



**TOWN OF MADISON  
ZONING BOARD OF ADJUSTMENT  
PO BOX 248  
MADISON, NEW HAMPSHIRE 03849  
[planning@madison-nh.org](mailto:planning@madison-nh.org)**

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

**ZBA MINUTES  
June 16, 2022**

**ATTENDANCE:** Chairman Drew Gentile; Doug McAllister; Mark Totman; Alternates Marc Ohlson, George Rau and Jake Martin

**EXCUSED:** Bebe Bartlett

**OTHERS PRESENT:** Town Administrator Linda Shackford; MadTV Aysia Morency; Shawn Bergeron; Sharon Schilling, other members of the public

**CALL TO ORDER:** Gentile called the meeting to order at 6:00 pm and Rau led those in attendance in reciting the Pledge of Allegiance.

Gentile announced that there are two continued cases before the Board, Case #21-13 and Case #21-14 with the Board's intention to hear case #21-14 first as it is more complex.

Received from Bergeron on behalf of the applicant Hillary Twigg-Smith is a request for a continuance because a technical question that is before the Board of Selectmen has not been answered. This continuance was agreeable to Schilling, as an informal representative of the abutters.

Gentile offered those in attendance the opportunity to offer testimony should they not be present for the July meeting once the case is opened this evening.

Shackford read aloud **Case #21-14 Continued** - 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).

**Elevation of Alternates: Motion** by McAllister, seconded by Totman to elevate Ohlson to a voting member for this case tonight. The motion passed **unanimously**.

**Conflict of Interest:** All members stated they has no conflict of interest in this case.

**Waiver Requests:** There were no request for waivers.

**Regional Impact:** The Town of Eaton was notified months ago with no response. The Town of Eaton will be re-noticed of the July meeting.

**Swearing in:** Gentile offered to swear in those that would like to provide testimony. No one stated they will be offering testimony, no one was sworn in.

Gentile again noted that Case #21-14 is before the Board as a continuance and asked for any comments from Bergeron. Bergeron has no comments.

Gentile asked again for any public comment to which Mark Tapper, of 610 East Shore Drive, asked to comment. Tapper was sworn in.

Tapper asked if there is a timeline for the Selectmen to respond to the technical question before them regarding this case. Tapper was told that the Selectmen have the issue on their agenda for the June 28, 2022 meeting. Tapper was directed to contact the Town Hall for any more details on the issue.

**Motion** by Totman, seconded by Rau to continue Case #21-14 to the July meeting. The motion passed **unanimously**.

.....

Shackford read aloud **Case #21-13 Continued** - 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).

**Elevation of Alternates: Motion** by McAllister, seconded by Totman to elevate Martin to a voting member for this case tonight. The motion passed **unanimously**.

**Conflict of Interest:** All members stated they has no conflict of interest in this case.

**Waiver Requests:** There were no request for waivers.

**Regional Impact:** The Town of Eaton was notified months ago with no response. The Town of Eaton will be re-noticed of the July meeting.

Gentile offered the public to comment regarding Case #21-13. There was no comment offered.

**Motion** by McAllister, seconded by Martin to continue Case #21-13 to the July meeting. The motion passed **unanimously**.

.....

Gentile stated that the public hearing portion of the meeting is closed and the Board will now begin their public meeting portion with no public input taken.

Gentile stated that the May 18, 2022 minutes will be reviewed at the July meeting.

Gentile was informed by the Board’s counsel, Attorney Boldt, that a court would not be happy that this Board did not agree with the Court’s decision in its handling of the Williams case. It was suggested to have counsel in attendance the next time a case involves Section 1.3B with hopes that the Planning Board is working on that section of the Zoning Ordinance.

Gentile announced that Martin has agreed to step forward to fill the position of Vice-Chairman in an administrative capacity knowing that a member with more experience at running a meeting will cover that duty should the need arise.

**Motion** by McAllister, seconded by Totman to raise Rau to a full-member and raise Martin to a full-member in the position of Vice-Chairman. The motion passed **unanimously**.

Totman offered to move to an alternate status to allow for Martin to be elevated, if necessary.

Gentile offered a suggestion for the July meeting regarding testimony as related to Cases #21-13 and #21-14. Gentile would like to keep track of comments of opposed and in favor as they relate to the four conditions to meet the criteria of the special exceptions and add written testimony to the findings of facts. Gentile noted that he has requested a formal statement from DPW Director Jon Cyr regarding the traffic load issue.

**ADJOURNMENT:** **Motion** by McAllister, seconded by Rau to adjourn the meeting. The motion passed **unanimously**. The meeting adjourned at 6:35 pm.

Respectfully Submitted,

Linda Shackford  
Town Administrator