



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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DRAFT

OFFICIAL BUSINESS

Minutes of: February 21, 2024

Meeting Convened: 7:00 pm

Members in Attendance:

Doug Hoff - Vice Chair
Tim Burt -Ex Officio
Michael Card - Secretary
Casey Jordan
Andrew Losee
Bill Courtemanche
Greg Merrell - Alternate

Support Staff:

Elizabeth Durfee - Contract Planner
Daphne Chevalier - Recording Secretary

Meeting Attendees:

Pam Kent, 5 Cherry Ln

1. Call to Order

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

2. Seating of Alternates

Alternate Merrell was seated in Chair Goodnow's absence.

3. Approval of Minutes

Motion by Member Card to accept the minutes for 7 February, 2024 as amended.

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

4. Continuation of Master Plan Work: Liz Durfee

Ms. Durfee continued the review of the Recommendations draft. She will strike items P7 - P9 from the Planning and Policy section and move them to the Recreation Chapter. Ms. Durfee also took note of edits for the remaining Planning and Policy recommendations. Member Jordan suggested adding an item about creating guidelines around recreation in Madbury. Regarding the Education recommendations, Member Jordan suggested adding an item about putting together information for new residents about how to navigate local government. Selectperson Burt suggested updating the document Selectperson Avery began, "Residence Land Use Regulation Guide." Member Losee suggested adding an item regarding regulations around electric vehicle chargers.

Ms. Durfee shared she is still waiting to hear back from Jackson regarding scenario modeling. She shared suggestions for what the Board could give him to run as possible scenario models.

Vice Chair Hoff noted the square footage numbers Jackson runs should be for contiguous upland soils. Ms. Durfee said she should be able to have the modeling for the Board by the second meeting in March.

5. Short Term Rental Survey Discussion: Michael Card

Member Card explained how he created the ten-question survey. The Board discussed the purpose of the survey as a means of gaining public input regarding short term rentals. The Board provided Member Card with edits to make to the survey. After discussing question five of the survey regarding hosting events, including how to define “events” and enforcement of regulations around events, the Board opted to delete the question.

Member Card shared the website he put together for the Madbury short term rental issue. The Board discussed whether information regarding the current short term rentals should be included on the website and agreed to its removal. Selectperson Burt shared that he and Mr. Fiigenbaum are in the process of reviewing companies now for the new town website. Vice Chair Hoff asked the Board to look through the website prior to the next Board meeting; he will ask Chair Goodnow to add a discussion about the website to the agenda for the next meeting and the Board can share their feedback with Member Card at that time.

6. Old Business

No old business was discussed.

7. New Business

Vice Chair Hoff shared that the Board received an inquiry about an accessory dwelling unit on Perkins Rd. It was brought to the Board’s attention by a neighbor. After reading the town ordinances, the applicant realized his first step is to go to the Zoning Board, which he will do prior to coming before the Planning Board.

8. Adjournment

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

Meeting adjourned: 8:47 p.m.

Respectfully submitted by Daphne Chevalier.