



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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OFFICIAL BUSINESS

Minutes of February 6, 2019

Approved On: 20 February 2019

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery – Chair
Tom Burbank
Michael Card
Wally Dunham (Seated)
Fritz Green – Ex officio
Marcia Goodnow-Vice Chair
Casey Jordan

Support Staff:

Laurie Plantamuro – Recording Secretary
Elizabeth Durfee – Contract Planner

Agenda

1. Approval of Minutes from the January 16th, 2019 Meeting:

The minutes from January 16, 2019 were reviewed. **Motion** made by Member Green to accept the minutes, **Seconded** by Member Burbank. 6 Aye. Member Hoff Abstained. **Motion Approved.**

2. Correspondence:

Save the date for 2019 OSI Spring Planning and Zoning Conference

3. RSA 675:54 Site Plan Review – New Public Library (Map 7, Lot 13B)

Chair Avery read the requirements for site plan review.

Public Hearing opened at 7:04 pm.

Noreen Gaetjens, Library Trustee spoke first. She discussed the revisions and finances that were available for new library.

Brian Murphy, Architect, stood and went over the drawing for the proposed building and surrounding designs. Chair Avery requested that Mr. Murphy discuss more in detail the site plan requirement for said proposal. Mr. Murphy discussed in more detail what the proposal would be for electrical, landscaping and possible traffic issues.

Member Jordan asked about the possible rain drainage and where that would go to prevent flooding. Member Burbank asked if there was a plan to add water management and Member Card asked how much water could come off to the ground. Mr. Murphy said he could get those numbers together for review. Chair Avery asked if they intend on having a maintenance plan. Mr. Murphy said he would get those plans as well.

Consultant Durfee asked where the location of the existing well is and would it be marked? Consultant Durfee asked if there was a plan to install more lighting as the area is already dark at night and there are potential safety hazards. Additional lights were discussed. Also, discussed were Entry and Exit signs for traffic. Mr. Murphy said due to the budget they had to scale plans down to meet the current needs and still work.

Chair Avery read the Fire Department Chief's concerns and that included better illuminated walkways and exits.

Chair Avery asked what were their reasons for not meeting the zoning setbacks. Mr. Murphy answered they looked more at the site and keeping proximity to the parking lot and extension to the town hall. Bruce Hodsdon commented that the town of Madbury owned the adjoining lots.

A discussion was held on whether power to the buildings would be underground or above.

Discussion about snow removal and possible safety mechanisms for the doors of the library were being planned.

Hearing opened to public comments or questions at 7:42 pm

Janet Wall asked where's the 75' radius around the well and was there water testing done per location? Mr. Hodsdon responded that the board determined it was in a good location.

Mr. Hodsdon mentioned a provision for five concrete bases for site lights further up the "to do" list. Justin Powers asked if the electrical has been included in the current plan. Mr. Murphy answered that it is included in their designs.

Giara Gelsey asked what the plan was for heating and cooling. Mr. Murphy answered that it was all electrical heat pump and the building has a thermal envelope to be efficient with controlling both heating and cooling. Mr. Murphy stated they never considered Geothermal for the project.

Eric Fiegenbaum asked what was the difference between the measurements for the building and actual space used now versus what it was when they initially started on this plan. He thought the actual work space was considerably smaller. Mrs. Gaetjens said it is smaller than they originally planned, but that the space will still be more than adequate and within budget.

Mr. Fiegenbaum asked where the heat pump was and Mr. Murphy said it was on the eastside.

Anthony St. Louis commented he had several concerns about security, cost of maintenance, parking, and septic at the new library. Lindsay Raynes asked what were the plans to cover the costs all of the above since the town didn't have enough to pay for fulltime first responders. Chair Avery said this meeting was to discuss the building and review the layout.

Chuck Goss wanted to know if the town requirements and state requirements were the same in this plan and if they were approved. Chair Avery responded with the requirements for this meeting only.

Brian Raynes asked what the plans are for technology. Librarian discussed plans for technology and computer stations.

Mrs. Raynes asked what the cost would be to staff the library. Referred back to this is not the meeting for that discussion.

Mr. Jordan commented that they should add another window to the library on the front side.

Public comment period closed at 8:19.

Board agreed that the Chair would draft a memo summarizing the hearing to be provided to the Selectboard and Library Committee.

Public Hearing Closed at 8:20.

4. Certifications of Changes to Land Use Regulations

In accordance with RSA 675:6, the board formally certified three changes that had been approved in January 2018 and December 2018.

5. Other New Business:

None

6. Other Old Business:

Chairman Avery discussed Johnson Creek's approval by Dover.

Meeting Adjourned: 8:25 pm

Meeting Attendees:

Lorraine Morong	Susan Cilia 9 Champernowne
Anthony St. Louis 72 Hayes Road	Lindsay Raynes 5 Old Stage
Bruce Hodsdon 92 Hayes Road	Don Goodnow 13 Garrison Lane
Noreen Gaetjens 65 Nute Road	Brian Raynes 5 Old Stage
Robert Gaetjens 65 Nute Road	Marie and Ciara O'Neill 9 Tasker Lane
Janet Wall 9 Kelley Road	Beth Goss 6 Cherry Lane
Brian Murphy – Architect, Manypenny Murphy	Chuck Goss 6 Cherry Lane
Emily Chadwick - Architect, Manypenny Murphy	Justin Corrow 22 Nute Road
Tracy Strong - Chapman Construction	Daniel Clapp 33 Nute Road
Justin Powers - Chapman Construction	Vickie Meyers 45 Moharimet Drive
Eric Fiegenbaum	Giana Gelsey 86 Hayes
Peggy Wolcott 98 Old Stage Road	

Respectfully submitted by Laurie Plantamuro