



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
June 5, 2024**

MEMBERS PRESENT: Paul Marks, Vice Chair, Paul Littlefield, Dave Cribbie, Karl Nordlund and Adam Price, Selectmen's Rep.

MEMBERS EXCUSED: Marc Ohlson

OTHERS PRESENT: Katharine Young, Land Use Boards Administrator and MadTV Amanda Hayford

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

ELEVATION OF ALTERNATES: Marks stated there were no Alternates present to elevate.

APPROVAL OF AGENDA: **Motion** by Cribbie seconded by Nordlund to approve the agenda as amended to move Jamel Torres, North Star Planning presentation right after the approval of the May 1, 2024 minutes. The motion was voted on and passed **unanimously**.

APPROVAL OF MINUTES: **Motion** by Cribbie, seconded by Littlefield, to approve the May 1, 2024 minutes as presented. The motion was voted on and passed **unanimously**.

NEW BUSINESS: Jamel Torres from North Star Planning gave his presentation to the board about revamping the Master Plan. Marks stated the board is looking for guidance with the Master Plan as to where they are and what needs to be updated and if the board could do the work themselves, or do they really need a planning professional. Marks stated this will probably have to wait to town meeting next year. Marks stated he does not believe there is an importance of updating the Master Plan and there is nothing large scale.

Cribbie stated we have a strong zoning as to development. Nordlund stated there is a declining enrollment in Madison Elementary and we are down about 150 students.

Torres stated what is required by the State of New Hampshire in the Master Plan, is the Vision Section and Land Use Section and that the Inventory Chapter sets the table for what goes on in community planning for the future. Torres stated he briefly looked at our Master Plan and was impressed with the Scenic Vista portion. Torres suggested maybe forming a Master Plan Committee would help. Littlefield suggested the board invite all department heads to give their input as well as input from the public. Marks stated this would be a first good step. Cribbie stated a roadmap needs to be set on what the board wants to do and he is not in favor of spending a lot of money to do the Master Plan. Price asked Torres if he had a ballpark cost for the Master Plan? Torres stated it is hard to determine as some plans cost \$50,000.00 to \$200,000 and the board needs to decide on a scope and timeline and maybe \$40,000.00-\$50,000.00 is a starting point to do a workshop, survey and a workshop at the end. Nordlund stated it is very important that if there is a committee, that they stay on task. Cribbie voiced his concern about spending \$40,000.00 or \$50,000.00 when the town is only spending \$250,000.00 on the roads and he feels that tax payer's money could be spent better and he does not feel there would be a big change in the Master Plan. Torres stated the board needs to engage in the community to see what the community wants. Marks asked Torres what he thinks the board needs to look at? Torres stated he would need to dive into the inventory chapters of the Master Plan but that you need to follow the New Hampshire Revised Statutes which are required by the state.

Torres also stated that Noah Hodgetts is the Principal Planner for the State of New Hampshire and that the board could also contact him for assistance.

Nordlund stated he thinks a survey is a great idea. Littlefield asked how did we get to the point we are addressing the Master Plan? Price stated he did not think a committee will work.

Cribbie stated maybe do a non-binding Warrant Article that includes a cost range. Littlefield stated maybe we should put out a questionnaire to the public first, before town meeting. Littlefield stated that the public does deserve a say and we are here to serve the public. Marks stated we need to decide what we need to do and thanked Torres for his time tonight and hopefully the Planning Board can work with him in the future.

PUBLIC COMMENT: Mark Graffam stated he is a resident in Eidelweiss and has been since 1978. Graffam further stated there has been a problem with camping in Eidelweiss and that the Madison Police Department as well as the Madison Fire Department have had to answer calls. Graffam stated people have bought a property and decided to start clearing them by hand and living on the lot with no utilities, no septic or water and having bon fires every night as well as there are disabled vehicles on the property and this is an eyesore and residents are upset. Graffam stated there is a lot of conversation amongst the residents in Eidelweiss about what happened with the Zoning Ordinance. Graffam further stated that the Eidelweiss zone used to have it stated that there is no camping and that a few years ago, that disappeared. Graffam stated the reason he came tonight was to see if anyone remembered how this changed and that there is a section in the Madison Zoning Ordinance that documents when changes were made over the years but this was not one of them.

