

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

Official Business

Approved on: 4/19/17  
Motion by: WD 2nd: DH

Minutes of April 5th, 2017

Meeting convened at 7:01 p.m.

**Members in attendance:**

Tom Burbank - Chairman  
Robert Sterndale  
Marcia Goodnow  
Doug Hoff  
Casey Jordan  
Wallace Dunham (seated)

**Support Staff:**

Desirea Owens  
Jack Mettee

**AGENDA**

**Election of Officers:**

The Acting Chairman proposed the assignment of new officers as follows: Mark Avery - Chairman, Marcia Goodnow - Vice Chair, and Casey Jordan - secretary. **Motion** made by Member Dunham to accept the nominations. Member Hoff seconded. All aye. **Motion approved.**

**Approval of Minutes from the March 1st, 2017 Meeting:**

Motion for approval of the minutes as amended is to be continued at the following meeting. There was not enough board members in attendance at tonight who were also at the meeting on March 1st.

**Public Hearing: Conditional Use Permit - Bouchard:**

The Chairman read the rules of procedure for a public hearing as well as the public notice for the application.

The Board Members reviewed the letters from the Water Board and the Conservation board. The letter from the wetland scientist was not available at the meeting. The other boards felt there would be no adverse impact in regards to the single driveway crossing that is being proposed.

Public comment opened at 7:30pm.

Katherine Frid of 68 Hayes Road questioned if this permit is able to be approved without having the letter from the scientist, Chris Albert, available at the meeting to review. The Acting Chairman and Member Sterndale explained that it would be set up as a conditional approval, upon receipt of the letter the permit would be granted.

Wayne Morrill, representative for the Bouchards, stated the letter from the wetland scientist provided written evidence that the proposed single driveway would cause no adverse effect to the wetlands.

Public comment closed at 7:33pm

**Motion** made by Member Goodnow for the conditional use permit to be approved. Member Jordan seconded. All aye. **Motion approved.**

**Public Hearing: Subdivision & Lot Line Adjustment - Bouchard:** *(continued)*

Member Sterndale explained this is a continuation from the hearing on March 1st.

Wayne Morrill, with Jones & Beach Engineers representing Mr. and Mrs. Bouchard, addressed the board. He stated that after the previous meeting, where neighbors of the Bouchard property had voiced their concern for water run off, the Bouchards had a site walk conducted at request of the Board. Their findings concluded the actual grids of the driveway are lower than the center line on the road and came to the conclusion that the runoff water is not coming from their driveway. The culverts were also inspected and no issues were found there.

Safe site distance was reviewed between the two driveways. A note was added to the plan stating that each driveway has over 200ft of safe stopping distance.

Note was added to the plan that there are no vernal pools on the lots.

Note was added to the plan stating that all surface water must go into a rain garden.

The Board Members expressed concern over the rain garden and who will maintain it once the property has been sold. Mr. Morrill will include in the plan and deed that "Rain gardens will be installed. To be maintained by homeowner."

Public comments opened at 7:54pm

Tom Crosby of 61 Hayes Road, commented that he is concerned about increased water flow that he feels may incur due to the addition of this second driveway.

Public comments closed at 7:56pm

**Motion** made by Member Hoff to approve the subdivision, contingent upon the following conditions:

1. Written easement documentation, for access to the schoolhouse foundation, to be approved by The Board.
2. All wetland necessary permits be acquired.
3. State subdivision approval be received.

4. Potential building locations be placed on the applicants map.
5. Note added that the rain gardens will be installed by applicant but maintained by homeowners.

Member Dunham seconded. All aye. **Motion approved**

**Review Progress of Master Plan Update Committee**

Will continue at the next meeting.

**New/old business:**

None

Meeting adjourned at 8:09pm.

**Meeting attendees:**

Peggy Wolset  
Tom Crosby  
Rob Drugan  
Lorraine Morong  
Andrew Gault  
Jinz Hau Yang  
Wayne Morrill

Respectfully submitted by Desirea Owens, April 8th, 2017 – 3 pages