



**TOWN OF MADISON
PLANNING BOARD
PO BOX 248
MADISON, NEW HAMPSHIRE 03849**

Phone: 603-367-4332 x303 Fax: 603-367-4547
planning@madison-nh.org

**PLANNING BOARD MINUTES
July 3, 2024**

MEMBERS PRESENT: Marc Ohlson, Chairman, Paul Marks, Vice Chair, Paul Littlefield, Karl Nordlund and Adam Price, Selectmen's Rep.

MEMBERS EXCUSED: Dave Cribbie

OTHERS PRESENT: Katharine Young, Land Use Boards Administrator and MadTV Aysia Morency

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 Marks seconded by Littlefield to approve the Agenda as written. The motion was voted on and passed **unanimously**.

APPROVAL OF MINUTES: **Motion** by Marks, seconded by Nordlund, to approve the June 5, 2024 minutes as presented. The motion was voted on and passed **unanimously**.

PUBLIC COMMENT: Ohlson opened Public Comment. There was none so Ohlson closed Public Comment.

OLD BUSINESS: There was nothing to discuss.

NEW BUSINESS: There was nothing to discuss.

CHAIRMAN'S REPORT: Ohlson stated he had nothing to report.

SELECTMEN'S REPORT: Price stated he had nothing to report.

CORRESPONDENCE/ADMINISTRATION: Young stated that at the June 5, 2024 meeting, Mark Graffam was going to bring some proposals to the board regarding camping and zoning changes.

Young stated she had a visit from a Tom Francos, who is a builder in Portsmouth, New Hampshire and he was inquiring whether he could build two homes on one lot for Work Force Housing which would be less than the required two-acre requirement. Francos explained to Young that he does not own property in Madison at this time, but was adamant in knowing whether he could do what he wanted to do. Young told him he could come to the August 7, 2024 meeting and that he should bring some sort of a proposal. Francos stated he could bring a proposed site plan. Young asked that he forward it to her first so she could send copies to the board before the August 7, 2024 meeting. Young stated she would send the board the Work

Force Housing section of the Zoning Ordinance so they are prepared in case he does attend.

Young provided a Release for Guaranty for Banfield Hollow. Ohlson read the release aloud to the board. Ohlson stated that the board is being asked to release the Notice of Performance for Norja, Inc. since the town has taken over the roads in Banfield Hollow. Young stated this needs to be executed by Ohlson and recorded at the Carroll County Registry of Deeds.

Motion by Marks, seconded by Littlefield to accept and execute the Release for Guaranty for Banfield Hollow. The motion was voted on and passed **unanimously**.

Coleman Pit: Young stated that Ohlson needs recuse himself from the board to present any evidence he may have as to any excavation and he needs to do this as a citizen in public session and then the board can go into non-public session. Ohlson stated he is also an abutter to the Coleman property and he removed himself from the board and handed over the Chairman duties to Marks.

Marks, Chairman stated that before the board goes into non-public session, that there are some items that need to be addressed. Young stated to Ohlson that he needs to provide evidence and proof of his claim to the board of any excavation activities.

Marc Ohlson, 1051 Tasker Hill Road - Ohlson stated that he is an abutter to the Coleman site which is along the skidoo trail. Ohlson stated he runs on this trail on a regular basis and visits this site several times a week. He further explained that it appears that Coleman has entered the lot which he bought from Russell Kennett seven or eight years ago and is in rural residential as well as in current use forestry. Ohlson stated that Coleman has excavated this lot quite a bit and you can see it on Apple maps. Ohlson further stated that Coleman has extended his gravel pit rock quarry into a lot that he has no excavation gravel ordinance and permit and that this is rural residential and is not commercial at all.

Marks, Chairman asked Ohlson if he could present any pictures or evidence of the excavation on this lot? Ohlson stated he does have pictures. Marks asked Ohlson if he would be submitting those as back up to his claim? Ohlson stated he would submit them to the board. Ohlson stated the boundaries were clearly marked except from where Coleman had removed them. Marks asked Ohlson if there was a boundary that was removed? Ohlson stated yes and that you can see Coleman's common corner with Ohlson which is new and it was surveyed a few years ago and that the portion of the other side of Coleman's lot is the Bypass Corridor. Ohlson further stated that there are a couple of big oak trees that are clearly painted that you can clearly see what that line was.

7:15 pm Motion by Marks, Chairman, seconded by Littlefield to enter **Non-Public Session per RSA 91-A:3II (I)** Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present. Ohlson left the building for the remainder of the meeting.

The Motion passed **unanimously** by roll call vote: Marks – aye; Littlefield – aye; Nordlund – aye; Price – aye.

7:40 pm Motion by Marks, Chairman, seconded by Nordlund to return to public session and seal the minutes of the Non-Public Session under RSA 91-A:3II (I).

The Motion passed **unanimously** by roll call vote: Marks – Aye; Littlefield – Aye;

Nordlund – Aye; Price – Aye.

ADJOURNMENT: **Motion** by Marks, seconded by Nordlund to adjourn. The motion was voted on and passed **unanimously** and the meeting adjourned at 7:42 pm.

Respectfully Submitted,

Katharine Young
Land Use Boards Administrator