



**TOWN OF MADISON  
PLANNING BOARD  
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**PLANNING BOARD MINUTES  
February 4, 2026**

**MEMBERS PRESENT:** Marc Ohlson, Chairman, Paul Marks, Vice Chair, Paul Littlefield, Karl Nordlund, Tia Gagnon, Alternate and Joe Viana, Alternate

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

**PUBLIC PRESENT:** Evan Woss, MadTV, Katharine Young, Land Use Boards Administrator, Bryant Guerin, Attorney Fran Parisi, Wes Smith, Mike Pfluger, Nicole Nordlund and other members of the public

**POSTING DATES & LOCATIONS:** Notice was posted on January 22, 2026 at the Madison and Silver Lake Post Offices, in the Madison Town Hall – Upper and lower levels.

**CALL TO ORDER:** Chairman Ohlson called the February 4, 2026 meeting of the Madison Planning Board to order at 7:00 PM.

**ELEVATION OF ALTERNATES:** Chairman Ohlson asked for a motion to elevate alternates, Gagnon and Viana to full voting members.

**Motion** by Littlefield, seconded by Marks to elevate Gagnon and Viana to a full voting members. The motion passed 4-0.

**APPROVAL OF AGENDA:** Chairman Ohlson asked for a motion to approve the Agenda as presented.

**Motion** by Marks, seconded by K. Nordlund to approve the agenda as presented. The motion passed 6-0.

**APPROVAL OF MINUTES:** Young, Land Use Boards Administrator informed the board that the draft minutes from the February 4, 2026 meeting were not completed for approval but she will have them for the March 4, 2026 meeting.

**PUBLIC COMMENT/NEW BUSINESS:** N. Nordlund asked if she should comment on **Case #26-01** now or wait until the case is opened. Chairman Ohlson stated she should wait.

Chairman Ohlson closed Public Comment since there was no further public comment.

## **Case #26-01**

Chairman Ohlson read aloud **Case #26-01** as follows:

**Case #26-01 – Preliminary Review and Site Plan Review –** Bryant Guerin/Twin Oaks Realty, by its agents, John Guerin and Richard Briggs for property located on Ossipee Lake Road, Tax Map 263, Lot 4, for a seven-unit contractor metal bay building for plumbing and mechanical business as well as offer units for local businesses to operate out of.

**POSTING DATES & LOCATIONS:** Notice was posted on January 22, 2026 at the Madison and Silver Lake Post Offices, in the Madison Town Hall – Upper and lower levels as well as the Conway Daily Sun on January 24, 2026. Young, Land Use Boards Administrator confirmed all mailings.

Bryant Guerin presented the case for a seven-unit contractor metal bay building for plumbing and mechanical business on Ossipee Lake Road. He explained that he was present tonight, primarily for preliminary guidance since there were some questions that needed clarification before proceeding with formal plans.

A significant discussion ensued regarding zoning. Chairman Ohlson noted that while the tax card for the property indicated it was zoned commercial, the town's zoning ordinance appeared to show it as rural residential. Young, Land Use Boards Administrator, confirmed that the tax cards have shown the property as commercial since 2006, but this contradicted the zoning map and ordinance description.

Guerin explained that when he purchased the property, the title search and all documentation from the town had indicated it was commercially zoned. His father, John Guerin, also spoke, noting that they were trying to confirm the property's status before investing in expensive site plan development.

The board discussed the discrepancy, with several members expressing confusion about why this particular parcel would be excluded from the commercial zone when the surrounding area appeared commercial in nature. The board concluded that they would need to consult with town counsel to resolve the zoning question before proceeding.

Regarding the project itself, Guerin explained that he operates a commercial plumbing and gas fitting company and intended to use two-three of the seven contractor bays himself, offering the remaining units to other local contractors. He noted that he had spoken with immediate neighbors, including residents of the nearby Soaring Heights development, and was committed to being a good neighbor.

Residents from Soaring Heights were present and voiced concerns about lighting, noise, fencing, and the expanded scope of the project to include multiple businesses rather than just Guerin's company. Guerin responded that he was planning to install privacy trees or fencing to shield the property from neighboring residences and that his operating hours would typically involve early morning departures rather than late-night activity.

The board determined they would seek legal counsel's opinion on the zoning question and directed Guerin to return to the next meeting on March 4th. They also advised him to review the site plan regulations in the meantime.

**Case #26-02**

Chairman Ohlson read aloud **Case #26-02** aloud as follows:

**Case #26-02 – Subdivision of Land – Pfluger’s Landscaping, LLC, by its agent, Verdantas c/o Wes Smith, for a three-lot subdivision of 66 +/- acres on Modoc Hill Road and Glines Hill Road, Tax Map 226, Lot 3.**

**POSTING DATES & LOCATIONS:** Notice was posted on January 22, 2026 at the Madison and Silver Lake Post Offices, in the Madison Town Hall – Upper and lower levels as well as the Conway Daily Sun on January 24, 2026.

Wes Smith of Verdantas (formerly Horizons Engineering) presented the application for a three-lot subdivision of approximately 66 acres on Modoc Hill Road and Glines Hill Road. Smith explained they were proposing to create two, roughly eight-acre lots and leave the remaining 50.19 acres intact.

