



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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Approved

OFFICIAL BUSINESS

Minutes of: October 18, 2023

Meeting Convened: 7:00 pm

Members in Attendance:

Marcia Goodnow - Chair

Doug Hoff - Vice Chair

Tim Burt -Ex Officio

Tom Burbank

Michael Card - Secretary

Andrew Losee

Casey Jordan

Bill Courtemanche - Alternate

Support Staff:

Elizabeth Durfee - Contract Planner

Daphne Chevalier - Recording Secretary

Meeting Attendees:

Eric Fiegenbaum, Town Administrator

Deb Ahlstrom, Madbury Town Treasurer

Greg Merrell, 102 Hayes Road

Janet Wall, Madbury Select Board Chair

1. Call to Order

Chair Goodnow called the meeting to order at 7:00 pm.

2. Seating of Alternates

No alternates were seated.

3. Approval of Minutes

Motion by Vice Chair Hoff to accept the minutes for 4 October, 2023 as amended.

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

4. CIP work: Planning

Deb Ahlstrom explained the Capital Improvement Plan is a look forward to what major projects might be coming. Chair Goodnow believes the last update to the Master Plan was in 2003 or 2004. Ms. Ahlstrom will update the current Master Plan to reflect the year it was created. Ms. Durfee explained the estimate she gave per chapter is variable and depends on the chapter. The Board discussed how they want to approach completing the Master Plan and how to allot funding for each year to work on completing the chapters. They decided to add \$25k for FY 29 as part of the budget plan, as there are a large number of chapters to complete. Ms. Durfee pointed out there isn't an Agriculture chapter listed for the Master Plan and suggested the Board may want to include one. She also stated a number of the items listed under Optional Chapters could be rolled into other chapters rather than stand-alone chapters. Mr. Fiegenbaum stated that the Select Board will schedule Chair Goodnow to attend the November 6th Select Board meeting to present the budget. Also on the Select Board agenda is the Strafford Regional Planning Commission and the Public Works Exploratory Committee. Member Jordan asked if it might

make sense to include money into the IT budget to cover website costs. Member Burt said the Select Board is still in discussions about if and how to include that in the budget. Chair Goodnow suggested increasing the funding for the operating budget by \$1k to ensure adequate funding for the Contract Planner's services. Ms. Chevalier will calculate how many hours she will need to take minutes for the Planning Board and forward that information to Chair Goodnow.

5. Master Plan Work: Liz Durfee

Housing Survey Update - Ms. Durfee has closed the survey and stated 141 people responded. She stated the responses were overall positive and shared some of the highlights from the survey. She identified a few items that the Board may want to review, including rent affordability (a significant number of people stated rent was a burden) and the balance between the rural atmosphere (minimum lot requirement) and affordable housing. She indicated many responded that they moved to Madbury for the rural atmosphere, the schools, and the proximity to family. She said people mentioned interest in detached accessory dwelling units as opposed to attached accessory dwellings. She is collecting data and working on drafting sections of the chapter for the Master Plan in preparation for the public workshops, which she suggested might be good to hold in early December or January. Most respondents to the survey indicated a weekday evening was the best time for them to attend a public workshop. The Board decided to hold a public workshop on December 6th. Alternate Courtemanche shared word maps he made for the responses to three of the survey questions.

6. Other

Chair Goodnow shared that LandCare received the permit needed to fulfill their precedent conditions and wants to know if the Board would like a formal presentation for the review of conditions. The Board said they would like a formal presentation.

7. Adjournment

Motion to adjourn by Member Card. **Seconded** by Vice Chair Hoff. **Motion passed unanimously.**

Meeting adjourned: 8:31 p.m.

Respectfully submitted by Daphne Chevalier.