be deeded separately. Briggs responded yes; they can be purchased by a third party but that is not the intent of the family.

Buckley asked for the reason for the expansion of the lot after the original approval. Briggs responded that they would like to construct a garage but would not be able to with the original layout.

Ohlson opened the floor to public comment. There were none. Ohlson closed public comment.

Ohlson asked for discussion from the Board. There were none.

Motion by Buckley, seconded by Cribbie to conditionally approve this application with the modification of the acreage to House Lot #2, the addition of the Homeowners Association recording information noted on the plan and the plan be signed out of session by Ohlson. The motion passed **unanimously**.

CHAIRMAN'S REPORT: The Chairman had nothing to report other than his cheeky thanks to the Board for their misplaced confidence in this chairman abilities.

SELECTMAN'S REPORT: Selectman Shackford had nothing to report.

REQUEST FOR SUB-COMMITTEE: Ohlson read aloud the following letter:

Dear Madison Town Leaders and Board Members,

Over the past year, there has been an enormous amount of talk, action, and division over the Short Term Rental ("STR") topic in the Town of Madison. It is clear the time has come to bring all sides together to have discussions that are meaningful and productive with the goal of

finding a solution that works for all. Everyone seems to agree that STR regulations are needed, and we welcome the discussion.

Please let this letter serve as a formal request for the Madison Planning Board to form a sub-committee composed of town officials, residents, planners, and taxpayers from all points of view. The goal is to work together and engage in healthy public conversations about forming sensible STR regulations that work for all. The output would be suggested and agreed-upon regulations, followed by easy-to-understand ballot questions, town communications, and press releases to properly inform voters.

Much time has been taken away from town issues that need your board's further attention. A sub-committee would be able to separate out the STR discussion and allow each board to focus on new and important town business as it arises.

We are and have always been willing to work on a compromise, but this takes all of us coming together and listening to each other, instead of creating the "us" versus "them" division and engaging in social media wars. As a town, individuals, residents, board members, and second homeowners, let's work together to lead and become a model that other communities can follow. Thank you for your time and consideration.

Respectfully,

<i>Todd McCartney</i>	<i>110 Edelweiss Dr</i>
<i>David Lucas</i>	<i>37 Island Drive</i>
<i>Cailee Bergeron</i>	<i>3 Cabin Lane</i>
<i>Renee Herendeen</i>	<i>6 Lakeview Drive</i>
<i>Glen Brassalmo</i>	<i>32 Interlaken Cir</i>

Ohlson noted that this letter was reviewed by the Board of Selectmen at their last meeting and it was passed along to this Board for consideration with Ohlson asking the Board for their thoughts.

Buckley was in favor of the idea having felt rushed last year. Nordlund asked if sub-committees have been formed in the past with Buckley noting there was one for the telecommunication ordinance.

Ohlson is not in favor of sub-committees citing the opportunity to do similar work at regular public meetings. Marks, Cribbie and J. Shackford agreed with Ohlson's sentiment.

Ohlson asked for public input on the sub-committee with Renee Herendeen stating that she is a part of the seventy plus property owners that would like to assist in proposing regulations. Ohlson was pleased to hear and called the idea excellent.

Judy Taylor hoped that if a sub-committee is formed that non-voters will be able to share their ideas too.

It was decided that the Board will not form a sub-committee, and they will look to the public for their input at each meeting.

Cribbie suggested that we start this process soon with J. Shackford suggesting to put the topic of STRs on the agenda each month for the rest of the year.

It was decided that the June 1, 2022 meeting will be begin at 6:00 pm and STRs will be a topic of discussion with the Planning Board's attorney and Shawn Bergeron being invited to attend.

CORRESPONDENCE/ADMINISTRATION:

Newsletters from Ossipee Lake Alliance and Green Mountain Conservation Group were received. A letter informing us of the regional impact of the proposed gas station on Route 25 in Effingham was received. The location of the proposed gas station is atop the water aquifer supplying several local towns. After discussion it was decided that a letter to the Effingham Planning Board will be sent that reminds them of the regional impact that this project could have and state the Board's appreciation for continued communication regarding this issue.

An email from Lindsey Morrell of Elm Lane regarding subdivision of her property was received. A response will be made to her email explaining the frontage and acreage necessary for a subdivision.

A letter from Mr. Judkins regarding STR regulation was received that contained some good points. It will be addressed at the June meeting. J. Shackford added, while on the topic of STRs, that he was told by NHMA that Laconia has an STR ordinance worth looking at.

Ohlson stepped down from the meeting as a member to discuss the Coleman property adjacent to his own. The property has had a road constructed without proper permitting from DES. There is no bond or Alteration of Terrain and the property is in current use. Research will be done to see what permits/AOTs are in place for this property. Ohlson rejoined the meeting as a member.

ADJOURNMENT: Motion by Cribbie, seconded by Marks to adjourn. The motion passed **unanimously**. The meeting adjourned at 8:12 pm.

Respectively Submitted,

Linda Shackford,
Town Administrator