

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

Official Business

Approved on: \_\_\_\_\_  
Motion by: \_\_2nd: \_\_\_\_\_

Minutes of July 19th, 2017

Meeting convened at 7:00 p.m.

**Members in attendance:**

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

**Support Staff:**

Desirea Owens  
Jack Mettee

**AGENDA**

**Approval of Minutes from the June 7th, 2017 Meeting:**

The minutes from June 7th, 2017 were reviewed. **Motion** made by member Dunham to accept the minutes as amended, seconded by member Burbank. **Motion approved.**

**Review of Correspondence - Solsmart Community Solar Program:**

There is a slide deck available that was sent to the planning board with information regarding Solsmart's solar power program. The program does not directly apply to Madbury. Member Sterndale is concerned this may have a more commercial aspect to it.

**Preliminary Consultation - Carriage Hill Site Plan Changes:**

Jason Berndtson from Carriage Hill Assisted Living introduced himself to the board. They were originally asked by an abutter not to pave around the entire building as the abutter was concerned with the possibility of headlights shining into their house. Carriage Hill has now run into a potential safety issue evacuating residents out of their facility during an emergency. The back emergency exit leads onto the unpaved gravel area which they have found to be dangerous for the residents. Carriage Hill would like to pave the back area and want to know what the process is to gain permission from the board to do so. Jack is suggesting they submit a formal application. Member Sterndale is also recommending a letter from the fire chief.

**Preliminary Consultation - Michael Allen:**

Michael Allen owns and resides on a 54 acre farm at 349 Route 108 in Madbury. The farm contains four structures, one of which is an older garage with an unused apartment. The Allens would like to add an addition to their home on the property and to pay for that they would like to turn the older garage/apartment into a two bedroom detached apartment which they would rent out to a tenant before eventually moving his mother-in-law into the unit in 4 to 5 years. He would like to know how to proceed further with this.

The Chairman feels this will need to be handled by the Zoning Board of Adjustment. Member Sterndale said the ZBA may want the planning board to do a Site Plan Review.

Mr. Allen is going to contact the ZBA.

**DES Wetland Crossing Approvals and Deeds:**

For the Bouchard Subdivision, the DES approval letter had a condition attached that their approval needs to be documented in the deed for the property. This is not something that DES has requested before. Is this unique to only the Bouchard lots? The board is concerned how this is going to be monitored. Maybe this is something to have the building inspector review.

**C-RISE Report:**

UNH Cooperative Extension will be hosting a workshop to prepare for climate change on September 27th. The Planning Board is strongly encouraged to attend. The conversation will pertain specifically to the effects of climate change in Madbury.

**New/old Business:**

- Contact List Update: The Chairman would like updated contact information for all board members.

- Review of Approved Applications: The Chairman has created a spreadsheet to track open applications to ensure all conditions have been met.

*Discussed was the possibility of the board setting specifics as to when conditions need to be met by applicants.*

Meeting adjourned at 7:47pm.

**Meeting attendees:**

Jason Berndtson  
Michael Allen  
Gary Cilley  
Eric Fiegenbaum