

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

Official Business

Approved on: 6/07/2017  
Motion by: WD 2nd: TB

Minutes of May 17th, 2017

Meeting convened at 6:59 p.m.

**Members in attendance:**

Mark Avery - Chairman  
Robert Sterndale  
Marcia Goodnow  
Doug Hoff  
Tom Burbank  
Wallace Dunham (seated)

**Support Staff:**

Desirea Owens  
Jack Mettee

**AGENDA**

**Approval of Minutes from the May 3rd, 2017 Meeting:**

The minutes from May 3rd, 2017 were reviewed. **Motion** made by member Dunham to accept the minutes as amended, seconded by member Burbank. **Motion approved.**

**Public Hearing: Goss Conditional Use Permit:**

The Gosses began by reviewing their revised conditional use permit application.

*Public comments opened at 7:20pm.*

Carey Ayer of Cherry Lane said that with the new revisions she is uncomfortable with the frequency of high impact events during the May - October season. She said she will now have 9 of her typical weekends and 15 disruptive weekends.

She is concerned with noise. The application proposes noise to be contained in the barn after 8pm.

She was under the impression that amplified noise would be contained in the barn at all times.

She is concerned about with low impact events having 100 or fewer guests. She was expecting 50 or less. For the high impact event capacity she is not comfortable with the application wording allowing for 150 *guests*.

She noticed the application states “no off-street parking.” She feels that should be corrected to “no on-street parking.” She is questioning who will enforce that.

She is concerned about the 11pm curfew.

*Public comments closed at 7:24pm.*

Member Hoff called similar venues and found that their events are over by 10pm.

Member Hoff questioned what the Gosses plan is for communication with the cemetery committee. Mrs. Goss spoke with Ron who told her that there are usually 4 to 5 burials a year. They agreed that if there were to be a burial or memorial service that a trustee would contact the Gosses.

Member Burbank questioned if there were plans to have an air conditioner installed in the barn. He pointed out that without an air conditioner, the barn doors and windows will likely be open on hot summer days which would allow for sound to escape.

The board reviewed Member Sterndale's memo.

The chairman said he would like to begin by addressing the concerns for numbers and hours. He feels 11pm is too late for a neighborhood. Member Burbank is suggesting last call 9pm, lights out at 10pm - everyone gone. The chairman assured the Gosses they do not want to hurt their business but that things also need to be fair for the abutters.

Member Hoff questioned what other events will happen on the same weekend as a wedding. He would like a better representation of how many guests will be at the farm in a given weekend. Will there be low impact events occurring on the same weekend as high impact events? There is potential for a cumulative effect to occur with low impact events if multiple events were to occur in a day.

After discussing potential scenarios the board is suggesting the following guidelines:

#### High Impact Events

- a) over 100 guests but less than 150
- b) under 100 guests but with sustained amplified music
- Maximum of 15 events per season, May - October
- One high impact event a weekend

#### Low Impact Events

- A low impact event day cannot exceed 100 guests, which may or may not be in a single event.
- Low impact events are restricted to one event per day for 50-100 guests
- If multiple events in a day, the guest limit is a maximum of 50 guests in that given day

The Gosses are opposed to the board's suggestion that an event with fewer than 100 guests but involving sustained amplified music should be considered a high impact event.

The board went through Member Sterndale's memo and narrowed down specifics that need to be discussed further.

- Alcohol service limitations set
- Curfew set
- High impact event parameters set

- Low impact events defined, any limits?

**Motion** made by Member Hoff for the hearing to be continued June 7th at 7:00pm. Member Burbank seconded. Marcia abstained. One extension. **Motion approved.**

**New/old business:**

None

Meeting adjourned at 9:37pm.

**Meeting attendees:**

Lorraine Morong  
Eric Fiegenbaum  
Beth Goss  
Chuck Goss  
Carrie Ayer  
Gary Cilley

Respectfully submitted by Desirea Owens, June 11th, 2017 – 3 pages