



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
Tel: 603 742-5131 • Fax: 603 742-2502

Approved

OFFICIAL BUSINESS

Minutes of: 15 May 2019

Approved On: 5 June 2019

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery – Chair
Tom Burbank
Michael Card
Wally Dunham
Fritz Green – Ex Officio
Doug Hoff

Support Staff in Attendance:

Elizabeth Durfee - Contract Planner

Agenda

1. Seating of Alternates:

Wally Dunham seated

2. Approval of Minutes:

The Minutes from April 17th, 2019 were reviewed. **Motion** made by Member Green to accept the minutes. **Seconded** by Member Burbank. All Aye. **Motion Approved.**

3. Correspondence:

Chair Avery announced the new edition of “Town and City” is available.

4. Discussion of Commercial Solar Farm

(Note: Conceptual Conversation with applicant, Ned Raynolds, ReVision Energy, is rescheduled for June 5th 2019.)

Chair Avery presented the discussion of a possible solar farm on agricultural vs. commercial land. Member Green mentioned the need for the site to be close to a power station. Member Burbank stated the proximity is important due to power loss over distance. Member Green asked if there is any advantage to changing the zoning to accommodate a solar farm. Chair Avery noted that a solar farm could be an eye-sore for neighbors.

Consultant Durfee recommend looking at the Master Plan as Madbury doesn't have performance standards to change zoning ordinances. She recommends adding criteria to make a change. Member Green asked if this would be advantageous for the town to change zoning. Consultant Durfee mentioned that this would not be a permanent land use, and it could be paired with agricultural uses. She recommended the board consider size, maintenance, or other restrictions to make a proposal acceptable. Member Burbank stated his concerns for site

pollution. Member Hoff stated that in the past changes have been made due to the resident applying. He also asked the board if this operation would continue to keep Madbury's rural character.

5. Discussion of Possible Updates to Zoning Article IX-A

Chair Avery presented that the town's wellhead standard of 400 feet may be too exclusive and deprive people of using their land as they choose. Consultant Durfee stated the town has stricter ordinances compared to state and DES standards. She recommended:

1. To revise the town aquifer map, thus making the application process easier for residents.
2. To consider if 400 feet is necessary.

Member Green stated he would like to see a map with the wellheads and asked what other towns including, Barrington and Lee, use for their standards. Consultant Durfee said they use Aquifer layers instead of a measured radius. Chair Avery agreed that a map update seems appropriate, and asked the board if the well radius issue should also be addressed. The board agreed that an update should be made.

6. Discussion of Hazard Mitigation Plan

Chair Avery presented the issue of firefighting water supplies for subdivisions. A cistern has been called for in subdivisions of 5 or more, however there is no plan for less than 5. The thought of getting the Fire Chief to sign off on the subdivision application was presented. Member Hoff suggested making the Fire Chief's approval a condition of a subdivision approval. The board agreed to continue with this suggestion.

Chair Avery presented the idea of adding Flood Plan Maps to the Land Use book. Consultant Durfee suggested adding the layer from the state data.

7. Other New Business:

None.

8. Other Old Business:

Chair Avery mentioned a resident is looking to add a second home to their property and will be addressing the zoning board.

Chair Avery mentioned Mark Smith inquired about the setbacks on Route 9 along the reservoir.

Chair Avery updated the board that LandCare is waiting for their land to dry in order to plan their changes.

Meeting Adjourned: 7:50 pm

Meeting Attendees:

Peggy Wolcott,
Loraine Morong

Respectfully Submitted by Michael Card