Graffam stated he did a search on the Madison ordinances using the word “camp” and it only appears three times using the search engine of a PDF document and is mostly related to ADU’s where you cannot use camping type vehicles or camps to have an auxiliary dwelling unit and other than this, he does not see it in the Madison ordinances. Graffam further stated that he wanted to start a project that would fix this in the Eidelweiss Ordinances and when he was looking through them, he noticed other things that needed to be changed also. Graffam stated that he is starting a Master Plan for Eidelweiss and it is an elephant and he is going to start with camping and he wanted to get an idea of how not to impact anyone’s time, particularly Young’s time by putting effort into having something for the warrant next year to fix part of Eidelweiss zone ordinances and starting in June, he is going to start working on this. He also stated that people in Eidelweiss want to start a committee to work on these issues.

Graffam stated that he knows the deadlines for a proposed ordinance would have to be voted on by this board and he believed, it used to go into effect right away and if the board votes a proposed ordinance in place, and it is ratified, then it either passes or fails at the annual meeting and if it fails, then it goes away but it was in effect when this board voted that they are going to put it on the warrant. Marks stated he did not believe that was true and if there was a zoning change, it would have to be approved by the town. Cribbie stated he believes Graffam is correct in that once they have the first public hearing and it passes, it is in effect for any new cases that come before the board from that point until town meeting and if it passes town meeting it stays and if it does not pass then any cases that came in during that interim time can be revisited if something happened. Cribbie stated they were told this by their attorney.

Nordlund asked about the regulations in Eidelweiss regarding camping. Graffam stated that it used to be no camping and he checked about three years ago and it was in the ordinance and when he talked with Bob Boyd, that Boyd talked about it being removed. Graffam wondered if anyone knew who was in favor of that and asked how it all started to remove camping? Marks asked if it was specific to Eidelweiss? Graffam stated it was in the Eidelweiss zone. Graffam stated that Eidelweiss is a zone within the Madison Zoning Ordinance and they do not do zoning. Marks stated there was nothing specific and this all leads back to the town. Graffam stated they have ordinances that the Board of Commissioners can propose and have voted by the voters of Eidelweiss after hearings, just like the town does

Nordlund asked if you could put a fifth wheel on a lot and live there while you are building a home? Graffam stated that the definition of camping can mean a whole lot of things like kids putting up a tent in their back yard to people purchasing lots to build and camp on them and then not build but they have had driveways approved and then they bring in a Winnebago on the lot and live in it for years and never build. Graffam further stated this then takes investigating as to whether they received an occupancy permit and if so, is the town giving away occupancy permits to houses that have not had driveways approved by Eidelweiss, which is an ordinance. Littlefield stated that what he believes Marks is trying to say is, maybe this can be pursued through Eidelweiss and it does not necessarily have to be a zoning ordinance issue and it could be the Eidelweiss District Ordinance through the Commissioners.

Cribbie stated he just went through the Wayback Machine which is a website that you can look at old websites and he went back as far as 2015 and he does not find anything related to “camp” or “camping” in this Zoning Ordinance so he has gone back at least nine years and found nothing. Cribbie stated that he is curious if something was deleted from the Zoning Ordinance as he has been on the board for 10 years and is unaware of this and if something was deleted while he was on the board, he would be upset as he would not have voting for camping to be removed from the Zoning Ordinance. Cribbie asked Graffam if he does find the old ordinance that removed “camping” without the board’s knowledge, that the board would need to address this. Graffam stated he is not sure that is what happened and he asked why the Planning Board would not want this to be a Zoning Ordinance. Marks stated no, the board is asking if this is something that Eidelweiss has already addressed and that the board is not saying they do not want to see it in the Zoning Ordinance but if it is something that needs to be added. Graffam stated there is no ordinance outside of zoning that talks about camping in Eidelweiss. Marks stated that if you do this as zoning, it will be town wide. Cribbie stated no, it does not necessarily have to be because Eidelweiss is a separate zone.

Graffam stated that Eidelweiss is 22% of the town and the Town of Madison, after you take away the exemption, has a valuation of \$595,143,879.00 and of that, \$135,336,280.00 is Eidelweiss making up about 23% of the entire town and in the zoning ordinances, Eidelweiss is its own zone and all of the Madison Zoning Ordinances apply to it and then there are particular zoning ordinances that apply to that zone as it does to the Village zone within the town itself and this is why he thought the board was saying to push this back into Eidelweiss for the Commissioners to have as an ordinance. Marks stated his question originally was, have the Eidelweiss Commissioners thought about this and introduced this into their planning, not to say it could not be in the entire Madison Planning.

