



Mark Avery <madplanboard@gmail.com>

CUP application comments

1 message

Elizabeth Durfee <efd.planning@gmail.com>
To: Mark Avery <MadPlanBoard@gmail.com>

Wed, Dec 18, 2019 at 9:44 AM

Hi Mark - In lieu of a memo for the CUP application, here are a few comments for the PB. Please feel free to forward to the applicant so that they can be prepared.

- The applicant has referenced Article IX but needs to also meet the criteria in Article V Section IV. The PB should review these criteria with the applicant and ask them to respond (or indicate they are non-applicable).
- The applicant mentions that BMPs will be adhered to but does not specify what those BMPs are. More detail could be provided here, particularly on sediment and erosion control.
- There is no information about when the work will occur and the duration of the work.
- Per Article IX Section 8(A), written confirmation from a wetland scientist that there will be no adverse impacts is needed. PB should confirm that a wetland scientist has prepared the report.
- Applicant should clarify their communication with the ConCom and Water Board. This statement: "The project was introduced to the Madbury Water Resources Board and the Madbury Conservation Commission at the November 20, 2019 Planning Board Meeting pursuant to the Madbury Zoning Ordinance Article IX, Section 8.B, and no recommendations by these groups were suggested" strikes me as somewhat inaccurate as a quorum of the Water Resources Board and Conservation Commission was not present at the Planning Board meeting. If the PB has received comments from either the Water Board or ConCom, those could be reviewed during the meeting.

RE the abutters: I don't see Map 9 Lot 11A on the tax maps but see it in assessing records. Do you know if 11A is on the north side of what is shown as Lot 11 on the online tax maps?

Apologies for the hasty review.

Thanks,

Liz

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Liz Durfee, AICP

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