



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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Approved

OFFICIAL BUSINESS

Minutes of: September 16th, 2020

Meeting Convened: 7:00 p.m.

Members in Attendance

Mark Avery – Chair
Michael Card
Bruce Hodsdon – Ex Officio
Tom Burbank
Marcia Goodnow - Vice Chair (Zoom)

Support Staff in Attendance

Elizabeth Durfee – Contract Planner (Zoom)
Eric Feigenbaum

Agenda

1. Seating of Alternates

None.

2. COVID-19 Notice

Before beginning the discussion, Chair Avery announced that the Board will be using Zoom as allowed under COVID-19 Executive Orders to help conduct this meeting and that all votes will be taken one member at a time by roll call.

3. Approval of Minutes

Motion to accept the minutes from September 2nd 2020 was made by Member Card. **Seconded** by Member Burbank. Member Goodnow abstained. All other members Aye. **Motion approved.**

4. Correspondence

Chair Avery offered that a new “Town and City” is available to read.

5. RSA 41:14-a Review - Town’s Purchase of Easement on Map 7, Lot 6

Chair Avery commented that this review is intended to provide recommendations and not to approve or disapprove the purchase.

Member Hodsdon presented the opportunity to purchase an easement on this lot in order to preserve the trail system in place. The price is \$130,000 and funds are to be contributed by the Selectmen fund (60k), the Conservation Commission (60k), and Wentworth trust (10K). The purchase would still allow the property owner agricultural use of the land.

Chair Avery asked if there would be a town vote required for purchase. Member Hodsdon replied no vote would be required. Chair Avery then asked would there be access from the road for maintaining the trails? Member Hodsdon said there would be no rights for parking but we would still be able to maintain the trails. Member Burbank asked if it would be possible to purchase the land. Member Hodsdon replied the extra cost would make this too expensive. Member Burbank then asked if the property changed hands, would the town still have access? Member Hodsdon said yes, we would have access indefinitely. Member Goodnow asked if this trail is actively used? Member Hodsdon replied, yes this trail is used by both hikers and bikers.

Consultant Durfee asked if there were any liability issues with this access? Member Hodsdon replied that this easement will mirror the Hayes Rd. easement and the language will be put together by the town attorney. Consultant Durfee asked if there is public access, would hunting be allowed and how would notice of it be noted? Member Hodsdon replied that hunting is allowed on town land. Eric Fiegenbaum noted that we have signs to note wear orange during hunting season. Member Burbank asked if the town would be liable for accidents and issues with this easement. Member Hodsdon said he suspects the town would be no less nor no more liable than at present.

Chair Avery then asked the public for their input. Janet Wall noted how much she has enjoyed the trail and she feels this is an important purchase for the town.
Public input was closed.

Motion made by Member Card that Chair Avery would and send a formal memo to the selectmen summarizing the recommendations. Seconded by Member Burbank. All Aye. **Motion approved.**

6. Preliminary Review of Subdivision of Map 5, Lot 12 Hayes Rd

Raymond Bisson of Stonewall Surveying presented the proposed subdivision of 3.5 acres of the existing 137 acre lot. Mr. Bisson is asking for two waivers. To excuse surveying the entire 137 acre lot and to excuse the impact survey, as he feels this is too small a project.

Member Burbank asked if there had been recent test pits? Mr. Bisson replied this was performed two weeks ago. Consultant Durfee noted that since this is less than a 5 acre subdivision NHDES approval is needed and that Madbury Zoning Article 4 section 7 of the should be reviewed.

Chair Avery indicated that the Madbury Road Agent should sign off on where the driveway will be located. Chair Avery also asked if the plan for this subdivision to be single family home since the new lot is large enough for a two-family but the plan only shows single family requirements. Michael Griffin replied yes but that there may be an accessory apartment. Chair Avery also asked plot plan should be in color or black and white. Raymond says the final product will be in black and white.

In response to asking for a waiver from the impact statement, Chair Avery spoke for the board saying that it is our intent to be consistent with asking for the statement and when there is a question that does not pertain, just state that it does not pertain.

Member Burbank asked if there were plans for future division. Mr. Crosby replied there are no plans for future division. Member Hodson asked the board if we are requiring Granite vs Iron rods along the road. It's agreed that town roads need granite.

Mr. Bisson asked where is it required for him to get a driveway permit. Member Hodsdon said all that is needed is to show the road agent where the driveway is planned. Chair Avery echoed this suggestion.

Consultant Durfee noted the verbiage for wetlands and wetland setback should be cleaned up.

Chair Avery informed the applicant that if the formal application was available by the 21st, the board should be able to hold a public hearing for the subdivision at the first meeting in October.

7. Smart Growth Survey Inputs

Chair Avery noted member Jordan's input though email. Member Burbank asked if Agrotourism fits into this and Chair Avery confirmed that it does. Chair Avery noted if there is any additional input on this survey to please let him know.

8. Other New Business

Chair Avery noted that we need a new Recording Secretary and asked member to get the word out about the job.

9. Other Old Business.

Member Hodsdon noted that he is looking for publication of updates to the ordinances. Chair Avery says they will be provided.

Meeting Adjourned: 8:12 pm

Meeting Attendees:

Fritz Green – Garrison Ln
Janet Wall – Kelley Rd
Raymond Bisson – Stonewall Surveying, Barrington NH
Michael Griffin – Rochester NH
Valerie Griffin – Rochester NH
Tom Crosby – Hayes Rd

Respectfully Submitted by Michael Card