



Mark Avery <madplanboard@gmail.com>

Madbury Planning Board Aug 4 Meeting/Subdivision/Zoning Issue

1 message

Vail Mosier Cox <vailmosiercox@yahoo.com>
To: MadPlanBoard@gmail.com

Thu, Jul 29, 2021 at 1:25 PM

Dear Madbury Planning Board,

Please see the attached letter regarding the application for subdivision and use of Tax Map 8, Lot 1-G property for our comment and consideration during the Aug 4th planning board meeting. I will copy the body of the letter below as well for ease of viewing. Please feel free to contact us with any questions or if there is any issue accessing the letter. Thank you.

Please send a reply to acknowledge receipt of this letter. We are very sorry to not be able to attend this meeting in person and want to ensure this input is put into consideration during your meeting.

Thank you,
Vail Cox
(603)312-806 ph

Body of attachment:

Dear Madbury Planning Board,

It has come to our attention that you are considering an application for Subdivision, Site Plan Review, and Conditional Use Permit for Lot 1-G, Tax Map 8, located at [326 Knox Marsh Road](#). It is our understanding that it has been proposed that the newly subdivided lot be used for an Atlantic Broadband telecommunications building. This proposed commercial use of property located in our Residential/Agricultural zoning district is concerning to us. It is our hope that you will not erode the value of our Residential/Agricultural zoning district by granting a commercial use in this case.

Our Madbury Zoning Ordinances specifically state:

“The Town of Madbury acknowledges its place in the region as a residential bedroom community to surrounding towns including Dover, Durham, Portsmouth, and Rochester. The adopted Madbury Master Plan further advances the Town’s desire to maintain its rural character...” (*Madbury Zoning Ordinances, Page ZO-1*)

The Ordinances also specifically state:

“The purposes of the Residential and Agricultural District are to provide for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes.” (*Madbury Zoning Ordinances, Page ZO-12*)

We firmly believe it is important to preserve Madbury’s identity as a residential bedroom community with its rural residential/agricultural character. This identity is one of the primary reasons we and so many of our community members choose to live in Madbury, and it is one of the primary reasons we wish to remain in this community for years to come. Commercial business buildings in our Residential and Agricultural District adversely impact our community identity, and exceptions such as the one proposed are inconsistent with the values established in our Zoning Ordinances.

It is our sincere hope that the Planning Board will remain true to the vision articulated and outlined in our Zoning Ordinances, and it is our sincere hope that you do not grant permission for the property referenced above to be used for commercial purposes as proposed.

Unfortunately, we are not able to address this issue in person at the Planning Board meeting scheduled for August 4, 2021 at 7:00pm. We respectfully request that you give our concerns consideration, and please include this letter as part of the meeting record.

Thank you,

Vail Cox Andrew Cox
[117 Perkins Road](#) 117 Perkins Road
Madbury, NH 03823 Madbury, NH 03823

Dear Madbury Planning Board.docx

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