



MADBURY PLANNING BOARD

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

FINAL

OFFICIAL BUSINESS

Approved on: 21 August 2019

Minutes of: July 17, 2019

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery-Chair
Casey Jordan
Michael Card
Fritz Green
Marcia Goodnow-Vice Chair
Doug Hoff
Wally Dunham

Support Staff:

Laurie Plantamuro-Recording Secretary
Elizabeth Durfee-Contract Planner

Agenda

1. Seating of Alternates:

Member Dunham seated

2. Approval of Minutes from the June 5, 2019 Meeting:

The minutes from June 5th, 2019 were reviewed. **Motion** made by Member Goodnow to accept the minutes. **Seconded** by Member Dunham. All Ayes. Member Jordan abstained. **Motion Approved.**

3. Correspondence:

None

4. Preliminary Review: Lot Line Adjustment, Lots 9:31 A and B (355 and 359 Route 108)

-Mike Sievert, Engineer
-Durham Evangelical Church, Owner

Mr. Sievert discussed possibly applying for a revision to the lot line to add more frontage to lot 9:31A. Future plan is to subdivide the larger parcel into 3 large lots.

7:16 pm Chair Avery opened the discussion.

Member Green recommended double checking the radius of the well and septic on lot 9:31B.

Chair Avery asked why they want to do this lot line adjustment now and not during the later subdivision. Mr. Sievert said they couldn't get the surveyor out there quickly enough before the possible sale of lot 9:31B.

Consultant Durfee asked if the surveyor was going to record before the change. Mr. Sievert responded they would have to. Consultant Durfee commented both lots needed to be surveyed and recorded at the Registry.

Chair Avery closed the discussion at 7:20 pm

5. Preliminary Review: Expansion of Preexisting Non-Conforming Use (Apartment Units), Lot 8:9 (10 Lee Road)
-Sean Peters-Part Owner

Mr. Peters discussed possible plans for tearing down one of the buildings and building a larger one to house more units. Mr. Peters requested information on what the process was for him to proceed with such changes. Chair Avery informed him the process was on the website and to start with a survey. Member Green recommended checking the building for asbestos and lead paint. Chair Avery informed Mr. Peters if he were to proceed any expansion would require a special exception from the ZBA, site plan review from the Planning Board, survey, septic etc.

Chair Avery closed the discussion at 7:39 pm and the board took a break.
Returned at 7:42 pm.

6. Other New Business:

- USPS on New Development Mailboxes Initial Discussion. Chair Avery informed the board about the possible need to include the USPS in selecting mailbox locations during plan reviews.

- Nute Road Bridge Conditional Use Permit (CUP) Possibility. Chair Avery informed the board that RSA 674.54 exclusion for governmental use may not apply to this project and that CUP may be required. Consultant Durfee reported that during her research on the question an NHMA lawyer advised that under case law the town can decide how to proceed. Member Green recommended the Planning Board send a memo to the Select Board explaining this discussion. Chair Avery will draft and send the memo.

- Update E-mail Addresses on Applications. Chair Avery informed the board that he would update Planning Board applications with the new MadPlanBoard address.

7. Other Old Business:

Meeting Adjourned 7:56 pm

Meeting Attendees:

Loraine Morong

Michael Sievert, 5 Railroad Street Newmarket, NH

James Petrouitsil, 750 Lafayette Ste 201 Portsmouth, NH

Sean Peters, 750 Lafayette Ste 201 Portsmouth, NH

Respectfully submitted by Laurie Plantamuro