



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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Approved

OFFICIAL BUSINESS

Minutes of: February 19, 2020

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery - Chair
Michael Card
Wallace Dunham
Fritz Green - Ex Officio
Doug Hoff

Support Staff:

Laurie Plantamuro - Recording Secretary
Elizabeth Durfee - Contract Planner

Agenda

1. Seating of Alternates:

Member Dunham was seated.

2. Approval of Minutes:

The minutes from February 5th, 2020 were reviewed. **Motion** made by Member Green to accept the minutes. **Seconded** by Member Hoff. All Aye. **Motion Approved.**

3. Correspondence:

None

4. Informal Review - Lot Line Adjustment, Tax Map 7, Lots 6 and 6A, (7 Mill Hill Road)

Jody Grimes introduced herself and stated that she has questions about two non-conforming lots of record she co-owns. She commented that her current plan is not to sell any of the property and that she had started the process for a possible conservation easement along the back of the larger property. She said if that didn't work she wondered what she could do to help ease the expenses.

She said both lots are both listed on one deed and asked if this would be a problem if she decided to sell one. The board indicated that shouldn't be a problem.

Ms. Grimes also said that lot 6A is the lot on which her mother's very tiny house is located. She wondered if she were to sell just lot 6, would she then need to bring lot 6A up to code including septic, garage and shed locations, setbacks, etc.

Chair Avery asked her if the septic for 6A was fully contained on 6A and Ms. Grimes answered yes. The board said as long as it was only on 6A that would not be a problem. The board also explained that if an existing structure didn't meet current zoning that was likely okay, however any new structures would have to comply with the ordinances.

Member Dunham asked Ms. Grimes what is the size of Lot 6A in square footage. Ms. Grimes said it was about 120 x 200 making it a little over half an acre. She also stated lot 6 had 180 feet of frontage.

Ms. Grimes asked if it would be possible to adjust the lot lines to give Lot 6A more room. Chair Avery asked if she was looking to take frontage from Lot 6. Ms. Grimes said, maybe a little frontage, but also some of the back. Chair Avery asked the board to correct him if necessary and said he didn't think it would be an issue adjusting the back, but the frontage couldn't be adjusted since it would make lot 6 more non-conforming. Member Hoff commented, anytime you take a non-conforming lot and build or do something to it, it would be the board's role to make it more conforming. Chair Avery informed Ms. Grimes that she also had the option to speak to the Zoning Board regarding a variance to do that.

Ms. Grimes asked the Board if she could combine the two lots along the road with an easement for a driveway to have access to a lot in back of the property. Chair Avery answered that the rules now require each lot to have 200 feet of frontage.

Chair Avery recommended Ms. Grimes make sure no matter what she decided to do with adjusting the lots that lot 6 retained sufficient buildable area. Consultant Durfee recommended Ms. Grimes make sure to follow the setback regulations and that she have a plan available before she brings her request to the Zoning Board.

Member Green asked Ms. Grimes if she owned both of the properties in question. She answered that she is on the deed with her mother. She mentioned her mother had a "life estate" on the property but that she (Ms. Grimes) had a power of attorney making it possible for her to make changes to the property. Member Green asked if she had any intentions on moving to the property. She answered not at this time but intends on spending approximately 50% of her the time at the property.

Chair Avery asked the board if there were any additional questions and then closed the informal review.

5. Other New Business-

None

6. Other Old Business:

Chair Avery reported on feedback to the Board's approval of the proposed Aquifer and Wellhead update.

Meeting Adjourned: 7:24 pm

Meeting Attendees:

Loraine Morong - Madbury Beach

Jodie Grimes - 7 Mill Hill Road

Respectfully submitted by Laurie Plantamuro