

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

Official Business

Approved on: __7/20/16__

Motion by: __JM__ 2nd: __MA__

June 15, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Tom Burbank
Douglas Hoff
Robert Sterndale
Mark Avery
Julie McCabe

Support Staff:

Tarah Beaupre
Jack Mettee

AGENDA

Approval of Minutes from the June 1, 2016 Meeting:

Motion made by Member Hoff to accept the minutes as presented, seconded by Member Burbank. All aye. **Motion approved.**

Preliminary Hearing: Map 7, Lot 12 Subdivision:

The Chairman introduced Vicky Herring and Linda Westgate who are seeing information on how to subdivide their lot at 25 Town Hall Road.

Vickie Herring stated that she is looking for guidance on the process to subdivide a single dwelling, in particular how the small body of water will impact the useable area. The Chairman stated there are regulations that the Board follows under the subdivision regulations and detailed engineering plans are required by an licensed engineer. Member Sterndale added that a soil scientist is required as well. Ms. Herring asked if there is a knowledgeable person to walk the property with her. The Board suggested contacting an engineer to help with that. The Chairman added that these experts understand the regulations. She added that that they are trying to minimize the impact on their farm.

The Board discussed the timeframe and process, sharing that the applicants need to take time with the engineer and then the application process requires noticing. Mr. Mettee added that the applicant should review the subdivision regulations and noted that the applicant can request variances to some requirements if it seems to only apply to larger subdivisions.

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Member Hoff suggested that if the applicant moves forward with the subdivision, they should be aware that test pits are required and need to be witnessed by Mike Cuomo. Not having that creates delays.

Introduce The Master Plan Subcommittee:

The Chairman announced that Mark Avery and Marcia Goodnow will be working in the subcommittee on the master plan.

Member Avery asked if any rules apply when the subcommittee meets in terms of noticing. Mr. Mettee stated that if there is a quorum, it needs to be posted. If it is an established subcommittee, which this is, there needs to be a notice 24 hours prior.

Update on Planning Board Seminar:

Member Avery attended the OEP Spring Planning and Zoning conference. He shared that the big topics were the loss of agricultural land and healthy communities, which was more applicable to larger towns. There was also some additional information on the accessory dwellings and a session regarding the master plan.

Review Proposed Language for Site Plan Review (re: RSA 674:43):

Mr. Mettee will keep working on this and the Board will discuss at the next meeting.

Review References to Fees:

The Board discussed how some fees were removed from the regulations but there are some that still need to be updated.

Other Business:

The Board discussed the summer schedule and attendance.

Attendees:

Peggy Wolcott
Wally Dunham
Justin Corrow
Vickie Herring
Linda Westgate

Meeting adjourned at 7:30 pm.

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