

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

Official Business

Approved on: 05/03/2017
Motion by: WD 2nd: DH

Minutes of April 19th, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Mark Avery - Chairman
Marcia Goodnow
Robert Sterndale
Tom Burbank
Doug Hoff
Wallace Dunham (seated)

Support Staff:

Desiree Owens

AGENDA

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

The minutes from March 1st, 2017 were reviewed. **Motion** made by Member Dunham to accept the minutes as amended, seconded by Member Goodnow. **Motion approved.**

The minutes from April 5th, 2017 were reviewed. **Motion** made by Member Dunham to accept the minutes as presented, seconded by Member Hoff. **Motion approved.**

Public Hearing: Goss Conditional Use Permit:

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

The Gosses presented their plans for Powder Major Farm to the public. They propose to use their 40 acre farm for events such as weddings, farm-to-table dinners, educational sessions, children's summer programs; exact event specifics would vary. All events would be limited to no more than 250 guests, which includes support staff such as servers, musicians, etc. The primary area dedicated to events would be about 7 to 8 acres where the house and barn reside. Weekends will be dedicated for events. Weekends are defined as Friday, Saturday, Sunday.

Mrs. Goss read a letter of support from Senator Jeanne Shaheen.

Member Goodnow questioned the sewer and septic area. Chuck Goss explained that it would likely be near the existing barn. They are prepared to work with septic designers and installers to ensure they have the appropriate set up. They currently have an artesian well but are willing to

do something other than that if it is suggested. They have held off looking into this further until they had approval from the board. They will also be consulting with an electrician in regards to having a separate electric system in place that will be able to handle the high wattage that may be necessary for different aspects of the events.

The board questioned how noise from the events may impact the neighbors.

Mrs. Goss believes that with the distance from the barn to the abutters, as well as the forested vegetation in between acting as a buffer, that noise will not be a concern. The barn will also be insulated in a way that the sound goes out the back of the barn towards the woods. Mr. Goss stated that he is unable to quantify the noise in exact decibels but he believes it will not be an issue. They will also be on site at all times ensuring that the noise always remains at appropriate levels.

Member Burbank questioned how the “max 250 guests” was formed. Mrs. Goss explained that the barns maximum capacity is 250. She also believes that most events will not be that large. The average wedding is less than half that.

Public comment opened at 7:26pm.

Carrie Ayer of 3 Cherry Lane stated that she lives across from the Goss farm and that she adamantly opposes their business plan. The thought of 250 people across from her house, the cars and traffic, terrifies her. She also disagrees that the noise will be contained. There is another neighbor on Cherry Lane that holds large family events once or twice a year on their property and it is very loud. She feels it’s unfair to her and the other abutters to lose the quiet appeal of their neighborhood. Her quality of life will go down if there are large events going on across the street.

Kurt Kimball of 11 Cherry Lane questioned the parking spaces. The text stated there would be parking near the barn and additional parking near the log yard. He would like more information.

Roderic Hutlon of 26 Mill Hill Road, speaking on behalf of himself and the other cemetery trustees.

He would like to make sure all of the cemetery rules are followed by event guests. Parking is never allowed in the cemetery, he would like to make sure that is upheld. The entry way is never to be blocked.

Sandra O’Neill of 39 Moharimet Drive, another cemetery trustee, would like to work out some kind of mechanism for knowing if a wedding were to occur on the same day as a burial to prevent noise spillover.

Eric Feigenbaum pointed out that conditional use permits “run with the property.”

The Gosses addressed the public.

To Kurt - they explained they have sufficient room on their property for parking near the barn. The log yard would allow for spillover. They also thought if they were to do something that was involving the trails the log yard would be closer for parking.

To cemetery trustees - they would have no problem communicating about burial plans and event dates. They will not encourage parking at the cemetery.

Public comment closed at 7:43pm.

Member Goodnow questioned security for the large events. Mrs. Goss had spoken to Jo McGann who said that if an event has over 200 guest then he may want a police detail there.

Member Hoff questioned if there can be a duration on the conditional use permit? Can the applicant be reviewed after a certain time to correct and/or aide in any concerns?

Member Sterndale asked Mrs. Ayer if she would be comfortable with all of this if there were a curfew in place? Possibly, but she also would like a limit on how many times large guest events can occur in a year. She is comfortable with events with less than 50 guests happening more frequently. She feels small group events like bird watching is great, it would be using the property with integrity without negatively impacting the neighbors.

Member Goodnow asked the Gosses if scaling back the maximum capacity, to 125 as an example, would that be financially viable? Mr. Goss said if anything were negotiable it would be a frequency of events. He is not interested in going to a lower level of guests due to the financial investment.

The board is questioning separating the Gosses events into two categories: high intensity - large amount of guest and not every weekend, and low intensity - fewer guest and limitations like no music. Low intensity events could be more frequent due to low impact.

Member Hoff expressed that the board wants to make the best possible decision and would like to have more time to digest everything.

Motion made by Member Hoff for the hearing to be continued on May 3rd. Member Sterndale seconded. All aye. **Motion approved.**

Public Hearing: Tree Trimming on Cherry Lane:

The Chairman read the public notice for the application.

Robert Berner an arborist representing Eversource introduced himself and explained their plan to trim and remove trees and brush along Cherry Lane. Brush and limbs that are within 8 feet to the side, 10 feet below, or 15 feet above the conductors will be removed. The trees have already been marked with ribbon.

Public comments opened at 8:15pm.

Chuck Goss 6 Cherry Lane, questioned the notification that was mailed out to the abutters, he said he never received one. He also asked if he could have the remains of the trees that are being removed.

Kurt Kimball 11 Cherry Lane, questioned if had already seen Eversource removing trees from Cherry Lane. The Eversource representative said no.

Public comments closed at 8:19pm.

Motion made by Member Dunham to approve the trimming, Member Burbank seconded. All aye. **Motion approved**

Preliminary Hearing: Janelle Lot Line Adjustment:

William Janelle presented his proposed lot line adjustment. Him and his wife Tracy own two parcels on Jenkins Road; one lot has their home, the other lot is vacant. They would like to deduct 17.17 acres from lot 14A which holds their home and add it to lot 14C. 14A would then be 1.84 acres and 14C would be 19.23 acres.

Member Hoff questioned if the septic failed on lot 14A would there be an area for a second septic. Mr. Janelle said yes there is room next to it. The board is recommending documentation for the reserved area for the second septic. The applicant does have a prior soil test document as well.

Mr. Janelle would like to move forward with the application. A public hearing will be scheduled for May 3rd.

Review Application for Dredge and Fill Permit:

The chairman spoke about the dredge and fill permit application that was submitted by the City of Portsmouth. There will be construction of a gravel road to allow access to Well #5 as well as a new pumping station to control Well 4R and Well 5.

Review Piscataqua Region Environmental Assessment

Member Burbank was contacted by the Piscataqua Region Estuaries Partnership to confirm the results of the shoreland and wetland buffer and setback regulation analysis they conducted for communities within the watershed.

Member Burbank responded to PREP with the information they were requesting.

New/old business:

The zoning conference online registration deadline is April 21st. The conference will be on Saturday April 29th.

Meeting adjourned at 8:39pm.

Meeting attendees:

Beth Goss Peggy Wolcott Roderic Hutton

APPROVED

Chuck Goss
Carrie Ayer

Gary Cilley
Kurt Kimball

Lorraine Morong
Sandra O'Neil

Respectfully submitted by Desirea Owens, April 7th, 2017 – 4 pages