

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

Official Business

Approved on: 7/19/17
Motion by: WD 2nd: TB

Minutes of June 7th, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Mark Avery - Chairman
Robert Sterndale
Casey Jordan
Doug Hoff
Tom Burbank
Wallace Dunham (seated)

Support Staff:

Desirea Owens

AGENDA

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

The minutes from May 17th, 2017 were reviewed. **Motion** made by member Dunham to accept the minutes as amended, seconded by member Burbank. **Motion approved.** Member Jordan abstained.

Public Hearing: Goss Conditional Use Permit:

The Chairman stated the board will permit the public to speak during public comment rather than having open conversation back and forth like the prior meetings. This is to allow the board to focus on discussion amongst themselves.

Chuck Goss began by emphasizing their desire to move forward with their agritourism plans.

Public comments opened at 7:09pm.

Public comments closed at 7:09pm.

The Chairman reviewed the new documents with the board.

Member Sterndale began by discussing his memo. He would like to set a limit on the number of vehicles per day. This condition is to protect the abutters.

After conversation the board agreed that the weekly limit shall be a maximum of 350 cars. This number was based on an average of 50 cars each day for 7 days. All aye.

The board reviewed the Chairman's memo for possible conditions to consider for granting the conditional use permit. After much deliberation the board decided on the following conditions:

Definitions:

- High Impact Events: Events with 100 to 150 guests or events that include sustained amplified sound.
- Low Impact Events: Events with fewer than 100 guests.
- Sustained Amplified Sound: Typically an amplified band or DJ playing multiple consecutive songs or a similar noise level. Brief public address announcements or limited discrete musical numbers (such as individual pieces during a ceremony) are not considered sustained amplified sound. Low volume background music (e.g., dinner music) is also not considered sustained amplified sound.

Primary Conditions:

- All conditions must be met before agritourism events may be held and all conditions maintained for the CUP to remain in force.
- Applicant's revised CUP application of 17 May 2017 applies except as changed and or added to in this CUP approval.
- The Madbury Planning Board may review this CUP for possible voluntary modifications after 12 months of active agritourism operations.

General Operating Conditions:

- Farm owner occupancy must be maintained.
- A primary agricultural use must continue on the farm.
- CUP holder must maintain coordination with the cemetery.
- Any event with alcohol served must use a vendor licensed to serve alcohol by NH Liquor Commission per Madbury PD Chief's letter of 15 May 2017.
- Alcohol consumption must be confined to the farm grounds proper.

Event Frequency Conditions:

High impact Events

- Maximum of 15 high impact events may be held per season of May – October.
- Maximum of one high impact event may be held per weekend.

Low Impact Events Conditions:

- Activity on the site shall not exceed an average of 50 vehicle visits per day, the average computed for any 7 day period, exclusive of high impact event days.

Noise Control Conditions:

- Sustained amplified sound must stop by 9PM and gates close by 10PM (one hour later).
- Sustained amplified sound events may be held only in the barn per applicant's revised CUP application of 17 May 2017.
- Sound control door(s) facing Cherry lane must remain closed during sustained amplified sound events per applicant's revised CUP application of 17 May 2017.

Parking/Traffic Conditions:

- All event parking must be contained to a designated area on the farm grounds.
- CUP holder will create a second curb cut for event entrance / exit traffic flow per applicant's revised CUP application of 17 May 2017 and Madbury PD Chief's letter of 15 May 2017.
- Events traffic will be managed to minimize traffic on nearby streets (e.g., Cherry Lane, Town Hall Road, etc.).

Safety Conditions:

- CUP holder must meet and maintain all Place of Assembly, Assembly Permit, and Fire Protection Plan requirements listed in Madbury Fire Chief's e-mail of 17 May 2017.
- Madbury Building Inspector issued Certificate of Occupancy.

Physical Conditions:

- Event site septic system and water supply must meet all state requirements.
- Barn renovation plans for an event space must bear a licensed engineer stamp. Renovations must be completed to the engineer approved design. To be certified by Madbury Building Inspector.
- Barn sound mitigation must be installed per applicant's revised CUP application of 17 May 2017. To be certified by Madbury Building Inspector.
- Areas redeveloped for agritourism will have proper drainage and storm water control. To be certified by Madbury Building Inspector.
- Exterior lighting must be Dark Sky compliant. To be certified by Madbury Building Inspector.
- Buffer plantings must remain intact per applicant's revised CUP application of 17 May 2017.

Motion made by Member Hoff to move the conditions of the agritourism conditional use permit for the Powder Major Farm as presented. Member Jordan seconded. All aye. **Motion approved.**

Master Plan Committee:

The Chairman shared the anonymous inputs that were collected from residents on Madbury Day 2017.

New/old business:

June 21st meeting cancelled.

Meeting adjourned at 8:35pm.

Meeting attendees:

Beth Goss Lorraine Morong
Chuck Goss Eric Fiegenbaum
Gary Cilley Peggy Wolcott