



# MADBURY PLANNING BOARD

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## DRAFT

### OFFICIAL BUSINESS

**Minutes of:** March 20, 2024

**Meeting Convened:** 7:00 pm

**Members in Attendance:**

Marcia Goodnow - Chair

Michael Card - Secretary

Andrew Losee

Casey Jordan

Bill Courtemanche

Greg Merrell

**Support Staff:**

Elizabeth Durfee - Contract Planner

Daphne Chevalier - Recording Secretary

**Meeting Attendees:**

Eric Fiegenbaum

Peggy Wolcott, 98 Old Stage Road

**1. Call to Order**

Chair Goodnow called the meeting to order at 7:04 pm.

**2. Seating of Alternates**

Alternate Merrell was seated in Vice Chair Hoff's absence.

**3. Approval of Minutes**

**Motion** by Member Jordan to accept the minutes for 6 March, 2024 as submitted.

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

**4. Master Plan Work: Liz Durfee**

Ms. Durfee reviewed the Community Viz Buildout Scenarios shared with the Board. She explained the first map represents 496 residential buildings. The Board questioned whether all residences are represented on the map; Ms. Durfee will check with her contact to find out how he obtained the information. She explained on the second map, the white spaces represent potentially developable areas. Ms. Durfee clarified the lots indicated as non-conforming on the third map are only those that don't meet the current minimum lot size. The potential future development indicated on the fourth map does not account for roads or required frontage. Ms. Durfee clarified that the reported growth rate from the Fair Share Housing Needs Assessment was based on Root Policy Research and projects the number of housing units needed to meet the increase in population with employment growth. Mr. Fiegenbaum shared that if the non-conforming lots were reported based on the GIS data on the Town Tax Maps, the data would not be accurate, as the GIS data was not developed to report on lot size. Ms. Durfee explained the different ways the information in the build outs could be used in the Master Plan

housing chapter. The Board then discussed their concerns about using the maps in the housing chapter. Ms. Durfee will speak with Jackson regarding duplex lot size and a potential location for multi-family housing (likely something like three to five units).

Ms. Durfee provided an overview of the Implementation Table; the Board will discuss the Table at the next meeting. Member Jordan recommended the Board, in addition to working on R2, add R1 and R8 to its priority list.

#### **5. Planning Board Procedural Business**

Micheal Card's and Bill Courtemanche's terms are expiring; they need to be sworn in again by the end of March in order to vote at the April meeting. Both Member Card and Member Courtemanche have agreed to continue for another term.

Chair Goodnow encouraged others to step into leadership roles on the Board. She is willing to stay on as Chair for only one more year. Vice Chair Hoff does not want to serve as the Vice Chair for the next term, so a new Vice Chair will need to be elected.

**Motion** by Member Card to nominate Chair Goodnow for Chair, Member Jordan for Vice Chair, and Member Courtemanche as Secretary of the Planning Board. **Seconded** by Member Jordan. **Motion passed unanimously.**

#### **6. Adjournment**

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

**Meeting adjourned: 8:20 p.m.**

Respectfully submitted by Daphne Chevalier.