

MADBURY PLANNING BOARD

13 Town Hall Road Madbury, NH 03823

Tel: 603 742-5131 Fax: 603 742-2502

APPROVED

OFFICIAL BUSINESS

Minutes of: May 18th, 2022

Meeting Convened: 7:00 pm

Members in Attendance:

Marcia Goodnow - Chair

Mark Avery-Ex Officio

Doug Hoff - Vice Chair

Michael Card

Casey Jordan

1. Seating of Alternatives

None Seated.

2. Approval of Minutes

The minutes from 05/04/2022 were reviewed. **Motion** made by member Avery to accept the minutes as amended. **Seconded** by member Hoff. All Aye. **Motion approved.**

3. Correspondence

None

4. Courtesy Visit - Aquaculture, 65 Cherry Lane.

Chair Goodnow notified the board that the potential applicant was unable to attend.

5. Agritourism Conditional Use Permit preliminary Consultation - Fat Peach Farm, 181 Drew Rd.

Chair Goodnow shared with the board a handout featuring RSAs on Agritourism. Member Avery notified the potential applicant about the permitting and town's application process. Potential applicant Jennifer Wilhelm informed the board about her farm and the events located on the farm. They invite the public for films, workshops, a fundraiser, and an Airbnb. The applicant has recently gotten permission from the town for a parking area and driveway. Her neighbor Dawn Dashum allows an overflow of cars during events onto her

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property. Member Jordan asked how much these events cost. Ms. Wilhelm informed the board that the films are donation based, the fundraiser makes no profit, and the workshops have admission. Member Avery asked how many people attend the film events. Ms. Wilhelm said that they get about 15-30 people, and hold these events once a month during the season. Chair Goodnow reviewed Agritourism permitted and RSA 21-34-a highlights. She noted that a CUP allows the public to be informed, and comment on your potential activities on the farm. The board would review the application for impact on abutters, traffic and parking, size and frequency of events, lighting, and noise produced. Chair Goodnow asked board members if they agreed this case seems like Agritourism after reading the 2016 definition. The board agreed this is Agritourism.

Member Jordan and Member Avery explained to the potential applicant the background of how Agritourism came to the NH state board, and how towns became involved. They noted that the town involvement is to make sure activities are safe and not a nuisance to abutters. Member Avery asked if there are any events indoors. Ms. Wilhelm noted that just the bathroom is indoors. Member Avery asked how many people their septic could support. Member Jordan guided the potential applicant to apply for what they would like to see their events become in the future, not just for today. Member Hoff noted that the town does not have an Airbnb permit or policy other than a "tourist residence". Chair Goodnow asked that they share the parking space for visitors, and explain how their site is being utilized. Member Hoff said a simple drone picture may be enough. Ms. Wilhelm noted that she only has one nearby neighbor, and they have a farm themselves. She asked about the application cost and process. Member Jordan noted that it's \$200. Member Avery noted that this follows the business, and should be a one time process unless their activities change. Chair Goodnow explained that they can apply in the fall, the neighbors would be informed, and a public hearing would take place. Member Avery informed the potential applicant of town zoning sections to look at including Z0-2 and Z0-12. Member Jordan added that they should feel free to ask questions, and Chair Goodnow added that she can send an email with this information.

6. New Business

None.

7. Old Business

Chair Goodnow noted that she had attended the Zoning Board Public Hearing for 10 Lee Rd. She summarized some of the conditions that they debated having for the applicant.

Meeting Adjourned at 7:50

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Meeting Attendees:

Peggy Wolcott - 98 Old Stage Rd. Jennifer Wilhelm - 181 Drew Rd. Micum S. Davis - 181
Drew. Rd.

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