

To the Madbury Planning Board (MPB):

This letter is in reference to the application for Subdivision, Site Plan Review, and Conditional Use Permit for Lot 1-G, Tax Map 8, located at 326 Knox Marsh Road. Per the letter dated 21 July 2021 from the MPB to the property abutters, it is proposed that the newly subdivided lot be used for an Atlantic Broadband telecommunications building. The proposed commercial use of this property located in a Residential/Agricultural zoning district is extremely concerning to us. We respectfully request denying any permit for construction of a commercial (telecommunications) building or other commercial use in this case.

The Madbury Zoning Ordinances specifically iterate the “Town’s desire to maintain its rural character...” (*Madbury Zoning Ordinances, Page ZO-1*) and the Ordinances specifically state:

“The purposes of the Residential and Agricultural District are to provide for low-density residential development . . . and [are to be] 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 and agricultural community with its rural character. The neighborhoods surrounding this site (Lot 1-G, Tax Map 8) already have train tracks, public works buildings, high voltage power lines, and an electrical substation currently undergoing significant expansion. It is critical to maintaining the rural character of this particular area that we prevent any further non-residential or non-agricultural land use.

The rural identity of Madbury 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.

We are, unfortunately, not able to address this issue in person at the Planning Board meeting scheduled for August 4, 2021 at 7:00pm. Please do not take our absence as an indication that we do not feel strongly about our objection. Thank you for your consideration of our concerns and for including this letter as part of the meeting record.

Thank you,

William Sullivan & Karen Gervasio
114 Perkins Road
Madbury, NH 03823