

MADBURY PLANNING BOARD

13 Town Hall Road Madbury, NH 03823

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DRAFT

OFFICIAL BUSINESS

Minutes of: August 17th, 2022

Meeting Convened: 7:00 pm

Members in Attendance:

Marcia Goodnow - Chair

Mark Avery-Ex Officio

Tom Burbank

Michael Card

Casey Jordan

Bevie Ketel

Support Staff:

Meeting Attendees:

Andrew Losee - 16 Huckins Rd.

Eric Fiegenbaum - 6 Moherimet Dr.

Kevin Baum - 127 Parrot Ave. Portsmouth

Larry Van Dessel - 56 Isaac Lucas Circ. Dover

Daniel Gordon - 175 PF Rd. Durham

Dan Maynahan - 68 Sargents Ln. Elliot

1. Seating of Alternatives

None

2. Approval of Minutes

Motion made by member Avery to accept the minutes as amended for August 3rd, 2022.

Seconded by member Burbank. All Aye. **Motion approved.**

3. Correspondance

None

4. Preliminary Inquiry: Proposal to subdivide 50.3 acre lot on Nute Road. (Tax Map 4, Lot 15)

Chair Goodnow introduced Mr. Van Dessel, and asked him to describe what he would like to do with the property. Mr. Van Dessel planned to use most of the lot for recreation, but would like to divide the lot, so that his son can build a home there. He realizes that there is not enough road frontage for 2 lots, and is looking for guidance on how do ho this. Chair Goodnow noted that the road frontage is an issue for the zoning board to handle. Member Avery asked about his plans for the septic, and further plans for the reserve area. Mr. Van

Dessel said that in the past this was 2 buildable lots, and he plans on keeping the open land for recreation.

Member Avery noted that any splitting of land is considered a subdivision. He added that if there was a sale of property, each lot must be a viable lot. He will need a variance from the zoning board for the frontage issue. Mr. Van Dessel noted that he looked at the variance request, and had difficulty figuring out the details of what he needed. He asked if he is searching for a 38ft or 200ft variance. Member Jordan noted that there will be a variance on the 1 lot not both. Member Avery noted that the applicant wouldn't want 2 non-conforming lots. Member Jordan noted that the map showed a shared driveway. If this is the plan there will need to be an easement. This should be shown on the plan with the test pit information. Mr. Van Dessel noted that there will not be a shared driveway, and showed the driveway access point, other existing roads, and trails. Member Jordan added that Mr. Van Dessel should find out if this property is in the aquifer and wellhead district as there are certain uses that are not permitted in this district. Member Jordan added that he should show the possible building location as well. Member Avery noted that all these items should be visible to aid the zoning board on their decision. Member Avery added that the potential applicant should review the planning and zoning board handbook rules to help him understand what the zoning board will be looking for. Chair Goodnow reminded Mr. Van Dessel that Madbury has many wet areas, therefore there are many setbacks and zones to be aware of during his application.

5. Continuation of Site Plan Public Hearing: LandCare Associates Inc. 282 and 284 Knox Marsh Road (Tax Map 9, Lot 3 and 4).

Chair Goodnow noted that this is a continuation from June 1st 2022, and Tom Ballestero is not here to present his professional review of the site plan. Kevin Baum stated the public hearing by informing the planning board that the zoning board granted the variances for the shed, wet area, and shore land. The recommendations from Mr. Ballestero were reviewed by Chris and Dan. They agree with all of the recommendations, and will make all the changes suggested. Chair Goodnow asked for clarification as to whether Mr. Baum meant all changes or just the changes in red. Mr. Baum noted that all the changes suggested in the review will be incorporated. They are updating the draft with these suggestions, the CUPs, and waivers. Member Avery asked if there was further information about the DOT and driveway. Mr. Baum agreed the permitting needs updating, and they are waiting on this from their contractor. He suggested that this could possibly be a condition of approval. Member Avery said that the DOT input may impact site design.

Chair Goodnow asked for the board for clarity on what we would like to see for the next meeting to help organize. Member Jordan requested clarification around the subletting rentals and businesses. He added the I&M plan should be updated and finished. Chair Goodnow requested a clear roadmap for an easier path to review items. Mr. Baum said that

these suggestions will be taken care of and an updated plan with CUPs and waivers will be prepared.

6. Old and New Business

Chair Goodnow reviewed correspondence with past applicants Chris Berry and Mr. Diberto. The board agreed that Chair Goodnow can act on the boards behalf to respond about Mr. Diberto's timing.

Chair Goodnow reviewed with the planning board budget with the board. She brought up the town planner salary, possible tablets for documentation, and a future clerical secretary. The board agreed tablets would not be all that useful, and a town planner and secretary budget increase are more important items to spend the money on. At the conclusion of the budget review, the board did their best job to recruit resident Andrew Loose as a planning board alternate.

Respectfully submitted by Michael Card