

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

Official Business

Approved on: February 15th, 2017
Motion by: WD 2nd: MA

Minutes of February 1, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Robert Sterndale
Tom Burbank
Doug Hoff
Mark Avery
Wallace Dunham (seated)

Support Staff:

Desirea Owens
Tarah Beaupre
Jack Mettee

AGENDA

Approval of Minutes from the January 18, 2017 Meeting:

The minutes from January 18, 2017 were reviewed. **Motion** made by Member Burbank to accept the minutes, seconded by Member Hoff. **Motion approved.** Member Dunham abstained.

Preliminary Hearing – Schreiber Test Pits Revisited:

Kurt Schreiber discovered a clerical error on his original subdivision plan from 2014. Error is in relation to the creation of a 4000ft² reference area within Lot 2. Test pit #3, which did not meet State and Town requirements, was included in the plan instead of test pit 8 which does meet requirements. The board agreed this is a clerical mistake. Mr. Schreiber would like the correctly revised plan to be recorded with the Strafford County Registry of Deeds without the expense and delay of a complete reapplication process. The board is unsure if it's possible to amend the original plan without an official hearing. Member Green said he will contact attorney Chris Wyskiel for his advice on how to move forward with amendment. Member Green will contact Mr. Schreiber once he has an answer.

Preliminary Hearing – Agritourism Function:

Beth Goss is questioning what the Board will need from her when she submits a conditional use application for agritourism at Powder Major's Farm. The Chairman advised her that they will need specific answers on her application pertaining to the type of events and activities she will be holding, maximum capacity, hours, etc. Mrs. Goss and the Board agreed that it would be best to reach out to the fire chief and building inspector prior to application submittal to find out their requirements as well.

Preliminary Hearing – Lot Line Adjustment:

Peter Jakobs will be selling property that he owns next to his current residence and would like to adjust the property lines. He would like decrease Lot 6 from 12.73 lot 3.76 acres and expand Lot 6A from 31.45 acres to 40.42 acres. Member Sterndale is requesting Mr. Jakobs provide approved septic information for Lot 6 or test pits outside of the well radius. Upon Mr. Jakobs timely submission of application, hearing will be scheduled for February 15th.

Update – Proposed Portsmouth Well

The City of Portsmouth is requesting to put in a 4th well in Madbury. The proposed withdrawal rate is greater than the other 3 wells. The Selectmen were surprised by these numbers. There will be a public hearing on Thursday February 9th at 7pm. DES will be at the hearing taking comments but not answering questions. Portsmouth and the project engineer will also be at the public hearing.

Reminder – OEP Spring Planning Conference

Member Green reminded everyone of the Spring Planning and Zoning Conference scheduled for April 29th in Concord.

Meeting adjourned at 8:11pm.

Meeting attendees:

Eric Fiegenbaum
Beth Goss
Chuck Goss
Kurt Schreiber
Lorraine Morong
Peggy Wolcott

Respectfully submitted by Desirea Owens, February 16th, 2017 – 2 pages