



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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Approved

OFFICIAL BUSINESS

Minutes of: May 3rd, 2023

Meeting Convened: 7:03 pm

Members in Attendance:

Marcia Goodnow - Chair

Douglas Hoff - Vice Chair

Tim Burt -Ex Officio

Michael Card - Secretary

Tom Burbank

Andrew Losee

Casey Jordan

Bill Courtemanche - Alternate

Support Staff:

Daphne Chevalier - Recording Secretary

Meeting Attendees:

Eric Fiegenbaum, Town Administrator

Jase Gregoire, CUE

Zeland Schwartz, 14 Huckins Rd

Bill Taylor, 242 Littleworth Rd

1. Seating of Alternates

Alternate Courtemanche was seated, as Member Losee will be joining the public during the public hearing portion of this evening's meeting.

2. Approval of Minutes

Motion by Member Jordan to **accept** the minutes for April 19th, 2023 as amended.

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

3. Correspondence

No correspondence to enter into the record this evening.

4. Public Hearing: Lot line adjustment

Tax Map 1, Lots 16 and 17, 14 Huckins Road and 242 Littleworth Road, Madbury, NH

Owner/Applicant: Zealand Schwartz, Revocable Trust and William and Renada Taylor

Chair Goodnow read the official notice of the hearing. Member Losee recused himself from the Board and joined the public for the public hearing. Vice Chair Hoff guided the Board through the application checklist to determine if the application was complete. The application is missing the wetlands boundaries and setbacks are not shown.

Mr. Gregoire said the setbacks are provided in the notes section of the plan and the wetlands are delineated on an earlier plan that came before the Board. The Applicant requests conditional

approval, accepting the application with the expectation that updated maps be provided to the Board at a later date. The Board discussed the request. Vice Chair Hoff is concerned about the legality of moving forward when the complete plans were not available to the public prior to the public hearing. Member Card asked the applicant if the application is holding up any further action. Mr. Taylor explained the impetus for the change is from Homeland Security, as it is either the lot line adjustment or a large, barbed wire fence.

Motion by Member Burbank to **accept** the application for consideration. **Seconded** by Member Courtemanche. **Motion failed 2-5.**

The Board discussed a date for reviewing an amended application for public hearing and decided to add this item to the 7 June planning board meeting, provided materials are submitted.

5. Public Hearing: Lot line adjustment

Tax Map 1, Lots 16 and 16-1, 10 and 14 Huckins Road, Madbury, NH

Owner/Applicant: Zealand Schwartz, Revocable Trust and Ryan John and Samantha McGuire

Motion by Member Jordan to **cancel** the public hearing on the lot line adjustment for Tax Map 1, Lots 16 and 16-1, 10 and 14 Huckins Road, Madbury, NH, as the applicant is going to amend the application. **Seconded** by Chair Goodnow. **Motion passed unanimously.**

6. Other Business

Member Losee rejoined the Board.

The Board discussed the Planning Board website that Mr. Green created and if it would be preferable to have that information on the Town's website directly. Some of the information on the Planning Board website is outdated, including maps and abutters lists. Mr. Fiegenbaum explained that the Town website isn't owned by the Town, nor are the servers. He pays for that service. Mr. Burbank asked if there is a historical record of the applications the Board has reviewed; Chair Goodnow explained those materials can be found on Mr. Green's website under applications. Mr. Fiegenbaum stated Mr. Green's website does include a disclaimer indicating that all official copies are located at the Town Hall and the information on his site is simply as a convenience for the Town. Selectman Burt will bring this concern to the rest of the Select Board and will recommend that the Select Board remove the link from the Town's website until the Planning Board determines how they would like to proceed with maintaining the site. Member Losee stated he does use the website frequently for historical information. Member Jordan recommended updating the disclaimer and removing reference to the site from the public notices. Chair Goodnow expressed gratitude for all the hard work Mr. Green has put into creating and maintaining that website. She requests that the Board keep that in mind as they continue discussing this issue. Selectman Burt asked Mr. Fiegenbaum how difficult it would be to add documents to the Town's official website. Mr. Fiegenbaum said adding the documents isn't difficult, but the database elements that Mr. Green has on his site would be much more difficult. Overall, the Board doesn't want to get rid of Mr. Green's website; there is, however, still the question as to how the Board wants to use the site and the legalities of it being connected to

the official Town website. Chair Goodnow will discuss the issue with Mr. Green. Vice Chair Hoff pointed out that all the documentation that ends up on that website falls on the Chair to organize and send off to Mr. Green.

7. **Adjournment**

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

Meeting adjourned: 8:12 p.m.

Respectfully submitted by Daphne Chevalier.