



## MADBURY PLANNING BOARD

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# Approved

### OFFICIAL BUSINESS

**Minutes of:** October 02, 2019

**Approved On:** November 20, 2019

**Meeting Convened:** 7:07 p.m.

**Members in Attendance:**

Mark Avery – Chair  
Casey Jordan  
Michael Card  
Wally Dunham  
Fritz Green – Ex Officio

**Support Staff in Attendance:**

### Agenda

**1. Seating of Alternates:**

Wally Dunham seated.

**2. Approval of Minutes:**

The Minutes from September 18th, 2019 were reviewed. **Motion made** by Member Green to accept the minutes. **Seconded** by Member Dunham. All Aye. **Motion Approved.**

**3. Correspondence:**

None.

**4. Public Hearing: Lot Line Adjustment, Lots 9:31A and 9:31B (355 and 359 Route 108)**

- Mike Sievert, Engineer, MJS Engineering
- Durham Evangelical Church, Owner

Chair Avery explained that Member Card is an abutter to this application. A discussion was held including Member Card and Mr. Sievert, the owner's representative, on the pros and cons of Member Card recusing himself. Both Member Card and Mr. Sievert agreed they are comfortable continuing without recusing Member Card.

Chair Avery introduced the application for the lot line adjustment. Mr. Sievert, the applicant's engineer, presented the survey and application as Member Jordan went through the application checklist requirements. Member Jordan noted the need to label the septic on Lot 9:31 and Member Green mentioned the need for granite pilings for monumentation.

**Motion made** by Member Green to accept the application for consideration. **Seconded** by Member Jordan. All Aye. **Motion approved.**

At 7:15 Chair Avery read the public notice and public hearing rules of procedure to the attendees and opened the public hearing.

Mr. Sievert explained that the lot line adjustment transfers approximately .15 acres from Lot 9:31B to Lot 9:31A for the future flexibility of Lot 9:31A. Mr. Sievert then addressed, and agreed to include, items raised in Consultant Durfee's Staff Review Memo. Accordingly, he presented a waiver request to avoid surveying the entire boundary of Lot 9:31A. Mr. Sievert explained that his surveyor believed that the original survey of Lot 9:31A, as recorded in Strafford County Registry of Deeds (S.C.R.D.) Plan 64-13, is sufficient.

At 7:23 Chair Avery announced the floor is open for public comment.

Mr. Mike Malhaw announced he is "for" the lot line adjustment.

At 7:24, seeing no other parties desiring to speak, Chair Avery closed the public comment.

The board then conducted its deliberations noting possible conditions of approval.

**Motion made** by Member Green to accept the waiver for a full survey of Lot 9:31A. **Motioned amended** by Chair Avery that the subject Lot Line Adjustment Plan will reference S.C.R.D. Plan 64-13 to show Lot 9:31A's dimensions / full boundary. **Amended motion** made by Member Green. **Seconded** by Member Jordan. All Aye. **Motion approved.**

**Motion made** by Member Card to approve the application for lot line adjustment provided the following conditions are met:

- Applicant's representative will provide written proof of authorization to represent the Durham Evangelical Church.
- Applicant will provide a check to cover the L-Chip filing fee.
- The Plan title will include the affected Lots 9:31A and 9:31B.
- The Plan will reference S.C.R.D. Plan 64-13 for determining Lot 9:31A's dimensions / full boundary.
- The Plan will show qualifying area calculations for the affected lots in accordance with Madbury Subdivision Regulations Article IV, Section 7.
- The day the plan was prepared / revised will be shown on the plan.
- Types of monuments to be set will be shown on the plan.
- Plan will show the applicants / owners correct address.

**Seconded** by Member Green. All Aye. **Motion Approved.**

**5. Other Business**

The board continued its discussion of the issue of firefighting water supplies as noted in the town's draft Hazard Mitigation Plan.

**Meeting Adjourned:** 7:45 pm

**Meeting Attendees:**

Michael Sievert,  
Mike Malhaw,  
Jown Wiswall,  
Michael Sullivan,  
Lorraine Morong

Respectfully Submitted by Michael Card