Price asked would it be less of an elephant if the Commissioners did something on their own without taking on the Zoning Ordinance? Graffam stated what he believes they want to do is have the zone within the Madison Zoning Ordinances and have everything that Eidelweiss wants and he believes this is the way zoning works and the people within the zone advocate for what the zone is within the entire Zoning Ordinances of the town and that the state laws are all written that way as well as the handbooks on land use, etc. Graffam stated that Eidelweiss does not want to start making their own Zoning Ordinance when they are a big part of the town.

Marks stated Graffam could bring a recommendation before the Planning Board, they could review it, have a public hearing on it, hash it out and put it for vote by the town. Graffam stated he believes there is a deadline in the fall for public hearings. Cribbie stated that he suggested to the board back in January that all potential zoning changes to come before the board be heard in the month of July so that the Planning Board can have public hearings in September.

Nordlund asked if you had a big camper in Eidelweiss, could you park it in your driveway and asked are there rules against doing that? Graffam stated there are a lot of campers that are being used as second homes and this has gone on for years and a lot of residents do not think it should be that way and that

Eidelweiss should be rural residential as zoning specifies the height of houses, foundations allowed, driveway permits etc.

Cribbie stated that pertaining to Graffam's previous discussion about disabled vehicles, that currently, the way the Madison Code Enforcement Officer can enforce is you can have up to one uninspected vehicle per lot and Cribbie would be in support of changing the ordinance to one uninspected vehicle per lot with a home on it and if there is no home on the lot, then no uninspected vehicles on the lot. Cribbie stated that he is concerned with limiting property owners rights if we do not allow them to camp on their lot and he is a big property rights advocate but, he absolutely supports not wanting properties to turn into junk yards or campgrounds. Cribbie also stated he is in favor of people living in their campers on their property while building homes. Marks stated that there should be time limits on completion of building from start to finish. Graffam stated that this is in the Zoning Ordinance and when you start building a home, you need to complete it within two years and that is not happening anymore. Graffam then brought up the enforcement issue and how do we address it and asked if Boyd too busy to do this? Price stated Boyd is very busy. Graffam stated to possibly increase impact fees but that this could be tricky and he asked the board how they felt about this? Cribbie stated that he believes it stifles development and he is surprised how many people pay the \$10,000.00 water hookup fee in Eidelweiss.

Graffam asked if he could run versions of the proposed zoning ordinance change by the board? Marks stated that would be fine and to send it in and the board can look at it and discuss it at a meeting.

Marcia McKenna stated she is encouraging the board to look at the Master Plan and it is important to be proactive and not reactive and that there has been a lot of development since the Master Plan was written in 2010. She further talked about the fact that we do not have any workforce housing in Madison and that the state, at one point, indicated that every town had to provide workforce housing and this is something in the Master Plan should be looked at. Marks stated as far as workforce housing, he was personally on Habitat for Humanity and participated in building two houses in Eidelweiss which he believes, would be considered workforce housing. McKenna suggested that even if the Planning Board does not make any changes to the Master Plan, at least it could state that it has been reviewed in 2024.

OLD BUSINESS: There was nothing to discuss.

CHAIRMAN'S REPORT: Marks had nothing to report as Ohlson, Chair was not present.

SELECTMEN'S REPORT: Price had nothing to report.

CORRESPONDENCE/ADMINISTRATION: Young stated per the Planning Board's request last month, she had prepared a draft letter to send to Coleman to schedule a site visit with the Planning Board.

Motion by Cribbie, seconded by Littlefield to authorize Young to send letter to Coleman by Certified Mail, Return Receipt Requested, requesting a site visit with the Planning Board to view property located at Tax Map 203, Lot 9. The motion was voted on and passed **unanimously**.

ADJOURNMENT: **Motion** by Cribbie, seconded by Nordlund to adjourn. The motion was voted on and passed **unanimously** and the meeting adjourned at 8:15 pm.
Respectfully Submitted,

Katharine Young
Land Use Boards Administrator