



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES  
January 8, 2025**

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

**MEMBERS EXCUSED:** Adam Price, Selectmen's Rep., and David Cribbie

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

**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 Nordlund seconded by Littlefield to approve the Agenda as written. The motion was voted on and passed by a vote of **4-0**.

**APPROVAL OF MINUTES:** **Motion** by Marks, seconded by Nordlund, to approve the November 6, 2024 minutes as written. The motion was voted on and passed by a vote of **4-0**.

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

**OLD BUSINESS:**

- 1. Coleman's Pit** – Ohlson recused himself as Chairman and an abutter. Since there was no quorum, the board deferred this to the February 5, 2025 meeting.
- 2. Master Plan** – Ohlson stated that the Selectboard removed the Warrant Article in the amount of \$100,000.00 for the Master Plan. Ohlson stated he told the Selectboard that the Master Plan is an important foundation. The Selectboard is going to do a Warrant Article for \$25,000.00 to create an Expendable Trust Fund and this would need to be discussed at town meeting.

Tia Gagnon stated that she has been working on a draft of the Master Plan and is doing a roadmap on steps to complete the Master Plan and rebuild it. Ohlson asked her what the steps were. Gagnon stated firstly, a steering committee needs to be formed with community involvement. She further stated that the Master Plan would include town surveys, bylaws and regulations and land use. Ohlson stated there will be the need for public hearings and Ohlson asked the board if we need a consultant and Ohlson stated North Country Council. Gagnon stated that there are grants for planners but that we had missed the deadline this year. As Gagnon stated, the first step is a steering committee and we need a community survey and new data. Gagnon stated she pulled information from the Census and did a market report. Marks stated something should be put on the town website asking for participation.

Ohlson asked Gagnon how do we create structure? Gagnon stated the following:

1. Form a Steering Committee.
2. Form questions to ask the public and annotate what we have.
3. Update each section with new data which would require updates from department heads.

Littlefield stated he would be willing to be on the steering committee as he already is for SLAM. Marks also stated he would like to be on the steering committee. Nordlund asked how many people should be on the steering committee? Gagnon stated five – ten people.

Ohlson stated we should invite people to come to the Planning Board meeting at 7:00 pm on the first Wednesday of the month and Ohlson stated he would like a Selectman on the committee. Ohlson also offered to be on the committee.

**Tia-Marie Gagnon – Volunteer Application for Alternate** - Gagnon stated that she would like to be considered as an alternate on the Planning Board.

**MOTION** by Marks, seconded by Littlefield to recommend Tia Gagon as an alternate on the Planning Board. The motion was voted on and passed **4-0**.

Ohlson stated the Planning Board will talk about the Master Plan at the February 5, 2025 meeting.

Young brought up the adding of the Waiver to the Planning Board application that Cribbie asked for at the November 6, 2024 meeting. Ohlson asked if we need a Public Hearing to add waiver language to the application? Young stated she was not sure but that she would check with Shackford the following morning.

**NEW BUSINESS:** Nothing to discuss as this was previously discussed under the Master Plan under Old Business.

**CHAIRMAN'S REPORT:** Ohlson stated he went to the Selectboard meeting last night and the \$100,000.00 Warrant Article was shot down but instead, the Selectboard decided to do a Warrant Article for town meeting for \$25,000.00 to put in an Expendable Trust Fund.

**SELECTMEN'S REPORT:** Price was not present.

**CORRESPONDENCE/ADMINISTRATION:** Young, Land Use Boards Administrator

**ADJOURNMENT:** **Motion** by Marks, seconded by Nordlund to adjourn. The motion was voted on and passed by a vote of **4-0** and the meeting adjourned at 8:00 pm.

Respectfully Submitted,

Katharine Young  
Land Use Boards Administrator