

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

Official Business

Approved on: _____

Motion by: __ 2nd: __

Minutes of September 6th, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Mark Avery - Chairman
Fritz Green
Marcia Goodnow
Casey Jordan
Tom Burbank
Wallace Dunham (seated)

Support Staff:

Desirea Owens

AGENDA

Approval of Minutes from the July 19th, 2017 Meeting:

The minutes from July 19th, 2017 were reviewed. **Motion** made by member Dunham to accept the minutes as presented, seconded by member Jordan. **Motion approved.**

Public Hearing - Carriage Hill Site Plan Changes:

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

Sara Nadeau introduced herself as co-owner of Carriage Hill Assisted Living. Mrs. Nadeau, along with co-owner Jason Berndtson, would like to modify the original Site Plan. They are proposing to pave an access road that loops around the building. The current Site Plan states that only the front driveway is to be paved; the back has to remain gravel. Since the opening of Carriage Hill several safety issues have arose in regards to the gravel.

Public comment opened at 7:10

Denise Whitten of Kelley Road questioned the board about landscaping details that were in the original Site Plan. Member Fritz, a Madbury Town Selectman, said he would follow up with her about her inquiry.

Paul Sasenbury of Kelley Road stated that he is concerned that a continuous paved loop around the building would encourage miscellaneous traffic to use the parking area as a turn around.

Public comment closed at 7:15

The board asked Sarah what her plans were to prevent traffic from using the parking lot as a turn around. She said there will be signage in the parking lot alerting the public that the area is for emergency personnel only. Staff, delivery vendors, and residents, as well as their visitors, will also be informed that area is for emergency personnel only.

Motion made by Member Green for the application to be approved. Member Dunham seconded. All aye. **Motion approved.**

CIP Distribution:

Treasurer Deb Ahlstrom was unable to speak at the meeting about the CIP Distribution. The Chair passed out papers for the board to review on their own time to conceive their opinions in regards to the CIP Distribution. Discussion will continue at the next meeting.

Planning Consultant Hire Discussion:

With Jack Mettee stepping down as the Planning Consultant the board is beginning the search for his replacement. A few resumes have been turned in.

The Chair began a discussion asking what the board is wanting in their future consultant.

Member Burbank commented that Jack's prior planning experience throughout multiple New Hampshire towns was very beneficial to the board.

Member Goodnow agreed that a consultant with a knowledgeable background of New Hampshire laws is a necessity.

The chair proposed the idea of creating a subcommittee to handle the hiring of a new consultant.

New/old Business:

Member Jordan reminded the board and community of the upcoming presentation on climate change and its local impact. The meeting will be on September 27th at 6:30pm and will include an ice cream social. Advance registration is encouraged. The comments from the meeting will be discussed at a future planning board meeting.

Meeting adjourned at 7:47pm.

Meeting attendees:

Sara Nadeau
Denise Whitten
Paul Sasenbury
Jeff Colprit
Cheryl Szacik
Peter Szacik
Janet Wall