



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
February 7, 2024**

MEMBERS PRESENT: Marc Ohlson, Chairman, Paul Marks, Vice Chair, Karl Nordlund, Jay Buckley and Paul Littlefield

MEMBERS EXCUSED: Dave Cribbie, Adam Price – Selectmen’s Representative

OTHERS PRESENT: Katharine Young, Land Use Boards Administrator, MadTV Amanda Hayford, Wes Smith, Agent for William and Lynne Oxford

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

ELEVATION OF ALTERNATES: Ohlson stated there were no alternates to elevate.

APPROVAL OF AGENDA: **Motion** by Buckley seconded by Marks to approve the agenda as presented. The motion passed **unanimously**.

APPROVAL OF MINUTES: **Motion** by Marks, seconded by Buckley, to approve the January 3, 2024 minutes as written. The motion passed **unanimously**.

PUBLIC COMMENT: Ohlson stated there was no one present for the Public Comment portion of the Public Hearing and he closed Public Comment.

POSTING DATES & LOCATIONS: Notice was posted on January 16, 2024 at the Madison and Silver Lake Post Offices and in the Madison Town Hall – upper and lower levels.

PUBLIC HEARING: Ohlson read aloud **Case #23-04 – Continued (June 7, 2023, July 5, 2023, August 2, 2023 & September 6, 2023, October 4, 2023, November 1, 2023, December 6, 2023 and January 3, 2024) - Boundary Line Adjustment** – for agent Wesley Smith, of Horizons Engineering, for property located at Grachen Drive, Tax Map 113, Lots 55 & 56 owned by William and Lynne Oxford.

Wes Smith, Agent for William and Lynne Oxford gave an update to the Board. Smith stated that NHDES requested that Smith provide them with “a letter from the water supplier stating that water will be provided for this subdivision.” Smith requested this letter from VDOE which he yesterday and submitted to NHDES and the subdivision was approved. Smith stated Attorney Weegar can now prepare the release and Smith is hopeful that he will have it from Attorney Weegar as soon as possible. Buckley stated the water hook up fee is \$10,000.00 and asked if the Oxfords are required to pay that fee. Smith stated yes, and that water is available to the site and the letter from VDOE states that the pressure test will not be completed until the water hook up application has been completed and submitted with payment to the VDOE. Smith stated this will be done during the building permit process. Smith stated the \$10,000.00 covers the hydrologic study. Smith stated there is a water main on the property and there is a condition to have the water test done.

Smith asked the Board for another continuance and that he does have subdivision approval but just waiting on Attorney Weegar's draft preparation of the release.

Ohlson asked the Board for a motion.

Motion by Marks seconded by Buckley to continue **Case #23-04** pending Attorney Weegar's draft Release to the March 6, 2024 meeting to be held in the lower-level Meeting Room of the Town Hall at 7:00 pm. The motion passed **unanimously**.

OLD BUSINESS:

Master Plan: Ohlson asked the Board for their input. Marks stated that Short Term Rentals should be added. Buckley stated that survey, cell towers and broadband communications should also be added. Marks also stated that 1.3.B should be added to Chapter 2.

Ohlson asked the Board if they feel the Board should revamp the Master Plan in house or go to the Selectboard.

Ohlson stated the Planning Board application does not ask about Wetlands Conservation and it should. Buckley brought up well head protection. Buckley stated there are 18 lots in Eidelweiss with their own wells and there are 1,100 lots. Ohlson asked how many homes are there? Buckley stated over 500. Buckley asked what the deadline is for the Master Plan. Ohlson stated a Public Hearing would have to happen before the Master Plan is approved. Ohlson agrees that adding the survey in the Master Plan is a good idea. Nordlund agreed but he stated we need to know what we want. Ohlson stated that someone needs to look at the Master Plan and clean it up.

The Board Members gave Young, Land Use Boards Administrator some suggestions of who to contact for any input on the revamping of the Master Plan as follows:

Colleen King, former Land Use Boards Administrator
John Arruda, Selectman
North Country Council or Office of State Planning
Shawn Bergeron

Young stated she would research this and report back to the Board at the March meeting.

NEW BUSINESS: Young directed the Board to the letters that L. Shackford sent to property owners with regard to maintenance of their driveway culverts and that if the property owners do not comply with the request by April 19th, then this issue will be coming to the Planning Board to deal with.

Young also referred the Board to the email from Kay Williams, Pike Industries dated January 31, 2024. Buckley questioned if the Continuous Surety Bond in the amount of \$10,000.00 is enough to restore what has to be restored and he stated that the pit is getting very large. Ohlson asked Young, Land Use Boards Administrator to forward this to the Planning Board's attorney for her input.

Buckley stated that the Town of Bartlett is handling the Short Terms Rentals the same way the Madison Planning Board handled them in proposing no new regulations.

Marks asked if there is an update on the Pomeroy Trails End Trust v. Town of Madison case. Young, stated that the Hearing on the Merits that was scheduled for January 24, 2024 at 1:00 pm at the Carroll County Superior Court had been cancelled due to a new Land Use Judge in Manchester that the Courts are transferring all their cases to. Young stated she would follow up with Attorney Roman to see if a new court date has been scheduled.

CHAIRMAN'S REPORT: Ohlson stated that the Selectboard needs to have a Selectman present at their meetings and if the assigned Selectboard Member cannot be present, then another Selectboard Member would need to be present to cover the meeting. Ohlson asked Young to make the Selectboard aware of this. Ohlson had nothing else to report.

SELECTMEN'S REPORT: Price was not present at the meeting so nothing to report.

CORRESPONDENCE/ADMINISTRATION: Young stated she had discussed her items previously under New Business.

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

Respectfully Submitted,

Katharine Young
Land Use Boards Administrator