

MADBURY PLANNING BOARD
13 Town Hall Road, Madbury, NH 03823

Official Business

Approved on: _____

Motion by: _____ 2nd: _____

Minutes of January 20, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Tom Burbank - Vice Chair
Wallace Dunham
Douglas Hoff
Julie McCabe
Bruce Hodsdon
Marcia Goodnow

Support Staff:

Tarah Beaupre

AGENDA

Approval of Minutes from the January 6, 2016 Meeting:

Motion made by Member Dunham to accept the minutes as corrected, seconded by Member Hoff. All aye. **Motion approved.** Member Goodnow abstained.

Correspondence:

Supply Lines with the Source, Winter 2015 Newsletter
Town and City, Jan/Feb Newsletter

Public Hearing on Change to Article XIII of Zoning Ordinances (ZO-43):

The Chairman read the public notice followed by the the proposed zoning language:

- A. A nonconforming Lot of Record which does not meet Town requirements established by this Ordinance may be used for the purposes provided in the district in which the property is located provided that:
1. *The lot is in a district where the proposed use is permitted;*
 2. *The requirements of this chapter regarding setbacks, yards and height are met;*

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3. *A two-family dwelling has a minimum lot size of eighty thousand (80,000) square feet;*
4. *The Building Inspector determines that the arrangements for sewage disposal and water supply are in accordance with the provisions of state law;*
5. *The Selectmen or the Selectmen's designee determine the lot has frontage, as defined by this Ordinance, sufficient to provide access to the lot and the use of the lot will not create potential health or safety problems due to inadequate access for police and fire protection or other factors.*

Member Hodsdon stated that this change originated with Article 4, lot of record, when it was discovered that there wasn't a set procedure for building on a lot of record without the frontage and area requirements. This updated ordinance clarifies that procedure.

The Chairman stated that the Selectman are involved because the Planning Board doesn't have jurisdiction with single family lots.

The Chairman opened the public hearing at 7:12 pm. Hearing no comments, the public session was immediately closed.

New Business:

Zoning Books were distributed.

Member Burbank shared that the Byway committee is moving along and just about ready to present for final approval. The City of Dover declined to be involved initially but is now agreeing to participate. A meeting with the Selectman is set for February 19th to give them the final draft for their approval.

Attendees:

Lorraine Morong

Meeting adjourned at 7:17 pm.

Respectfully submitted by Tarah Beaupre, January 20, 2016 - 2 pages.