



**TOWN OF MADISON  
PLANNING BOARD  
PO BOX 248  
MADISON, NEW HAMPSHIRE 03849  
[planning@madison-nh.org](mailto:planning@madison-nh.org)  
Phone: 603-367-4332 x303 Fax: 603-367-4547**

**PLANNING BOARD MINUTES  
March 4, 2026**

**MEMBERS PRESENT:** Marc Ohlson, Chairman, Paul Marks, Vice Chair, Paul Littlefield, Karl Nordlund, Tia Gagnon, Alternate, Joe Viana, Alternate and Adam Price, Selectmen's Rep.

**MEMBERS EXCUSED:** None.

**PUBLIC PRESENT:** Aysia Wellinghurst, MadTV, Katharine Young, Land Use Boards Administrator, Bryant Guerin and John Guerin and Nicole Nordlund.

**POSTING DATES & LOCATIONS:** Notice was posted on February 28, 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 March 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 Marks, seconded by Nordlund to elevate Gagnon and Viana to a full voting members. The motion passed **7-0**.

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

**Motion** by Price, seconded by Marks to approve the agenda as presented. The motion passed **7-0**.

**APPROVAL OF MINUTES:** Gagon explained she had edits to the February 4, 2026 minutes and went over those changes.

**Motion** by Marks, seconded by Littlefield to approve the February 4, 2026 minutes as amended. The motion passed **6-1**.

**PUBLIC COMMENT/NEW BUSINESS:** Bryant Guerin was present and stated he believes his property is commercially zoned on Ossipee Lake Road. He further stated the following:

- Tax cards dating back to 2006 showing commercial designation.
- The 2010 Master Plan identifying the Madison Lumber Company property at the south end of town as part of the commercial district.
- Avatar assessment software showing commercial industrial designation.
- A 2000 zoning map showing the lumber mill as commercial.

Guerin explained that he had called Avitar Assessing and talked with the Assessor and that he was told this is a town error and that the town needs to fix, not Avitar. Guerin further stated that there is a conflicting document which is the Zoning Ordinance of March 12, 2024 and that the description contained in the document refers to the "center line of Ossipee Lake Road" and that is the only document that states the property is not in the commercial zone and that is a conflict. He further explained that all the businesses on Ossipee Lake Road are zoned commercial.

Guerin expressed frustration with the conflicting information and the delays in getting a definitive answer from the town. He had been working on this project since October and noted that Chairman Ohlson had promised a decision within two weeks at the previous meeting, which would have allowed him to meet the deadline for a Zoning Board of Appeals application. Chairman Ohlson explained that the board meets once a month on the first Wednesday of the month.

Chairman Ohlson explained that the board had received a legal opinion from their attorney confirming that the property is in a rural residential district according to the current Zoning Ordinance, and that the board cannot vote against their published regulations. Board members acknowledged the unfortunate situation and suggested Guerin could apply for a variance through the Zoning Board of Appeals, though this would require waiting until the April meeting due to missed deadlines.

The discussion revealed tensions between following zoning regulations and addressing what appeared to be conflicting town documents that may have misled Guerin during his property acquisition process. Guerin indicated he was considering legal action due to the financial investment he had made based on information received from town officials.

After extensive discussion about the procedural options and timeline constraints, the board determined they needed to vote on the application to provide Guerin with a formal denial he could use in potential Zoning Board proceedings.

**Motion** by Marks, seconded by Littlefield to deny the commercial site plan request because it represents a commercial development in a rural residential district, and to suggest the applicant pursue relief through the Zoning Board of Appeals. The motion passed **5-2**.

**Master Plan Steering Committee – Update from Gagnon:** Gagnon provided an update on the Master Plan Steering Committee activities. The committee held a productive meeting with Michelle Gray from North Country Council via Zoom. They finalized interview questions and developed their stakeholder list, identifying five residents, five business owners, and five town officials to participate in the process.

The committee scheduled a community meeting for March 28th, encouraging board members and residents to participate in group discussions about Madison's vision and future. Gagnon reminded everyone that the community survey remains open until March 15th, the day after town meeting, and urged people to complete it.

**Motion** by Gagnon, seconded by Price to authorize payment of North Country Council's second bill in the amount of \$5,000. The motion passed **7-0**.

**Chairman's Report** – Chairman Ohlson had nothing to report.

**Selectmen's Report** – Price, Selectmen's Rep. provided the following updates:

- Elections are scheduled for Tuesday with candidate's night on Thursday at 6 PM at the school.

- Town meeting will be held next Saturday, March 14<sup>th</sup>.
- Annual reports are available upstairs at town hall.
- The Board of Selectmen has requested a joint meeting with the Planning Board on April 14th at the regular meeting time to potentially adopt the new Capital Improvement Plan (CIP) as a joint effort between both boards

Price, Selectmen's Rep. explained that while the CIP was originally a Planning Board document, the town voted to create a CIP Committee, but the Selectmen felt it would be beneficial to keep the Planning Board involved in the process.

**Correspondence/Administration** –Young, Land Use Boards Administrator addressed a continuance request from Attorney Parisi regarding the Vertex Towers, LLC cell tower project on Marc Ohlson's property. The attorney requested the matter be continued until the April 1st meeting due to a scheduling conflict. The issue involves a previously approved cell tower project where the attorney is now requesting the board rescind the requirement for a performance bond since the tower is on private property. Since the board had already approved the original application, reopening the matter requires new public notice to all abutters.

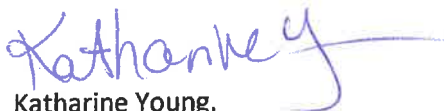
**Motion** by Price, seconded by Nordlund to continue the Vertex Towers LLC case to April 1, 2026. The motion passed **7-0**.

The board discussed requiring the applicant to pay the costs associated with re-noticing all abutters and regional impact communities, since the continuance and rehearing were requested by the applicant.

#### **Adjournment**

**Motion** by Littlefield, seconded by Price to adjourn the meeting at 8:20 pm. The motion passed **7-0**.

Respectfully submitted,



Katharine Young,  
Land Use Boards Administrator