



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

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Approved

OFFICIAL BUSINESS

Minutes of: May 7, 2025

Meeting Convened: 7:00 pm

Members in Attendance:

Bill Courtemanche - Chair

Casey Jordan - Vice Chair

Susan Ossoff - Ex Officio

Greg Merrell - Secretary

Andrew Losee

Doug Hoff

Support Staff:

Daphne Chevalier - Recording Secretary

Meeting Attendees:

Jason Lajeunesse, 33 Palm Dr, Greenland

Brenda Worden, 222 Calef Hwy, Lee

Leena Peschke, 81 Old Stage Rd

Robert DiBerto, 334 Rt 108

Paige Libbey, Jones & Beach Engineers, 85 Portsmouth Ave, Stratham

1. Call to Order

Chair Courtemanche called the meeting to order at 7:01 pm and reviewed the agenda.

2. Seating of Alternates

No alternates were seated.

3. Approval of Minutes - April 16, 2025

MOTION by Member Merrell to **ACCEPT** the minutes for April 16, 2025 as amended.

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

4. Continuation of Application for Conditional Use Permit for Accessory Dwelling Unit: 81 Old Stage Rd (Tax Map 3, Lot 15)

Applicants: Deena Peschke & Brenda Worden

Chair Courtemanche summarized the previous meeting and public hearing for this application.

Paige Libbey of Jones & Beach Engineers said her office is doing some of the work on the application and introduced Jay Lajeunesse as the builder on the project. Ms. Libbey stated there are wetlands on the property in the back and the existing meadow, which are indicated on the map and which led to slightly adjusting the location of the ADU to be within the setbacks. She stated she submitted the approved septic plan; the existing leach field will be used. The applicants received approval on a pocket plan from the state. The ADU will have its own tank in front of the house. They did a second test pit just to be safe (labeled test pit 3), showing two passing test pits. The wetlands are classified as poorly drained. The 4k square foot area with two test pits in it are in line with the state regulations for a subdivision. The applicants have no plans to build in the 4k area; it's just there to be safe.

Chair Courtemanche asked about the foundation drain. Ms. Libbey said it needs to be 8' down, so it needs to be down the hill and away from the building. It's placed where it is to be in line with the buffers. She confirmed there will be a dug basement rather than a slab. Chair Courtemanche expressed concerns about

digging a basement so close to wetland areas, as it might mean a consistent water problem. The applicants confirmed the utilities are proposed to be underground though not represented on the plan.

*Member Hoff **MOVED** that the conditions for the ADU at 81 Old Stage Road have been met. **SECONDED** by Vice Chair Jordan. **Motion passed unanimously (6-0-0).***

5. DiBerto Inquiry (Tax Map 8, Lot 1F and 1G)

Mr. DiBerto is proposing to place an easement on the property to run the underground power line more directly to the property, resulting in significant cost savings and using less wiring. Mr. DiBerto explained the new proposal is further away from the wetlands area as well. He will modify the plan to show the easement on the property line and file it within the deed office. Member Hoff explained there's no requirement to place the utilities where the original plans show, just that there is a feasible location for them to be placed..

6. Workforce Housing Options

The board postponed this item to the meeting on May 22, 2025.

7. Correspondence

Chair Courtemanche stated he received an email from Selectperson Avery about the lot line correction they heard recently, in which Selectperson Avery said based on feedback from the town attorney, a public hearing is not needed but abutters should be notified. Member Hoff suggested charging a fee for the abutter notices based on the cost of the mailings. Vice Chair Jordan suggested having the applicants come before the board to address the issue as a procedural item on the agenda. Chair Courtemanche will notify the applicants and determine the schedule.

8. Subdivision Checklist Review

Chair Courtemanche presented his proposal to combine the checklist with the application to be less confusing for applicants. He asked why two sets of labels were necessary. Member Hoff explained the reason for the two sets of labels is to support a court challenge should someone claim they didn't receive the letter. Chair Courtemanche said he didn't see that process in any other town. The board discussed whether to include the "Waiver Requested" column and elected to replace that column with an "Applicant Submitted" column. Chair Courtemanche will work on the remaining applications.

9. Other

Chair Courtemanche said there will be a hearing at the next meeting on the Freshet Road application. Chair Courtemanche announced he was accepted into a fellowship program and will be in D.C. periodically for the next 10 months. Vice Chair Jordan will fill in while he is gone.

10. Adjournment

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

Meeting adjourned: 7:58 p.m.

Respectfully submitted by Daphne Chevalier.