



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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DRAFT

OFFICIAL BUSINESS

Minutes of: March 15th, 2023

Meeting Convened: 7:00 pm

Members in Attendance:

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

Support Staff:

Daphne Chevalier - Recording Secretary

Meeting Attendees:

John Chagnon, Ambit Engineering Inc.
Tom Ballestero, 45 Evans Road
Peggy Wolcott

1. Seating of Alternates

No alternates to seat.

2. Approval of Minutes

Motion by Member Green to accept as presented the minutes for March 1st, 2023.

Seconded by Member Burbank. **Motion passed unanimously.**

3. Correspondence

Chair Goodnow shared there is an interesting article about voting technology in *Town and City* magazine, which she offered to anyone who was interested.

4. Proposed Housing Expansion for 10 Lee Rd, LLC; Tax Map 8 Lot 9 10 Lee Rd

–Review of Conditions of Approval, April 6, 2022 and February 15, 2023

–Request for Final Letter of Decision

Sean Peters and James Petrovitsis, owners, 10 Lee Road LLC

John R. Chagnon, Ambit Engineering

Mr. Chagnon distributed Ambit Engineering, Inc.'s Response to Comments document to the Board. He read the items in bold to highlight the applicant's responses to Mr. Ballestero's concerns. Mr. Chagnon stated he hopes this information adequately addresses approval condition #3. Chair Goodnow asked Mr. Ballestero to highlight what his final observations are of the applicant's response to ensure the issues are resolved. Mr. Ballestero said the new system has the roof runoff going into an infiltration basin, a design that is a big improvement. He said it

is important to make sure the system is cleaned out to avoid plugging. Planting grass above this system can help prevent plugging, resulting in maintenance being required about once every ten years. The one concern he has with the model is that the exit from the infiltration basin should have two 18" pipes; the model only has one. Mr. Ballestero said this isn't a fatal flaw, but he wants the model to reflect what is on the plans to ensure there isn't any backup of the water in the system. Member Burbank asked if there is any plan for petroleum runoff from the parking lot. Mr. Ballestero said there are microorganisms in the soil that typically break down hydrocarbons at the typical rate. Mr. Chagnon said the improvements to the plan were not overburdensome and helped address Mr. Ballestero's concerns, making a better product.

Chair Goodnow asked if there is supposed to be a permit accompanying a well. Mr. Chagnon said the approval is in the plans as PWS1456020. He said they have to pull the well in, which they have, and approve it by testing it to make sure it doesn't affect any of the nearby wells. There was discussion previously about a list of abutters whose wells were being tested, but Mr. Chagnon did not receive that list.

Chair Goodnow read through the conditions for approval with the Board to confirm all conditions have been met.

Motion by Vice Chair Hoff to issue final approval of condition of site plan application of Sean Peters and James Petrovitsis, owners of 10 Lee Rd LLC, to replace one of the three existing apartment buildings with a larger building that will increase the number of occupants in a preexisting, non-conforming apartment complex at Tax Map 9, Lot 8 (a.k.a., 10 Lee Road, Madbury, NH) and that a letter be forwarded to the building inspector with regards to the requirement for the landscaping to be completed within one year of receipt of certificate of occupancy. **Seconded** by Member Green. **Motion passed unanimously.**

5. Other Business

Chair Goodnow shared that Ms. Durfee's baby was born. The next Housing Academy session is in person on March 22nd in Bedford.

Board tenure is up for three of its members: Vice Chair Hoff, Member Jordan, and Member Burbank. Chair Goodnow asked if they are willing to continue serving on the Board; all three members confirmed they are willing to continue. Chair Goodnow encouraged someone on the Board to step up as Chair, as she will be away for much of the summer and unable to fill that role during that time.

Chair Goodnow suggested one of the items the Board may want to discuss in the future is the cost for sending registered mail to abutters. Additionally, they may want to consider reviewing language, as Mark Avery had them do in the past. Member Green said they need to work on the book.

Vice Chair Hoff said during a meeting late last year Philbrick Generators said they didn't need to do anything because they were leaving, but Vice Chair Hoff noticed that there were still lots of trucks on the property and it didn't appear that the business had moved yet. He asked if this is

something the Board should refer back to the Select Board to follow up on it. Ms. Chevalier stated this issue can be found in the November 1st Planning Board meeting minutes.

Motion to adjourn by Member Card. **Seconded** by Member Burbank. **Motion passed unanimously.**

Meeting adjourned: 7:37 p.m.

Respectfully submitted by Daphne Chevalier.