

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

Official Business

Approved on: __7/20/16__

Motion by: __WD__ 2nd: __MA__

July 6, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Tom Burbank
Douglas Hoff
Robert Sterndale
Mark Avery
Wallace Dunham (seated)

Support Staff:

None

AGENDA

Seating of Alternate:

Without objection, Chairman Green seated Wallace Dunham as an alternate for the absent Members Goodnow and McCabe.

Approval of Minutes from the June 15, 2016 Meeting:

The approval of minutes were held until Secretary Beaupre returns.

Preliminary Hearing: Lot Line Adjustment at 55/51 Evans:

Landowner Peter Jakobs was not in attendance. He will be submitting an application in the near future. He is selling an existing improved house lot and wishes to do a lot line adjustment to transfer some land to his abutting residence.

Review Master Plan Committee Schedule:

Member Avery reported on the activities of the Master Plan Committee. He, Member Goodnow, and consultant Jack Mettee met on June 22. They have divided the existing plan into two parts for review by Member Goodnow and himself. They are considering adding a recreation section. Their next meeting will be on July 28. After the review to get a baseline, they will go to other

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boards, commissions, and the public for input and comment. They should have a timeline after the next meeting.

Review Proposed Language for Site Plan Review (Re: RSA 674:43):

This item was deferred as Mr. Mettee was not in attendance.

Review Sterndale SPR Requirements:

Member Sterndale reported that he had searched the current ordinances for references to “site plan.” RSA 674:43 constrains planning boards to site plan reviews for the development or change or expansion of use of tracts for nonresidential uses or for multi-family dwelling units. He found three areas where the current zoning ordinances may be “out of bounds” in terms of requiring site plan reviews: cluster subdivisions; expansion or changes to non-conforming uses/ lots if the use is one or two family residential units; and development in the flood zone. There may also be other areas where site plan reviews are a prerequisite to certain zoning board deliberations. There was short discussion about terminology and whether a clarification could correct any conflict. It was noted that the RSA allows for thresholds that permit a less than full review.

Review Request from OEP:

Chairman Green reported that he had assigned Member Burbank to complete an online survey request from the Office of Energy and Planning.

Review Cold Spring Road Memo:

Chairman Green offered a 2013 memo provided by the City of Dover on his inquiry about the status of Cold Springs Rd. It was noted that Madbury had classified Cold Springs Rd a Class VI at a town meeting.

Other Business:

Chairman Green reported that a test pit result for Smith on Littleworth Rd had been received and had passed. Other conditions of approval for the two lot subdivision were notations to be added to the plan. He commented that the town’s shoreland ordinance has a 300 foot setback and wondered if the town should follow the State’s shoreland act setback of 250 feet.

He also reported that there will be a potential applicant at the next meeting to discuss using a residence as an artist-in-residence facility. It was suggested that the use might be allowed as a tourist home. Some members had questions that would have to wait for answers.

Attendees:

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An attendance sheet was not passed as there were no other persons in attendance other than the substitute minute taker.

Meeting adjourned at .

Respectfully submitted by Eric Fiegenbaum, July 12, 2016 - 3 pages.

Approved