



MADBURY PLANNING BOARD

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

Approved

OFFICIAL BUSINESS

Minutes of: November 20, 2019

Approved: December 4, 2019

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery - Chair
Tom Burbank
Doug Hoff
Fritz Green - Ex Officio
Marcia Goodnow - Vice Chair
Wally Dunham
Casey Jordan

Support Staff:

Laurie Plantamuro - Recording Secretary
Elizabeth Durfee - Contract Planner

Agenda

1. Seating of Alternates:

Wally Dunham seated as alternate.

2. Approval of Minutes:

The minutes from October 2nd, 2019 were reviewed. **Motion** made by Member Green to accept the minutes. **Seconded** by Member Jordan. All Aye. Members Burbank, Goodnow, and Hoff abstained. **Motion Approved.**

The minutes from October 16th, 2019 were reviewed. **Motion** made by Member Hoff to accept the minutes. **Seconded** by Member Goodnow. All Aye. Members Burbank, Dunham, and Jordan abstained. **Motion Approved.**

The minutes from November 6th, 2019 were reviewed. **Motion** made by Member Burbank to accept the minutes. **Seconded** by Member Green. All Aye. Members Hoff, Dunham, and Jordan abstained. **Motion Approved.**

3. Correspondence:

Chair Avery informed the Board of the Library Grand opening and provided a flyer for review. The board was also notified there is a new Town and City magazine.

Chair Avery informed the Board that the Zoning Board has decided to re-hear the 281 Littleworth Set Back Wetland Application.

4. Informal Review: Madbury Substation Electrical Utility Maintenance Wetland Crossing Conditional Use Permit (CUP), Tax Map 8, Lot 20, Miles Road, Madbury NH
- Sarah Barnum, Normandeau Associates Environmental Consulting for Eversource

Ms. Barnum requested a CUP for repairing a Utility Pole switch. The CUP is needed to bring an electrical truck to the area which will require a temporary wetland crossing. They will lay down the proper timber mats and drive the truck over them to do the work then finish up.

Chair Avery asked Ms. Barnum if they were adding any new structures and Ms. Barnum said no it was just repairing a piece of equipment already on the structure. Member Green asked if there was a reason they weren't waiting until spring to repair the Utility Pole and Ms. Barnum said they'd like it to be done before the end of the year. Ms. Barnum stated they had done a heritage test, but the results weren't back. She felt there may be black racer snakes in the area, but she felt they had gone into hibernation and wouldn't be present this time of year. The Board continued discussion with Ms. Barnum about the possible ground disturbance and she didn't feel it would cause damage.

The Board and Ms. Barnum agreed that the public hearing could be scheduled for December 18th if application materials were submitted on time.

Chair Avery closed the informal review at 7:18 pm

5. Informal Review: Powder Major Farm Agritourism CUP Amendment, Tax Map 6 Lot 6, Cherry Lane, Madbury NH.
-Beth and Chuck Goss

Ms. Goss asked for information regarding the requirements for amending their existing CUP to expand the frequency of events, length of season, and maximum number of events. They would also like to expand the low impact events and consider running more smaller events throughout the year in the small heated building. They were also seeking requirements for amending their current CUP to allow a twice-a-year higher guest count for high impact events and to extend the high-impact season. Mr. and Ms. Goss were asking the board for their recommendations as they prepare for the public hearing.

Chair Avery opened the informal review to the Board for any questions at 7:24 pm.

Member Green asked if you have a wedding and it rains what is the capacity limit. Ms. Goss said they had a few weddings in the rain and they had a capacity of 217 with tables and chairs etc. in the barn. Member Green asked about their season and the constraints. Ms. Goss was asking if they could extend the season for the smaller building. Chair Avery asked what is the maximum seating for the smaller building. Ms. Goss said about 94 people. Chair Avery informed the Gosses' their CUP doesn't show a limit on the season for the smaller events but only for High Impact Events. The Board agreed with this interpretation.

Chair Avery read an e-mail from the fire chief regarding safety lighting and signage. The e-mail was provided for the Gosses' review and response.

The board and the Gosses' agreed that the public hearing could be held at the December 4th meeting if application materials were submitted on time.

Chair Avery closed the informal meeting at 7:52 pm

6. Other New Business:

None

7. Other Old Business:

None

Meeting Adjourned 7:54 pm

Meeting Attendees:

Beth & Chuck Goss - 6 Cherry Lane Madbury, NH

Justin Corrow - 22 Nute Road Madbury, NH

Loraine Morong - Madbury Beach

Margaret Wolcott - 98 Old Stage Madbury, NH

Eric Fiengenbaum- 6 Moharimet Drive Madbury, NH

Respectfully submitted by Laurie Plantamuro