

MADBURY PLANNING BOARD
13 Town Hall Road
Madbury NH 03823
DRAFT

Approved: 4/20/2005

Official Business

Minutes of April 6, 2005

Present. Fritz Green (FG), Annette Pettengill (AP), Wally Dunham (WD), Bob Diberto (RD), Bob Sterndale (RS), Don Sylvester (DS), Bruce Hodston (BH)

Attending: see attached

Meeting convened at 7:00 p.m.

Motion to approve minutes of March 23, 2005, BD, DS 2nd, Accepted

Correspondence:

- Strafford Regional Watershed invitation to public meeting concerning master plan;
- UNH survey for each board member;
- The selectmen have entered a Services Agreement with Strafford Regional Planning (SRPC).

Application of Cynthia and Dugal Thomas to subdivide Lot 9 Tax Map 8 into two lots. The total acreage to subdivide is 56.4 acres located on Route 155 (Lee Road), Madbury, NH.
The secretary read the public notice.

The application checklist was reviewed. Several items were incomplete, but these can be accepted later.

Motion: To accept the application for consideration, WD, DS 2nd, Accepted.

- Presentation by Paul Connolly of Civilworks, Inc. of Dover described the 12-acre parcel (Lot 9A); requested that only the 12 acres have soil test and to waiver remaining 44.4 (Lot 9B).
- Driveway needs access through wetland areas to useable house lot.

Board comments:

- Utilities overhead vs. underground; will there be room; applicant: room available
- House on Lot 9A access to Lot 9B on alternate path; applicant: alternative paths explored, none found
- Alteration of land configuration;
- Concern about depriving citizen access to a useable house lot.

Public comments:

- Susan Strauss: Land in question is within Greenways Regional Environmental Planning Area, an Oyster River Watershed (wetlands crossing permission may set precedent for other land development in the same area);

- The Town's wetlands regulations state no dredging or filling unless for agriculture or forestry use;
- Request not to allow waiver for soil survey of Lot 9B;
- Eric Fiegenbaum: Town ordinance wetlands overlay prohibits dredge and fill in wetlands (reference to Article IX Section 3).

Motion: To walk proposed driveway of Lot 9A on Saturday, April 9, 2005, 9 a.m. meeting at Moharimet Elementary School driveway and to continue this public meeting at the regularly scheduled planning board meeting on May 4, 2005, BD, FG 2nd, Accepted.

Annette Pettengill recused herself from the next application.

Application of Susan Willer, 13 French Cross Road, Madbury to have a Home Occupation Level II permit to operate a dog grooming business at this location.
The secretary read the public notice.

- The application was reviewed.
- Board comments:
 - Estimated vehicles per day; applicant: no more than two at a time
 - Size of septic system; applicant: 3 bedroom home; 3 presently living there
 - No kennels; applicant: no

Motion: to approve application of Home Occupation Level II permit, WH, FG 2nd, Accepted.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Shirley Lamarre
Recording Secretary