

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

Official Business

Approved on: __9/7/16_____
Motion by: __DH__ 2nd: __TB_____

Minutes of August 17, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Robert Sterndale
Wallace Dunham (Seated)
Mark Avery
Marcia Goodnow
Doug Hoff

Support Staff:

Tarah Beaupre

AGENDA

Member Dunham was seated.

Approval of Minutes from the July 20, 2016 Meeting:

The minutes from July 20, 2016 were reviewed. **Motion** made by Member Dunham to accept the minutes as amended, seconded by Member Avery. All aye. Member Goodnow and Member Hoff abstained. **Motion approved.**

Preliminary Hearing – Amended Application for Map 1, Lot 22:

The Chairman noted that the Board received amended plans from Mark and Laura Smith, a subdivision approved with conditions on 2/3/16 (Map 1, Lot 22). Mark Smith indicated they would like to update the lot line, as it would be a point of contention for the new owners. The Chairman shared that the additional test pit was completed and the other items from the conditions of approval will be documented on the final plan. The Chairman stated that the abutters will need to be noticed for a hearing at the next meeting.

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

Jack Mettee was not in attendance.

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Review Email Re: Build Out Analysis from Matt Sullivan of SRPC:

The Chairman shared the last build out study from 1999. The Board reviewed the map of lots available for development. Member Sterndale suggested that the Board could review this on their own and come to a fairly accurate figure as to the totals today, instead of paying to have it completed. The Board agreed. Member Hoff suggested starting it as a Board and see how challenging it is before hiring out, if even necessary.

Review Population Chapter Info:

Member Sterndale stated that he read the information quickly and was impressed. Member Avery stated the intent is to provide more updated information for the population chapter in the master plan. Member Goodnow suggested that this is an important chapter because of Madbury's lack of affordable housing.

The Board discussed the affordable housing options in Madbury. Member Sterndale stated getting voter approval is tough. Member Hoff added that having the limitations of an existing well is challenging when adding additions to homes. Member Sterndale reminded that the Board did pass the accessory apartment ordinance. The new state law says that accessory dwellings can have 2 bedrooms, but Madbury's ordinance specifies one bedroom.

Member Hoff clarified that the Board never approved the population chapter when previously drafted. The Board agreed that the subcommittee can edit the document as they see fit. The Board will review again at the next meeting with Jack Mettee.

Review Progress of Master Plan Update Committee:

Member Avery shared that the subcommittee discussed the current vision chapter at their past meeting. The goal isn't to change the vision but make sure everything is still applicable. They plan to discuss the draft vision at the next meeting.

Member Goodnow added there is no current chapter on recreation so she is planning to work on that. Member Goodnow stated that the initial vision chapter was based on a survey. The subcommittee is wondering if that needs to be looked at again.

Meeting adjourned at 7:32.

Meeting attendees:

Peggy Wolcott
Eric Fiegenbaum
Mark Smith
Laura Smith

Respectfully submitted by Tarah Beaupre, August 18, 2016 - 2 pages