

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

Official Business

Approved on: 10/18/2017

Motion by: DH 2nd: CJ

Minutes of September 20th, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Mark Avery - Chairman

Robert Sterndale

Doug Hoff

Casey Jordan

Tom Burbank

Support Staff:

Desirea Owens

AGENDA

Approval of Minutes from the September 6th, 2017 Meeting:

The minutes from September 6th, 2017 were reviewed. Minutes were unable to be approved due to lack of quorum.

Preliminary Hearing - 45 Pudding Hill

(Map 9, Lot 40) Subdivision :Mike Lockhardt

Mike Lockhart introduced himself as the owner of 45 Pudding Hill. A map of his property was passed out to each of the board members. The map is a rough draft sketch of how he is wanting to divide his property into two lots. It indicates where the lots would divide as well as access points to each of the properties.

After explaining his intended changes Mr. Lockhart voiced his concern about the 305ft of frontage not meeting the zoning requirement of 200ft.

The Chair asked if besides the frontage issue, if the back lot meets other requirements: wetland, septic, etc. Mr. Lockhart assured the board that he believes all requirements would be met.

Member Sterndale is suggesting Mr. Lockhardt meet with an engineer and have an official map drawn.

Ultimately it was decided that Mr. Lockhardt should contact Gary Cilley, Chair of the Zoning Board and discuss applying for a variance on the frontage. If approved that will allow him to move forward for the subdivision divide with the planning board.

CIP Distribution:

Treasurer Deb Ahlstrom gave a brief overview of this year's CIP Distribution. Projects are similar to last year, with the exception of the following three:

- Request to establish an audit program
- New Fire communication system
- Public works facility

Member Jordan question the number regarding the fire communication system. The Treasurer explained that the fire communication radios are aging out for Madbury and the nearby departments - Lee, Barrington, UNH. The other towns will help with Madbury's funding as they all need reliable and coordinating systems to respond to one another.

Madbury was granted extra funding by the state to be used on road projects that were not already scheduled.

A grant was lost from Comcast. But the grant was not necessarily free funds as Comcast was charging the local customers to make up for their grant contribution.

The discussion was concluded with member Sterndale stating that the selectmen appreciate all and any comments from the board.

Public Comment:

Peggy Wolcott went to a library meeting in Hookset where she learned about the Southern Regional Planning Commission's study on the aging population. There is concern with millennials moving away or bypassing our state due to lack of affordable housing. There is also a shortage of appropriate housing for the aging community. The board needs to be aware of this to keep our community alive. It is something that has been a concern amongst the board and is touched on in Madbury's Master Plan.

Meeting adjourned at 7:35pm.

Meeting attendees:

Mike Lockhardt
Peggy Wolcott