



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
Tel: 603 742-5131 • Fax: 603 742-2502

2 December 2021

MEMORANDUM FOR RECORD

FROM: MADBURY PLANNING BOARD

SUBJECT: Expansion of Pre-Existing Nonconforming Use – Old Stage Campground, 46 Old Stage Road, Madbury (tax Map 3, Lot 44)

1. At its 17 November 2021 meeting, the Madbury Planning Board considered if a proposed replacement of an existing building and mobile home with a single two story building constituted an expansion and or intensification of use.
2. The Board determined that that the new building while slightly larger in square footage, essentially replaced existing facilities and operations, and as such, does not require a Special Exception from the Zoning Board of Adjustment.
3. At the same meeting, the Board also decided that the existing Site Plan must be amended to show the new building.

Respectfully,


Mark Avery
Chair, Madbury Planning Board