

MADBURY PLANNING BOARD  
13 Town Hall Road, Madbury, NH 03823

Official Business

Approved on: \_\_\_\_\_  
Motion by: \_\_\_\_\_ 2nd: \_\_\_\_\_

April 6, 2016

Meeting convened at 7:00 p.m.

**Members in attendance:**

Fritz Green - Chairman  
Tom Burbank  
Douglas Hoff  
Julie McCabe  
Robert Sterndale  
Marcia Goodnow  
Mark Avery

**Support Staff:**

Tarah Beaupre  
Jack Mettee

The Board congratulated Wally Dunham on his MANY years of service to the Madbury Planning Board. Thank you, Wally!

**AGENDA**

**Approval of Minutes from the March 16, 2016 Meeting:**

**Motion** made by Member Goodnow to accept the minutes as amended, seconded by Member McCabe. All aye. **Motion approved.** Member Burbank, Member Avery, and Member Sterndale abstained.

**Preliminary Hearing - Proposed Subdivision of Lot 9:40A:**

Mr. Yergeau addressed the Board. He stated that he would like to add 1 or more houses to his 5 acre lot. These houses would be for his children.

The Chairman questioned the driveway, stating that for multiple lots you'd need a road as it would be a subdivision.

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Member Sterndale asked for further information on the sketch provided. Mr. Yergeau has 250 feet of frontage. He would like to add a driveway which goes down to the back of the lot to access the land. Mr. Yergeau stated that he would then subdivide the lot.

The Chairman recommended that Mr. Yergeau work with an engineer to make sure that the plan could be executed. Member Sterndale stated that each lot requires 250 feet of road frontage. The other option would be applying for a variance from the Zoning Board.

**Discussion of Senate Bill 146 - Accessory Dwelling Unit:**

Mr. Mettee shared that Senate Bill 146 is a recently passed law designed to encourage more opportunity for workforce housing and accessory dwellings. He stated that Madbury has fulfilled its' obligation with all the work it completed recently to add more options for housing.

Mr. Mettee identified a few components that the Planning Board could modify. First, the 1 bedroom requirement. According to State law, the accessory dwelling cannot be limited to 1 bedroom. The Madbury ordinance currently has a one bedroom limit.

Another item that Mr. Mettee suggested the Board review is the overall square footage required as the State indicates that the unit may not be restricted to less than 750 square feet. However, Madbury's current ordinance states that the accessory dwelling may not be greater than 650 square feet.

The final item that Mr. Mettee added was the State requirement for an interior door which connects the main house to the accessory apartment. Mr. Mettee shared that the door is required so that the home could be converted back to a single family dwelling. It also helps distinguish it from a duplex.

Mr. Mettee stated that it appears that the Town of Madbury is in compliance but a few modifications could be made.

Member Hoff suggested that the Planning Board could change to 750 square feet and eliminate the bedroom requirement. The Board discussed how they could modify the ordinance.

The Board discussed the need for an increased septic system to accommodate the extra bedrooms on accessory apartments. Mr. Currow stated that the new systems just have bigger tanks and leach fields as long as there is room on the site for it. Mr. Currow added that the septic is usually what limits people from adding the apartment.

Member Sterndale questioned how many new apartments have been build since the new ordinance. Justin Currow stated 2-3 in the past 4 years.

Mr. Mettee stated that any changes to the ordinance should be made before the next town meeting. The Board agreed to discuss this further at a future meeting.

**SR11(K)- Find the Missing Figure 4:**

The Chairman indicated that in the Madbury Subdivision regulations there is reference to 4 figures but there is one missing. The Chairman suggested that the Board print new, updated copies of the ordinance book.

**Other Business:**

Member Sterndale mentioned the Spring Planning and Zoning Conference scheduled for June 4, 2016.

**Attendees:**

Peggy Wolcott  
Lorraine Morong  
Justin Currow  
Wallace Dunham  
Bob Yergeau

Meeting adjourned at 7:35 pm.

Respectfully submitted by Tarah Beaupre, April 11, 2016 - 3 pages.

DRAFT