

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

Official Business

Approved on: 4/18/18
Motion by: FG 2nd: TB

Minutes of April 4th, 2018

Meeting convened at 6:59 p.m.

Members in attendance:

Mark Avery - Chairman
Marcia Goodnow
Doug Hoff
Tom Burbank
Michael Card
Wallace Dunham (seated)
Fritz Green (ex officio)

Support Staff:

Desirea Owens
Elizabeth Durfee

AGENDA

Approval of Minutes from the March 21st, 2018 Meeting:

The minutes from March 21st, 2018 were reviewed. **Motion** made by member Green to accept the minutes as presented, seconded by member Burbank. **Motion approved.**

My Friends Bakery - Level II Business Public Hearing:

The Chairman read the rules of procedure for a public hearing as well as the public notice for the application.

Motion made by member Goodnow to accept the application for consideration. Seconded by member Green. All aye. **Motion approved.**

Lara Vanasco described her current at-home bakery business in Rochester, NH. She is moving to Madbury and would like to continue her business out of her new home that is being built on Hayes Road. The home will have an additional kitchen area specific to her business. Mrs. Vanasco's business consists of custom orders for cakes and cupcakes for which she handles the deliveries. Very rarely does a customer come to her house to pick up their order. She currently does not have any employees but may hire one or two in the future to help with delivering the baked goods. The Chair pointed out to the Vanascos that there is a concern with her new home's building plans. What is currently described as an accessory apartment is too large to be considered so. It would be more appropriate to label it as a duplex, but to meet Madbury's definition of a duplex the two units

need to share a common wall. Their building plan has the living spaces separated by one large 3 car garage. The Selectmen will be in contact with the Vanascos to further discuss their options.

Public comment opened at 7:16pm closed at 7:16pm.

The Chair suggested the following three conditions:

- No more than two non-resident employees.
- No more than 10 combined delivery/customer trips per day.
- All performance standards of Madbury Zoning Ordinance, Article V-B, shall continue to be met.
- The Madbury Building Inspector shall have the right to periodically enter the premises in order to ascertain compliance with conditions cited above.
- The CUP may be revoked if uses are not in compliance with Madbury Zoning Ordinance performance standards and or the stipulations of this CUP.
- The CUP terminates upon a change in ownership of the property or of the business

Motion made by member Green to approve the Conditional Use Permit with the three conditions. Seconded by member Card. All aye. **Motion approved.**

Residents Land Use Regulations Guide – Review 2nd Draft:

The Chairman asked the board to review the second rough draft of the Resident’s Land Use Regulations Guide and share any feedback they may have.

Member Green suggested shortening the guide.

Member Card suggested ordering the questions descending from most frequently asked.

Member Hoff suggested organizing the guide by questions for the planning board, building inspector, and Selectmen.

The Chair will continue to work on the draft and report back to the board.

New/Old Business:

- Member Green questioned if there are any approved chapters of the Master Plan that are ready to be shared with the public. At this time there is nothing to share. Consultant Durfee does not recommend posting public drafts of the Master Plan without the planning board first reviewing it at a scheduled meeting.

Meeting adjourned at 7:36pm.

Meeting attendees:

Lorraine Morong

Lara Vanasco

Steve Vanasco

Eric Fiegenbaum

Respectfully submitted by Desirea Owens, April 18th, 2018 – 2 pages