



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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Approved

OFFICIAL BUSINESS

Minutes of: November 06, 2019

Approved: November 20, 2019

Meeting Convened: 7:05 p.m.

Members in Attendance:

Mark Avery - Chair
Tom Burbank
Michael Card
Fritz Green
Marcia Goodnow - Vice Chair

Support Staff:

Laurie Plantamuro - Recording Secretary
Elizabeth Durfee - Contract Planner

Agenda

1. Seating of Alternates:

None

2. Updates

Landcare Site Plan – Landcare requested a site walk from the board to gain answers to a number of questions. It was recommended that the owner first return for another informal hearing and, depending on the questions, that a Site Plan Application may need to be accepted before a site walk. Landcare also informed the board that it would be hiring an environmental consultant, Stable Growth Environmental.

Durham Evangelical Lot Line Adjustment – Chair Avery informed the board members that the applicant has met the conditions of approval and that a completed plan has been filed with the Registry of Deeds. Chair Avery noted the registry of deeds at first requested a darker copy of the plan as the wetland markings were too light to copy.

3. Approval of Minutes from the October 2nd, 2019 and October 16th, 2019 Meetings:

The minutes from October 2nd, 2019 and October 16th, 2019 were reviewed. Since there were an insufficient number of members present at this meeting who were also present at the subject meetings to achieve a quorum on these votes, the board agreed to move the approval votes to the next meeting.

4. Correspondence:

None

5. Review Continued – Annual Capital Improvement Plan (CIP):

The Annual CIP review was continued from the last meeting. Chair Avery asked the board if it found anything to be corrected or discussed. Several items, including future considerations, were discussed in detail; however, no changes were recommended.

Motion made by Member Goodnow to accept the CIP for submission to the Select Board.

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

6. Discussion Continued – Zoning Article IX-A Amendment (Aquifer and Wellhead Protection):

The board continued with its discussion of possible amendments to the Aquifer and Wellhead Protection Overlay District. The board accepted Consultant Durfee’s draft amendments with minor edits. The board concluded that the changes correct deficiencies in the existing ordinance and better align the ordinance with State requirements. The board noted that the draft has also been supplied to the Water Resources Board and opted to wait for Water Board comments before proceeding.

7. Additional Update:

Chair Avery informed the board that the Gosses have asked about making changes to their existing Agritourism Conditional Use Permit (CUP). The board questioned if the original conditions of the CUP have been met since earlier this year some Fire Safety and Building Inspector conditions still needed to be resolved. Chair Avery asked if the Gosses need to reapply since the current CUP allows that the, “...Planning Board may review this CUP for possible voluntary modifications...” Consultant Durfee reasoned that they would need to re-apply for a new permit. The board also considered the application fee given the existing CUP’s review clause and decided the standard fee would be appropriate when applying for changes. Finally, the board agreed that an informal hearing would be an appropriate starting point for changes.

8. Other New Business:

None

9. Other Old Business:

None

Meeting Adjourned 8:25 pm

Meeting Attendees:

Lorraine Morong

Respectfully submitted by Laurie Plantamuro