



# MADBURY PLANNING BOARD

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Approved

## OFFICIAL BUSINESS

**Minutes of:** March 3<sup>rd</sup>, 2021

**Meeting Convened:** 7:00 p.m.

**Members in Attendance:**

Mark Avery – Chair  
Tom Burbank (Zoom)  
Michael Card – Board Secretary  
Marsha Goodnow – Vice Chair (Zoom)  
Bruce Hodsdon – Ex Officio  
Doug Hoff (Zoom)  
Casey Jordan (Zoom)

**Support Staff:**

Laurie Plantamuro – Recording Secretary (Zoom)  
Elizabeth Durfee – Contract Planner (Zoom)  
Eric Fiegenbaum – Town Administrator

### Agenda

**1. Seating of Alternates:**

None

**2. COVID-19 Note**

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 by roll call.

**3. Approval of Minutes**

The minutes from February 17<sup>th</sup>, 2021 were reviewed. **Motion** by Member Goodnow to accept the meeting notes as written. **Seconded** by Member Hoff. **Member Vote:** Jordan - Y, Goodnow - Y, Hoff - Y, Burbank - Y, Hodsdon - Y, Card - Y, Avery – Y. **Motion Approved.**

**4. Correspondence:**

None

**5. Land Use Book Discussion - Missing Hazardous Material Definition Categories (Page ZO-4)**

Chair Avery went over the definition with the Board and stated we had no categories. He asked if Administrator Fiegenbaum saw a history in past books stating the “Categories”. He stated that he had found none. Chair Avery asked Consultant Durfee if she could help the Board with adding the “Categories”. She said that she could. The Board agreed that a detailed review of past Land Use Books should be made as a first step to correct this. The Chair and Town Administrator will research this.

**6. Status Updates**

- **Tennis Coop Expansion (26 Garrison Ln):** Chair Avery notified the Board they were considering an expansion to add outdoor courts. Chair Avery told the Board that the Coop wasn’t ready to submit to the Board yet.

- **Tillman Subdivision (1 Hayes Rd):** Chair Avery notified the Board that the application has been submitted and that notices might go out this week for a March 17<sup>th</sup> public hearing.

- **Kahr Home Occupation (46 Moharimet Dr):** Chair Avery notified the Board that he wasn't sure if they would hear from the applicant anytime soon. Member Hoff commented that since the occupant is living at his parents' house and attempting to run a business out of their residence, he was confident that the applicant would need to get written permission from the his parents stating he had their permission as the home owners to run a Home Occupation out of their residence. Chair Avery agreed with Member Hoff and cited Mill River Frame Shop Home Occupation as an example of the required authorization.

- **LandCare Site Plan Review (282 Knox Marsh Rd):** Chair Avery notified the Board that he wasn't sure exactly where LandCare stands in the process, but that they might appear for another informal Preliminary Consultation at the next meeting.

- **Water Protection Improvement Committee (WPIC):** Chair Avery explained that this committee is being formed to look at all of Madbury's water protection measures and offer improvements. He notified the Board that he met with the Conservation Committee and asked if it would like to provide a representative to the WPIC. The Conservation Committee expressed support. Chair Avery said that he will meet with the Water Board at their next meeting.

#### **7. Reminder on Election of Officers**

Chair Avery notified the Board that elections for Board officers will be held at the next meeting and to notify him if they had any nominations.

#### **8. Goals for coming "Working Year"**

- **Workforce Housing:** Chair Avery stated that Madbury needs to meet State requirements for workforce housing and in particular to allow five-unit multi-family housing per the RSAs. The Board discussed current requirements and possible ways to approach these including overlay districts and particular sections of town. Member Hodsdon suggested finding out what Madbury's fair share is under the law and possibly adapting the current cluster development rules for five-unit development. Consultant Durfee recommended the Board compile consensus data from the past and look at the state laws and how to meet those requirements. The Board agreed to pursue this issue.

- **Master Plan:** The Board had a discussion about the work the Chair and Vice Chair Goodnow had done to date and how much is still required to finish the update. Liz Durfee mentioned she would be more than happy to help with the outline. The Board agreed that completing the Master Plan update is a priority.

#### **9. Other New Business**

Chair Avery opened up the meeting to the public for New Business. Mr. Townsend joined the meeting based on Article 2 Facebook postings. He stated that he was grateful to the Board for allowing him to join the meeting tonight via Zoom and he felt the Board did its due diligence and had no further comment.

#### **10. Other Old Business**

None

**Meeting Adjourned:** 7:27 pm

#### **Meeting Attendees:**

Mark Townsend – Moharimet Drive (Zoom)

Respectfully submitted by Laurie Plantamuro