

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

Official Business

Approved on: 1/4/17
Motion by: DH 2nd: TB

Minutes of December 7, 2016

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Robert Sterndale
Tom Burbank
Julie McCabe
Mark Avery
Marcia Goodnow
Doug Hoff

Support Staff:

Eric Fiegenbaum (substituting)
Jack Mettee

AGENDA

Approval of Minutes from the November 16, 2016 Meeting:

The minutes from November 16, 2016 were reviewed. **Motion** made by Member Hoff to accept the minutes as amended, seconded by Member Burbank. All aye. Member McCabe abstained.

Motion approved.

Correspondence:

- None

Public Hearing – Powder Major Farm Subdivision of Map 6 Lot 6:

The Chairman read the rules for the hearing process, and then the public hearing announcement. The Board went through the application acceptance checklist. The Chairman noted a request for waivers from a high-intensity soil map, wetland mapping, test pits, percolation tests, septic system design, and topographic survey. He read the reason for the request which indicated a subdivision into two large lots, one 39.7 acre lot with the existing house and one 50.2 acre lot which will be conveyed to the Society for the Protection of New Hampshire Forests (SPNHF) and be made subject to a conservation easement preventing further development.

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Motion made by Member Sterndale to accept the application for consideration in view of the request for waivers. Seconded by Member Burbank. All aye. **Motion approved.**

Steven Perron, surveyor, explained the subdivision proposal which created two large lots, one with an existing house and septic, and one 50.2 acre lot that would be placed under a conservation easement. Brian Hotz from SPNHF noted that the existing 39.7 acre house lot would also fall under a conservation easement limiting development.

The Chairman read the impact statement provided by the applicants. It indicated that the subdivision would keep the land in its present condition and the purpose was to facilitate the transfer of land to SPNHF.

The Chairman opened the hearing to public comment. Eric Fiegenbaum, 6 Moharimet Dr, noted that both the Conservation Commission and the Selectmen were supportive of the entire project. Chuck Goss, an owner, related his recent attendance at a legislative hearing where this type of project was a poster child as it protected multiple values including water, farm, forest, and recreation.

Member Hoff wondered if a motion regarding the request for waivers should be specific to this proposal so as to not create a lot with no wetland information or tests if the project did not succeed. It was thought that the lot was large enough to support a house and that a request for a building permit would trigger appropriate oversight.

Motion made by Member Sterndale to grant the request for waivers. Seconded by Member Burbank. All aye. **Motion approved.**

Motion made by Member McCabe to approve the subdivision. Seconded by Member Goodnow. All aye. **Motion approved.**

Asked how the project was proceeding, Hotz replied that \$600,000 still needed to be raised and there was hope for a January closing.

Discuss Proposed Mettee Zoning Changes:

Mettee noted a recent vote to propose amendments to the zoning ordinances for agritourism and explained a review by Member Sterndale which identified some possible housekeeping items. He suggested including the following additional items for amendments. Under Article V. Section 2: remove item J as it is also found in Article IX; move item L to Section 3 as it is a dimensional requirement; and remove item M as it belongs in Building Regulations. Member Sterndale offered that the changes were improvements and would make it easier for future Planning Boards to interpret and apply the ordinances.

Motion made by Member Hoff to add the list of changes in Mettee's correspondence of 11-30-2016 to the proposed amendments to the zoning ordinances. Seconded by Member Goodnow. All aye. **Motion approved.**

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Set Date for Public Hearing of Zoning Changes:

The Chairman stated he would be away for the December 21, 2016 meeting. There was consensus to cancel the December 21, 2016 meeting. The review of all proposed amendments would be on January 4, 2017.

Discuss Rules for Condo Conversion (from Dave Garvey):

To a question from Dave Garvey about the process to convert a client's house into a condominium, the Board offered that based on what they knew it was essentially a legal ownership matter. Any structural changes would require a building permit.

Next Meeting:

January 4, 2017

Noting no other business the meeting adjourned at 8:00.

Meeting attendees:

Brian Hotz, SPNHF
Stephen Perron, LLS
Beth Carroll Goss
Chuck Goss
Kurt Kimball

Respectfully submitted by Eric Fiegenbaum, December 8, 2016 - 3 pages