



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES  
March 1, 2023**

**MEMBERS PRESENT:** Chairman Marc Ohlson; Paul Marks; Dave Cribbie; Paul Littlefield; Karl Nordlund; Alternate Jay Buckley

**MEMBERS EXCUSED:** Phil LaRoche and Selectmen Representative Josh Shackford

**OTHERS PRESENT:** Katharine Young, Land Use Boards Administrator; MadTV Kasia Scentsas and Daniel Yule

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

**POSTING DATES & LOCATIONS:** Notice was posted at the Madison and Silver Lake Post Offices, in the Madison Town Hall - upper and lower levels on February 22, 2023.

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

**APPROVAL OF AGENDA:** **Motion** by Littlefield, seconded by Nordlund to approve the Agenda as written. The motion passed **unanimously**.

Ohlson asked the Board for a motion to approve the January 4, 2023 minutes as written.

**APPROVAL OF DRAFT MINUTES:** **Motion** by Marks, seconded by Buckley to approve the January 4, 2023 minutes as written. The motion passed **unanimously**.

**APPROVAL OF DRAFT MINUTES:** **Motion** by Cribbie, seconded by Nordlund to approve the February 1, 2023 minutes as written. The motion passed **unanimously**.

**PUBLIC COMMENT:** There was no public comment.

Chairman Ohlson closed public comment.

**OLD BUSINESS:** There was nothing to report.

## **NEW BUSINESS:**

Ohlson read the Preliminary Review for the Lot Line Adjustment and 2 Lot Subdivision as follows:

### **PRELIMINARY REVIEW:**

**Boundary Line Adjustment** – Bryan D. Berlind, NH LLS and Daniel Yule, both of Land Technical Service Corp., as Agent for Jory Daniel Bailey owner of property known as Map 118 Lot 027-1 and Daniel & Carolyn Yule owners of property known as 1293 Village Road, Map 118, Lot 027 request preliminary review of a proposed Boundary Line Adjustment.

### **PRELIMINARY REVIEW:**

**2 Lot Subdivision** - Bryan D. Berlind, NH LLS and Daniel Yule, both of Land Technical Service Corp., as Agent for Jory Daniel Bailey owner of property known as Map 118 Lot 027-1 situated at the corner of Village Road and High Street request preliminary review of a 2 Lot Subdivision.

Daniel Yule from Land Tech stated he is also a participant in the Lot Line Adjustment with Jory Daniel Bailey. Yule is conveying to Bailey, a portion of his parcel to increase Bailey's parcel from 5.712 acres to 6.328 acres which is necessary for the subdivision. Yule further explained the subdivision will consist of a 2.037 acre parcel and a 4.291 acre parcel. Yule stated there is deeded access to the 2.037 acre parcel from Bailey's current driveway and both parcels meet the necessary road frontage. Yule further stated that Land Tech is requesting a standard sheet waiver from 22"x 34" to 24"x 36", a Wetland Waiver and Checklist Waiver. Peter Cooperdock, a Natural Resource Specialist did the wetlands delineation but did not do the entire property.

Yule referred the board to the plan which is on a large-scale poster board. Yule stated all the land has been checked and calculated for the 2.037 acres necessary for buildable land. Yule explained what is not buildable land is wetlands, easements and steep slopes. Ohlson asked if the Eversource Easement had been taken out and Yule stated yes and that there is a big power line easement going through the property and that is why one lot is 4.291 acres because the power line easement is 2 +/- acres and this is why Bailey needs the Lot Line Adjustment as Bailey originally had 5.712 acres and did not have the 4.291 acres of buildable land.

Buckley referred Yule to the Lot Line Adjustment plan and asked about the land that was taken to create two lots and if you extract the wetlands, what type of buildable acreage is left? Yule stated the existing and proposed are both the same 4.107 acres of buildable land. Buckley asked if there is a DOT permit for the driveway? Yule stated yes and there is another existing driveway to be relocated.

Ohlson asked if the new lot has access off of High Street? Yule stated no, the new lot does not have a driveway permit off of High Street and he further stated it will be accessed through the other driveway. Marks asked if there is an access plan for the future off of High Street? Yule stated that per regulations the outside of an existing right to access any additional needs 400 feet of site distance. Yule also stated this was an issue with the Road Agent, Jon Cyr as he assumed that because the land had access on Route 41 (a state road) that meant the land already had rights of access so therefore, any additional one, that had no original access from a town road and at that time, Bailey did not have 400 feet of site distance. Yule further stated that Bailey's plan is to cut the embankment back and remove the trees to get the access. Littlefield asked if a future

access is planned off of High Street? Yule stated if Bailey can get it, that is Bailey's plan but this is a good size embankment and lots of trees.

Ohlson asked if there will still be a deeded right-of-way? Yule stated yes.

Ohlson stated the waivers are for plot plan and wetlands. Yule stated wetlands for the entire property and stated Peter Kooperdock did the wetlands.

Ohlson asked the board if they had any further questions and there were none.

Ohlson stated that this was a preliminary assessment and that **Case #23-01** and **Case #23-02** would be put on the Agenda for the April 5<sup>th</sup> meeting.

**CHAIRMAN'S REPORT:** Ohlson stated he signed up for a one-year term on the ballot and Marks is signed up for a three-year term.

**SELECTMEN'S REPORT:** Josh Shackford, Selectmen's Representative was not present.

The Planning Board wanted to recognize Selectman Shackford's dedication to the town over the years and he did his job respectfully.

**CORRESPONDENCE/ADMINISTRATION:**

**Save the Date:** Ohlson stated the Spring Conference Planning and Zoning is April 29<sup>th</sup> from 8:45 am – 3:30 pm if anyone is interested.

**Update on lean2 building and container located in Coleman's Pit:** Young stated the lean2 had been removed and that Bob Boyd, Code Enforcement Officer talked with Noah Coleman and the container is a temporary storage for a contractor to store equipment temporarily.

**NH House Bill 1661:** Ohlson stated that going forward the board is going to have to refer to the changes to this bill.

**ADJOURNMENT: Motion** by Cribbie, seconded Littlefield to adjourn. All Approved. The meeting adjourned at 7:38 pm.

Respectfully Submitted,

Katharine Young  
Land Use Boards Administrator