

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

Official Business

Approved on: ___8/17/16___
Motion by: _WD__ 2nd: _MA___

MG, DH Abstained

Minutes of July 20, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Robert Sterndale
Wallace Dunham (Seated)
Julie McCabe
Mark Avery

Support Staff:

Tarah Beaupre
Jack Mettee

AGENDA

Member Dunham was seated.

Approval of Minutes from the June 15, 2016 Meeting:

The minutes from June 15, 2016 were reviewed. **Motion** made by Member McCabe to accept the minutes as presented, seconded by Member Avery. All aye. Member Dunham abstained.

Motion approved.

Approval of Minutes from the July 6, 2016 Meeting:

The minutes from July 6, 2016 were reviewed. **Motion** made by Member Dunham to accept the minutes as presented, seconded by Member Avery. All aye. Member McCabe abstained.

Motion approved.

Correspondence:

- July/August NH Town and City

Preliminary Hearing – Artist Residency at 34 Hayes Road:

Mr. Peter Squires stated that he looking to purchase the property at 34 Hayes Road to operate an artist residency. In preparation of the sale, he is seeking information on whether this would be

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allowed under the town regulations. The property is 12 acres which abuts conservation land. It is of his utmost importance to consider the neighbors. There will be no road front signage.

There are currently 4 bedrooms in the house. The only potential updates/expansions would be to the barn. Mr. Squires plans to host 3-4 artists at a time for a duration of 2 weeks to 2 months, with a maximum of 6 people total.

The Chairman stated that the septic size will be questioned. Member Sterndale inquired about the parking and Mr. Squires stated that there is plenty of it.

Member Sterndale questioned how an artist residency is different from a Bed & Breakfast or tourist home. Mr. Squires stated that this program would be completely subsidized for the artists.

Member Avery clarified that the home is a place to create the art, not sell it. Mr. Squires confirmed.

Member Sterndale asked if Mr. Squires is seeking a decision to take to the bank. He added that tourist homes are allowed in the residential agricultural district. If a formal decision is required, an application must be submitted.

Mr. Squires asked if there are any limitations on what to charge guests. Member Sterndale stated that the board isn't concerned about the business details and money exchanged.

The Board shared that submitting an application is optional as an artist residency is allowed under the town regulations. If Mr. Squires needs proof for the bank, then he could submit something.

Discussion of Master Plan Ruminations:

Member Sterndale shared his list with the Board regarding the long-term issues that the Board should consider when revising the master plan.

The first issue is the rising sea levels and what impact, if any, that would have on Madbury. One impact would be the rise in water table levels which could effect septic systems and culverts.

Member Sterndale referenced the build out done in the 90's by Strafford Regional to identify potential buildable lots. He asked the Board if the town should consider re-doing the study in order to help predict the future impact on the town and school. Eric Fiegenbaum added that the tax map data could provide acreage and there is already completed wetland and slope data available to determine remaining buildable land. He shared that there might be some grant money for that.

Member Sterndale questioned if the current zoning is appropriate for most of Madbury in the future. Mr. Mettee stated that the face of agriculture has changed in the past 10-15 years and to consider that if any modifications are made to the master plan. The Board came up with about a dozen working farms in town.

Another item to consider is lack of the housing alternatives that exist in Madbury.

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Lastly, Member Sterndale suggested looking at how the recreation trails/fields should be managed going forward. He suggested an organized management and long term objectives for the recreational facilities. There are more than 27 acres of sport fields and Madbury covers half of the mowing expense, ORYA covers the other half.

Review Master Plan Update Committee Activity:

The Chairman stated that all work will be deferred to August.

New/Old Business:

The Chairman shared that the owner of Map 3, Lot 24 on Freshet Road is researching subdividing her 3.5 acres.

The Chairman stated that Sarah Greenshields called regarding the property for sale next to her on Rt. 108. The house is currently occupied by more than 1 family, who are going to complain about the noise of the kids in the daycare. The Chairman shared he was thinking about what is legal - can you have unrelated people in the same space.

Next Meeting:

With nothing pressing on the agenda, there will be no meeting on August 3, 2016.

Meeting adjourned at 8:00.

Meeting attendees:

Justin Corrow
Eric Fiegenbaum
Peggy Wolcott
Peter Squires

Next Meeting:

Respectfully submitted by Tarah Beaupre, July 26, 2016 - 3 pages