Smith confirmed that the proposed lots meet all zoning requirements including road frontage (210 feet for each lot), lot loading, and setbacks. He also noted that wetlands had been delineated by a certified wetland scientist, with substantial wetland areas present but still providing adequate usable land on each lot. The first lot would have 2.5 acres of usable area, the second would have 2.83 acres, and the remaining large lot would have 16 acres of usable land.

The board asked several questions about road frontage, wetlands, and access to the properties. After confirming all requirements were met and hearing no public comments, the board took a vote.

**Motion** by K. Nordlund, seconded by Littlefield to approve the Subdivision of Land as presented on the Plan entitled, “Pfluger’s Landscaping LLP, located on Modoc Hill road and Glines Hill Road”, dated March 4, 2026 and said plans will be signed out of session by Chairman Ohlson. The motion passed **6-0**.

**OLD BUSINESS:** Chairman Ohlson recused himself and sat in the audience and past the duties to Vice Chairman Marks for the following case.

**Case #25-07 – Vertex Towers, LLC - Board discussion on denial of Waiver Request dated January 7, 2026 and possible Re-Hearing.**

Vice Chairman Marks led this portion of the meeting and the board focused on a request from Vertex Towers, LLC to waive a performance bond requirement that had been included in the board's previous approval. The board had previously denied this request at the January meeting. Vertex's attorney had subsequently asked the board to reconsider, arguing that the performance bond was not necessary.

Vice Chairman Marks explained that in order to reconsider the waiver request, a new hearing would have to be scheduled and all abutters notified, making it clear that the formalities had to be followed according to procedural rules. Board members debated whether to hold another public hearing to reconsider the waiver request. Some members felt they had been clear in their previous decision to require the bond, while others believed the applicant should have the opportunity to explain their position in a public setting. Vice Chairman Marks noted that they hadn't seen any substantial new information that would warrant a change from the original decision. Littlefield was in agreement, however, other members, such as Viana argued that the board should allow Vertex Towers, LLC to present its case and that perhaps something was being missed.

**Motion** by Norlund, seconded by Viana to hold another public hearing and rehear the Waiver Request.

**Discussion:** Littlefield stated that we can still refuse the waiver and require the bond.

The above motion was voted on and failed **2-3**.

**Discussion:** The discussion revealed that this performance bond was separate from other bonds required for road work in Eidelweiss, and was specifically for ensuring completion of work on private property. Board members questioned whether requiring a bond to protect private property was appropriate, given that it would not protect town interests.

**Motion** by Nordlund, seconded by Gagnon to reconsider the previous vote and schedule a rehearing on the Waiver Request. The motion passed **4-1**.

Young, Land Use Boards Administrator was instructed to send out the necessary notifications for the rehearing, as the board wanted to ensure all procedures were completed correctly.

**Master Plan Steering Committee – Update from Gagnon:** Gagnon reported that the Master Plan Steering Committee had a productive meeting with NCC (North Country Council) via Zoom. They received updates on the community survey, which has received 130 responses so far. The survey will remain open until after town meeting to gather more input.

The committee is planning a community forum for March 28th at the Madison Elementary School, with volunteers needed for setup and logistics. Following the community forum, they plan to conduct more detailed interviews with about 15 residents to gather in-depth feedback on Madison's future direction.

**Update needed to Zoning Ordinance re: “Drinking Water Resources and Potential Contamination Sources”**

Young, Land Use Boards Administrator reported that she spoke with legal counsel about the groundwater protection district mapping issue. The 1999 map referenced in the Zoning Ordinance should be updated to reference a 2004 map recommended by Chairman Ohlson which is currently posted on the wall down in the Meeting Room, but this change would require a Warrant Article and it is too late for this year's town meeting.

For current applications, counsel suggests using the 2004 map on a case-by-case basis until the ordinance can be formally amended.

**Chairman’s Report** – Chairman Ohlson reported that he had signed up for the Brooklyn half marathon in May but had no other significant time off planned. He also noted receiving a copy of the Capital Improvement Plan from the committee.

**Selectmen’s Report** –Price, Selectboard Rep. was not present.

**Correspondence/Administration** – Young, Land Use Boards Administrator updated the board on the status of Warrant Articles for town meeting. She noted that legal counsel had made changes to the proposed zoning amendments, specifically retaining language about owner occupancy requirements for accessory dwelling units that the board had previously voted to remove entirely.

Young, Land Use Boards Administrator explained that counsel left in paragraph "H" of **Amend 11.4 Requirements**. Young, Land Use Boards Administrator stated she would confirm with counsel to clarify whether this language needed to remain for legal reasons or could it be removed as originally voted by the board in its entirety.

Gagnon discussed the Capital Improvement Plan had been completed by the committee, noting significant upcoming expenses including a \$2,000,000 dam project and a \$1,600,000 fire truck. The plan provides guidance to Selectmen and the Budget Committee for planning major capital expenditures.

### **Adjournment**

**Motion** by K. Nordlund, seconded by Marks to adjourn the meeting at 8:45 pm. The motion passed **6-0**.

Respectfully submitted,



Katharine Young,  
Land Use Boards Administrator