

## Recommended Planning Board Agenda/Action Items for 2018

1. Select a Planning Consultant and contract for professional services
2. Develop land use regulation guide for residents, prevent debacles, catch stuff like CUP requirements needed with subdivision (a sample draft –a starting place- has already been provided)
3. Master Plan review and update:
  - a. evaluate tax base expansion through non-residential development
  - b. should agricultural use be permitted in residential neighborhoods?
4. Review CUP tracking administration
5. Build-out update: SRPC did a build-out study in (I think) the late '90s. A lot of land has been excluded from development since then. Setbacks, etc. have changed. A manual update by PB would be interesting.

And if we finish all that, we could work on these:

6. Implement any changes to zoning recommended by Master Plan update
7. Recreation: We are endowed with great recreation opportunities. How should these be managed?
8. Housing diversity:  
We all know that Madbury is a great place to raise kids. This long-time resident anticipates the day when the big house maintenance is no longer acceptable for his lifestyle. There are really no appropriate housing alternatives in town. Bye bye Madbury?
9. Should any class 6 roads be converted to municipal trails?  
Abutter rights vs. public benefit?
10. "[C-Rise](#)" is the name SRPC has given to its climate change and sea level rise planning efforts. Indications are that the rise in ocean level will not affect Madbury much – directly... but water tables will rise (read: septic system problems) and culvert sizes must be checked for ability to accommodate higher peak flows of bigger storms.
11. Review innovative land use techniques to see if any apply. [DES manual](#)