

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

Official Business

Approved on: 1/3/18
Motion by: WD 2nd: CJ

Minutes of November 15th, 2017

Meeting convened at 6:58 p.m.

Members in attendance:

Mark Avery - Chairman
Marcia Goodnow
Doug Hoff
Casey Jordan
Tom Burbank
Wallace Dunham

Support Staff:

Desirea Owens

AGENDA

Approval of Minutes from the November 1st, 2017 Meeting:

The minutes from November 1st, 2017 were reviewed. **Motion** made by member Dunham to accept the minutes as presented, seconded by member Hoff. **Motion approved.**
Member Sterndale and member Burbank abstained.

Preliminary Hearing – Proposed 34 Freshet Rd subdivision:

Beckie Pazdon of 34 Freshet Road appeared before the board to learn more about the details for her future subdivision application. She wants to subdivide her property into two separate lots. She brought with her a copy of the property map; she showed the areas that she wants to divide. Ms. Pazdon is considering two access ways on one of the properties. She questioned whether both access ways would need a minimum of 200 feet of frontage. Member Sterndale said only one access way is required to have 200 feet of frontage per property.

Ms. Pazdon said she needs to schedule the septic and soil test pits and questioned why the test pits are required on both of the properties. Member Sterndale explained that for the board to approve the subdivision application they would need test pits for both properties to ensure that both lots could hold a modern septic system.

Member Hoff let her know that the ordinance requires a specific consultant to witness the soil testing who then sends a letter to the town.

The Chair explained to Ms. Pazdon the timeline for submitting an application to scheduling the public hearing.

SAIL (a.k.a. C RISE) Workshop Report:

Lisa Graichen and Amanda Stone from the UNH Cooperative Extension shared the results of the C-Rise workshop from September. At the workshop attendees were asked to share their concerns on the local impact of sea-level rise and to brainstorm emergency preparedness ideas that the community could use. Ms. Graichen passed out a handout with ideas to be considered when moving forward with creating an emergency preparedness plan for the town.

Kyle Pimental passed out copies of a powerpoint that goes over the results from studies on the local impact of sea-level rise. He feels Madbury is ahead of the game in preventing structural damage from sea-level rise because the town does not allow new building within the floodplains. Natural resources could potentially be impacted along the Bellamy River and Johnson Creek. Member Burbank questioned the impact of freshwater rise. Mr. Pimental said the studies only reflect sea-level rise.

Lot Line Adjustment Updates to Land Use Regulations & Site Plan Expiration Date:

At the last meeting the board felt it would be best to have Member Sterndale review the updates before anything was finalized. Member Sterndale went over his suggested changes. He offered minor changes to language throughout the draft. The Chair will update the drafts and the official public hearing will occur at the next meeting.

New/Old Business:

- There may be a future application for agritourism.

Meeting adjourned at 8:10pm.

Meeting attendees:

Fritz Green
Gary Cilley
Lorraine Morong
Lisa Graichen
Beckie Pazdon
Kyle Pimental
Amanda Stone