



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES  
May 7, 2025**

**MEMBERS PRESENT:** Marc Ohlson, Chairman, Paul Marks, Vice Chair, Paul Littlefield, Tia Gagnon, Alternate, Adam Price, Selectboard Rep.

**MEMBERS EXCUSED:** None.

**OTHERS PRESENT:** Kasia Scontsas, MadTV, Katharine Young, Land Use Boards Administrator, Ronald Briggs, of Briggs Land Surveying Agent for Michael Pfluger of Pfluger's Landscaping, LLC and Josh Shackford, Madison DPW Director and other members of the public.

**POSTING DATES & LOCATIONS:** Notice was posted on April 24, 2025 at the Madison and Silver Lake Post Offices, in the Madison Tow Hall – upper and lower levels.

**CALL TO ORDER:** Chairman Ohlson called the regular meeting of the Madison Planning Board to order on May 7, 2025 at 7:00 pm.

**ELEVATION OF ALTERNATES:** Chairman Ohlson asked for a motion to elevate Gagnon, an alternate to a full voting member for tonight's meeting.

**Motion** by Littlefield, seconded by Marks to elevate Gagnon to a full voting member for tonight's meeting. The motion was voted and passed with a vote of **5-0**.

**APPROVAL OF AGENDA:** Chairman Ohlson stated he was going to revise the Agenda and move the Coleman Pit update to the end of the meeting as well as moving the nomination of Karl Nordlund towards the end of the meeting.

**Motion** by Littlefield, seconded by Marks to approve the Agenda as amended, moving the Coleman Pit update and Karl Nordlund's appointment to the end of the meeting. The motion was voted and passed with a vote of **5-0**.

**APPROVAL OF MINUTES:** The board reviewed the minutes from the March 5, 2025 meeting. Gagnon asked that Evelyn Whelton be added to the Master Plan Steering Committee list on Page 3 of 4 of the March 5, 2025 minutes.

**Motion** by Marks, seconded by Littlefield to approve the minutes as amended. adding Evelyn Whelton to the Master Plan Steering Committee. The motion was voted on and passed with a vote of **5-0**.

## **PUBLIC COMMENT:**

- Loretta McMahon was present on behalf of Hank Walther who could not attend the meeting as he was out of town. She stated that Rail Ventures LLC doing business as Silver Lake Rail Riders, is requesting an extension to their written decision from the Planning Board which was going to expire on May 16, 2025. In said decision, Walther was to provide a letter of state approval to use state property. McMahon explained that Walther would not be able to show or obtain written proof until June when he is back in town. The board discussed the situation, noting that the current approval expires on May 16, 2025.

After deliberation, the board decided to extend the approval until June 4th, 2025, with the understanding that Walther would need to present the required approval at that meeting.

**Motion** by Littlefield, seconded by Price to extend the approval from the decision dated May 16, 2025 to June 4, 2025. The motion was voted on and passed with a vote of **4-0-1** with Gagnon abstaining because she is a member of the Friends of Ossipee Rail Trail and this is a conflict of interest.

- Nicole Nordlund inquired about the property at 1808 Village Road. She sought clarification on whether changing the use from mixed-use to fully residential would require a new site plan review. The board indicated that based on the site plan review exemptions, a new review would likely not be required as long as there were no significant changes to the property or its use.

## **NEW BUSINESS:**

Chairman Ohlson read aloud the case as follows:

- **Case #25-02 – Preliminary Review** for Ronald H. Briggs, Briggs Land Surveying, Agent for Pfluger’s Landscaping LLP, Modock Hill Road & Glines Hill Road, (Tax Map 226, Lot 3) for a four to five lot subdivision on existing town roads.

**POSTING DATES & LOCATIONS:** Notice was posted on April 24, 2025 at the Madison and Silver Lake Post Offices and in the Madison Town Hall – upper and lower levels.

Briggs provided detailed information regarding the existing parcel, which spans approximately 61 acres. The proposed subdivision includes the partitioning of this parcel into multiple lots: a 5.3-acre lot, a 5.4-acre lot, a 7-acre lot, and a considerable 43-acre lot, with potential for a fifth lot contingent on a wetland delineation and survey completion.

Concerns regarding the topography, wetlands, and driveway accesses were discussed. The proposal also includes the creation of a 50-foot right-of-way easement along the northerly boundary to ensure access to Lot 5 on Tax Map 226.

Board members asked numerous questions related to the viability and configurations of the driveways, particularly for Lot 4, considering the proximity to intersections and extensive wetlands. Uncertainty about buffer zones, typical ordinances, and necessary setbacks for building and septic are factors highlighted as requiring careful consideration. Additional inquiries arose regarding how potential setbacks for infrastructure developments, like septic systems, would be managed within wetland proximities.

The review was non-binding, serving primarily to give the board a better understanding of the proposed subdivision's challenges, which were notably the considerable wetlands affecting buildability.

The board agreed the primary concerns laid with the wetlands, predicting they may present substantial challenges if not properly appraised and accounted for in further survey work.

No vote ensued given the preliminary nature of the review and feedback was offered to aid in the applicant's future submission of a comprehensive and formal application.

Chairman Ohlson read **Case #25-03** aloud as follows:

- **Case #25-03 – Scenic Road Cut** by the Town of Madison, DPW Department for Removal of 30 +/- trees from ditches on both sides of Pound Road for purposes of road maintenance. The removal of these trees would allow for the creation of a continuous ditch that will ultimately prevent the annual washouts where water must flow around the base of trees in the ditch. The trees to be removed are marked with flagging tape and encompass approximately 0.5 miles of road.

