



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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Approved 3/19/2025

OFFICIAL BUSINESS

Minutes of: February 19, 2025

Meeting Convened: 7:00 pm

Members in Attendance:

Marcia Goodnow - Chair
Casey Jordan - Vice Chair
Mark Avery - Ex Officio
Bill Courtemanche
Michael Card
Andrew Losee

Support Staff:

Elizabeth Durfee - Contract Planner
Daphne Chevalier - Recording Secretary

Meeting Attendees:

Madi Jordan
Max Jordan

1. Call to Order

Chair Goodnow called the meeting to order at 7:05 pm.

2. Seating of Alternates

No alternates were seated.

3. Approval of Minutes - January 8, 2025 and February 5, 2025

*Motion by Vice Chair Jordan to **accept** the minutes for January 8, 2025 as amended.*

*Seconded by Member Card. **Motion passed unanimously (6-0-0).***

*Motion by Member Card to **accept** the minutes for February 5, 2025 as presented.*

*Seconded by Vice Chair Jordan. **Motion passed unanimously (6-0-0).***

4. Workshop Survey Questions for Visioning Master Plan Chapter and Future Land Use

Ms. Durfee shared sample questions with corresponding images. She suggested including familiar images of areas in Madbury to help the public get an idea of Madbury's minimum lot size for a single family home: 80,000 square feet. She also suggested providing examples of different types of home spacing in residential areas in neighboring towns and whether folks would be comfortable seeing that type of housing in Madbury. Ms. Durfee also presented a slide with a comparison showing two possibilities for subdivisions: larger lots spread throughout the space or smaller lots clustered together with land left undeveloped as common land; the Board agreed this would be a good question to ask. The Board discussed including a question asking about small commercial areas. Ms. Durfee noted feedback from the Board for revisions on the survey questions. She will look at more image options and put together a draft for the Board. She shared the timeline for the survey is March through May. Chair Goodnow suggested advertising the survey at the upcoming Town Meeting.

5. Other Business

Chair Goodnow asked if the Board is ready to move forward with the work on drafting a zoning ordinance for Short-Term Rentals. Vice Chair Jordan said he is ready to dive into that work. Chair Goodnow recommended having a goal of presenting it at next year's Town Meeting, as there is definite interest in town on this issue.

Selectperson Avery thanked Member Courtemanche for attending the public Select Board meeting to talk about the ADU zoning revisions.

6. Adjournment

Motion to adjourn by Member Card. Seconded by Vice Chair Jordan. Motion passed unanimously (6-0-0).

Meeting adjourned: 8:28 p.m.

Respectfully submitted by Daphne Chevalier.