

Recommended Planning Board Agenda/Action Items for 2018

1. Select a Planning Consultant and contract for professional services

Status: Complete

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)

Status: 3rd Draft

3. Master Plan review and update:

- a. Evaluate tax base expansion through non-residential development
- b. Should agricultural use be permitted in residential neighborhoods?

Status: Underway

4. Review CUP tracking administration

Status: Complete

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.

Status: Include in Master Plan Update

6. Align current septic test pit depth of 6 feet with State requirement of 4 feet.

- a. Madbury--Building Regulations Article VI, Section 1.B.1
- b. State--Env-Wq 1006.02 Depth of Test Pits. The test pit shall be of sufficient depth to inspect soil to 4 feet below the bottom of the proposed bed location.

Status: TBD

7. Implement any changes to zoning recommended by Master Plan update

Status: Post MP Update

8. Recreation: We are endowed with great recreation opportunities.
How should these be managed?

Status: TBD

9. 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?

Status: TBD

10. Should any class 6 roads be converted to municipal trails?

Abutter rights vs. public benefit?

Status: TBD

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11. "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.

Status: TBD

12. Review innovative land use techniques to see if any apply. DES manual

Status: TBD