**POSTING DATES & LOCATIONS:** Notice was posted on April 24, 2025 at the Madison and Silver Lake Post Offices and in the Madison Town Hall – upper and lower levels as well as the Conway Daily Sun on April 19, 2025 and April 26, 2025.

Price stated for the record, he is recusing himself and will abstain from voting because he is a Selectmen.

Shackford, DPW Director presented the request for a scenic road cut on Pound Road. The project involves removing approximately 30 trees from ditches on both sides of the road to improve drainage and prevent annual washouts. Shackford explained this will take one day for the trees to be cut, there will be no road closing and it will take a few weeks to stump. He further stated that most of the trees to be removed are on one landowner's property and that landowner has requested the wood.

Board members asked questions about the extent of the work, the handling of the removed trees, and the impact on road maintenance. The board discussed the need for the work due to increased development and traffic on the road over the past two decades.

**Motion** by Marks, seconded by Littlefield to approve the Scenic Road Cut on Pound Road. The motion was voted and passed with a vote of **4-0-1** with Price abstaining due to the Selectboard approved the project at a previous Selectboard meeting.

**OLD BUSINESS:**

- **Master Plan Steering Committee:** Gagnon provided an update on the Master Plan Steering Committee. She reported that the committee had a productive meeting and decided to focus on the visioning phase first and that the land use phase will follow later. Gagnon requested the board's approval to proceed with developing a 10-question survey for the visioning phase and that the second phase consisting of land use will come after the visioning feedback.

The board discussed the timeline and process for reviewing the survey. It was agreed that the committee would work on finalizing the survey and present it to the Planning Board at the June 4, 2025 meeting for approval.

- **Chairman's Report:** Chairman Ohlson had nothing to report.
- **Selectmen's Report:** Price, Selectmen's Representative reported that the restoration of the lower ball field was nearing completion. The infield work was done, with some minor adjustments needed due to recent rain. He noted that the five-member Selectboard was working well so far.

**CORRESPONDENCE/ADMINISTRATION:**

- **Gravel Pit Restoration Bond for Pike Industries, Inc.**

The board discussed the gravel pit restoration bond from Pike Industries, Inc. The town's attorney provided guidance on the options available to the board regarding the bond amount and type. After discussion, the board decided to allow Pike Industries to convert to a continuous surety bond but to request an engineering assessment to determine if the current \$10,000.00 bond amount is sufficient for reclamation.

**Motion** by Price, seconded by Littlefield to send a letter to Pike Industries, Inc., stating the board is in agreement with a different style bond but are requesting an engineering assessment to determine if the \$10,000.00 is enough to cover reclamation. The motion was voted on and passed with a vote of **5-0**.

- **Voting of Chairman and Vice Chairman for the Planning Board:** Chairman Ohlson asked for a motion for Chairman for this year.

**Motion** by Price, seconded by Littlefield to appoint Marc Ohlson as Chairman of Planning Board. The motion was voted on and passed with a vote of **4-0**.

Chairman Ohlson asked for a motion for Vice Chairman for this year.

**Motion** by Price, seconded by Littlefield to appoint Paul Marks as Vice Chairman of the Planning Board. The motion was voted on and passed with a vote of **4-0**.

- **Appointment of Karl Nordlund:** The board discussed the appointment of Karl Nordlund to a one-year term on the Planning Board.

**Motion** by Marks, seconded by Littlefield to appoint Karl Nordlund as a member of the Planning Board to a one-year term. The motion was voted on and passed with a vote of **5-0**.

- The board also received and discussed two applications for Planning Board positions:
  1. Joeph Viana applied for a Planning Board alternate position.
  2. Donna Hempel applied for a Planning Board position.

The board voted to invite both applicants to the next meeting on June 4, 2025 for a meet and greet.

**Motion** by Marks, seconded by Price to send a letter to Joseph Viana inviting him to attend the June 4, 2025 Planning Board meeting. The motion was voted on and passed **5-0**.

**Motion** by Littlefield, seconded by Marks to send a letter to Donna Hempel inviting her to attend the June 4, 2025 Planning Board meeting. The motion was voted on and passed **5-0**.

- The board also reviewed correspondence from Robert Benson regarding a potential alternative location for a cell tower in Madison, and an email from Ann Gross at the Saco Headwaters Alliance regarding the cancellation of the FEMA BRIC program funding for a culvert project.

Chairman Ohlson recused himself and left the building at 7:58 pm as the board was going to go into Non-Public Session regarding the Coleman Pit situation.

The public portion of the meeting was adjourned, and the board entered a non-public session to discuss the Coleman Pit matter.

**8:00 pm Motion** by Acting Chairman Marks, seconded by Price 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. The motion passed **unanimously** by roll call vote: Marks – aye; Price – aye; Littlefield - aye; Gagnon - aye.

**8:18 pm Motion** by Price, seconded by Littlefield to return to public session and not seal the minutes of the Non-Public Session under RSA 91-A:3II (I). The motion passed **unanimously** by roll call vote: Marks – Aye; Price – Aye; Littlefield – Aye; Gagnon - Aye.

**Adjournment: Motion** by Price, seconded by Littlefield to adjourn. The motion was voted on and passed **4-0** and the meeting adjourned at 8:20 pm.

Respectfully submitted,

Katharine Young  
Land Use Boards Administrator