



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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APPROVED

OFFICIAL BUSINESS

Minutes of: June 16, 2021

Meeting Convened: 7:00 p.m.

Members in Attendance:

Mark Avery – Chair
Michael Card
Fritz Green – Ex Officio
Marcia Goodnow
Doug Hoff
Casey Jordan

Support Staff:

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

AGENDA

1. Seating of Alternates

None

2. Approval of Minutes

The minutes from May 19, 2021 were reviewed and minor corrections offered. **Motion** by Member Green to approve the minutes with corrections. **Seconded** by Member Goodnow. All Aye **Motion Approved**.

3. Correspondence

None

4. Discussion/Possible Rules Update

The Board discussed continuing to use Zoom as part of Board meetings.

Chair Avery explained that the executive order allowing board members participating remotely (i.e., on Zoom) to be part of a quorum has expired and that only members physically in attendance can count toward a quorum. The Board agreed that Zoom will no longer be used for members' routine participation.

The discussion then went on to whether or not the Board would continue to use Zoom for the public.

The Board discussed the physical set up and who could or should continue to set up the computers, speakers and wires. Administrator Fiegenbaum has been doing the work as a volunteer during COVID, but the Board didn't feel it was right to keep asking him unless he is compensated.

Consultant Durfee commented that she felt people may participate more if we streamed the meetings. The Board noted that there has been very little participation by the general public over Zoom. Chair Avery commented that he felt the Board should shut down the Zoom and if there was more public interest they would discuss re-opening via Zoom. The Board went on to discuss if interest meant 2 people, or 5

people etc. The Board also noted that ultimately better equipment would likely be needed and that would be a Select Board funding question.

The Board decided to suspend Zoom for public use and reassess if public interest is noted. The Board also noted that physical meetings are fully open to the public.

5. Procedural Review - Development of Regional Impact (DRI)

The Board reviewed the requirement to decide if land use applications are DRIs before applications are accepted for consideration.

Chair Avery noted that the latest Office of Strategic Initiatives conference emphasized this requirement. He explained that he was not concerned that the Board had missed a DRI, but suggested that we don't want to miss one in the future and should consider updating our procedures.

Consultant Durfee informed the Board that there is written guidance that states it should be discussed and depending on the project she felt it should be explicitly stated.

The Board discussed whether they should put DRI consideration explicitly on the acceptance checklists for future applications. The Board decided to update the relevant checklists with a DRI step.

6. Other New Business:

None

7. Other Old Business

Tax Map 9, Lot 24A: Chair Avery informed the Board that owner of the Madbury lot encumbered with a Johnson Creek leach field is considering selling the property as a single family home lot.

He informed the Board that the conditions of approval for the leach field require the owner to amend the existing site plan if any development beyond the leach field is wanted. The owner has been informed of this.

Chair Avery asked if allowing a residential home on the same lot with a commercial use leach field would be considered mixed use. Consultant Durfee noted that Madbury Zoning does not allow mixed use but that a leach field alone might not be considered a commercial use.

The Board discussed whether or not this would be considered commercial use and whether the Board was responsible for protecting the leach field. The Board discussed what the fallout to this could be.

Consultant Durfee felt the Planning Board in Dover should also be notified. Chair Avery noted that Dover's agreement is also part of the site plan conditions of approval.

LandCare: LandCare's engineer emailed Chair Avery requesting the Board's schedule for a possible hearing on their site plan application.

Meeting Adjourned 7:34 pm

Meeting Attendees:

None

Respectfully submitted by Laurie Plantamuro