



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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Approved

OFFICIAL BUSINESS

Minutes of: January 18th, 2023

Meeting Convened: 7:03 pm

Members in Attendance:

Marcia Goodnow - Chair
Douglas Hoff - Vice Chair
Fritz Green -Ex Officio
Michael Card - Secretary
Andrew Losee
Casey Jordan

Support Staff:

Elizabeth Durfee - Contract Planner (attending remotely)
Daphne Chevalier - Recording Secretary

Meeting Attendees:

Peggy Wolcott, Old Stage Road, Madbury
Eric Fiegenbaum, Town Administrator
Christopher Levesque, 6 Miles Lane, Madbury

1. Seating of Alternates

No alternates to seat this evening.

2. Approval of Minutes

Motion by Vice Chair Hoff to accept the minutes for January 4th, 2023.

Seconded by Member Green. **Motion passes unanimously.**

3. Correspondence

No correspondence to enter into the record this evening.

4. Public Hearing: Application for Lot Line Adjustment: Tax Map 8, Lot 22 and Tax Map 8, Lot 23

Applicant: Christopher Levesque, 6 Miles Lane, Madbury

Owners: Christopher Levesque, 6 Miles Lane, Madbury

Steven and Lyra Robinette, 173 Madbury, NH

Representative: David Eckman, Eckman Engineering, LLC

Proposal: The applicant proposes a Lot Line Adjustment in the southeast corner of Tax Map 8, Lot 23. The adjustment would transfer 34,093 square feet from Tax Map 8 Lot 23 to Tax Map 8 Lot 22.

Chair Goodnow opens the public hearing at 7:06 pm. The Board runs through the checklist for accepting Mr. Levesque's application for a lot line adjustment to ensure all required elements are included. Ms. Durfee says she spotted a few buildings on an aerial map and says if those buildings are not to be included in the plans, the applicant could request a waiver.

Motion by Member Green to accept the application for consideration. **Seconded** by Vice Chair Hoff. **Motion passes unanimously.**

Chair Goodnow reads the public notice, reviews the guidelines for the public hearing, and invites the applicant to present his proposal.

Mr. Levesque explains that he is looking to add an area of land that he has maintained for a number of years. He approached his neighbor about purchasing the land, and the neighbor agreed to sell the land. Mr. Levesque doesn't have any plans for that land other than perhaps planting a few Christmas trees.

Member Green asks if the map will be updated. He'd like to see measurement units added to the map. Mr. Levesque says he can give an updated map as soon as possible. Member Green runs through Ms. Durfee's list of requested minor changes to the plan map, as outlined in Ms. Durfee's memo dated January 18, 2023.

Chair Goodnow invites the public to speak. No abutters rise to speak in favor or in opposition to the proposal. No other members of the public rise to speak. Chair Goodnow invites the applicant to speak again should he choose to do so. The applicant has nothing further to add.

Chair Goodnow closes the public hearing at 7:25 pm.

Vice Chair Hoff stipulates that the lot line adjustment request meets the requirements of the subdivision regulations.

The applicant submits a written request for waivers for Article IV Section 4 Site Features (buildings appear to be missing from Lot 22) and for Article IV Section 13 High Intensity Soil Survey.

Motion by Member Green to request that the Board waive Article IV Section 4 showing that all buildings be shown and Article IV Section 13 High Intensity Soil Survey. **Seconded** by Member Jordan. **Motion passes unanimously.**

Motion by Member Jordan to accept the application as submitted with the following conditions: the units of the area being conveyed are added, the types of monuments are specified, the side lot setback of the proposed new lot line is added, the original signatures from owners and surveyor are included, the address and second owner are included, and the typo under the Map 8 Lot 23 lot line adjustment description be corrected to read "LLA." **Seconded** by Member Green. **Motion passes unanimously.**

Motion by Vice Chair Hoff that once the conditions for the application are met, the Chair or her designee be authorized to sign and file the plan with the registry of deeds. **Seconded** by Member Jordan. **Motion passes unanimously.**

5. Other Business

Chair Goodnow says she logged in to the Housing Academy for Day #1 and had some difficulty accessing the page. After contacting a few folks, she was able to access the page. The next Housing Academy session will be next Wednesday in person from 9 am to 12 pm in Bedford. If the meeting needs to be remote, it will occur from 9 am - 10:30 am. Chair Goodnow shares some of the key takeaways from Day #1. She says there was a lot of discussion about community engagement, why it's desirable, and what the benefits would be. There was some discussion of the "not in my backyard" issue and how to address that. Some of the work was to demystify and detoxify attitudes about work place housing and attempt to take away any perceived threat to move forward in a positive way. She notes there were a number of other small towns represented, as well as folks from Dover. Ms. Durfee agrees there was a pretty good representation at the meeting. One of Ms. Durfee's peers would like to see Madbury's application; she asks the Board if it is permissible for her to share that work with her peer. The Board is in agreement to allow Ms. Durfee to share her work.

Vice Chair Hoff asks Ms. Durfee a procedural question regarding an email the Board received from John Gagnon, engineer for the Lee apartment case. The Board issued a conditional approval previously. Mr. Gagnon wrote to the Board to inform the Board the conditions have been met; the applicant asked to be put on the agenda for the next meeting. At the meeting where the conditions were stipulated, there was no motion for the Chair or her designee to sign off on the proposal. Vice Chair Hoff is wondering if that motion could be made now. Ms. Durfee says the Board has yet to see the storm water report. She suggests the Board first review the report at a future meeting. Chair Goodnow asks Ms. Durfee if it is advisable to put the applicant on the agenda for the Board's next meeting. After some discussion, the Board agrees it would be best to add the applicant to the agenda for the February 15th meeting to ensure the applicant has enough time to present. Chair Goodnow will inform the applicant that he will be on the Feb 15th agenda while the Board waits to receive the storm water report.

Vice Chair Hoff asks Ms. Durfee if the motion for the Chair or her designee to be authorized to sign off on the approval can be made after the meeting in which the application was approved. He thinks it should be allowed and the public wouldn't need to be notified. Ms. Durfee is not sure and will ask the municipal association.

Motion to adjourn by Member Green. **Seconded** by Member Card. **Motion passes unanimously.**

Meeting adjourned: 7:49 p.m.

Respectfully submitted by Daphne Chevalier.