

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

Official Business

Approved on: 11/1/2017
Motion by: WD 2nd: CJ

Minutes of October 18th, 2017

Meeting convened at 7:00 p.m.

Members in attendance:

Mark Avery - Chairman
Robert Sterndale
Marcia Goodnow
Doug Hoff
Casey Jordan
Wallace Dunham

Support Staff:

Desirea Owens

AGENDA

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

The minutes from September 6th, 2017 were reviewed. **Motion** made by member Goodnow to accept the minutes as amended, seconded by member Dunham. **Motion approved.**

Approval of Minutes from the September 20th, 2017 Meeting:

The minutes from September 20th, 2017 were reviewed. **Motion** made by member Hoff to accept the minutes as amended, seconded by member Jordan. **Motion approved.** Member Goodnow abstained.

Review of Correspondence:

The new building at 108 and 4 in Durham has been declared a development of regional impact. SRPC is setting up an application and meetings. Local boards have been notified.

Unitil is hosting their annual breakfast in November.

Review of Planning Board 2018 Budget Request:

Budget request is due Friday October 20th. The Chair asked board members to review the budget report and share any feedback they may have.

The board is comfortable with the proposed budget.

Any input on the 5 year plan? Member Goodnow said that postage may be going up by 20 cents.

Lot Line Adjustment Discussion (Approval Expiration and Test Pit Requirement):

Recently a condition on a lot line adjustment was completed in an extended time frame. The Chair is concerned that without an expiration date this could create problems down the road with incomplete files. If the board were to decree an expiration date, it would also be a good time to address the lot line adjustment requirements checklist for any potential changes, such as test pits.

- Currently the town requires test pits on their subdivision checklist but it's not officially an ordinance, which would be preferable.

The board discussed reasonable timeframes and all felt 12 months would be appropriate.

Member Hoff pointed out that site plan approvals, if not complete, expire after 6 months. Site plans are far more difficult to complete compared to a lot line adjustment that could potentially have an expiration date of 12 months.

The board agrees 12 months would be better suited for site plans.

The chair will put together a rough draft to the change of ordinances to discuss at the next Planning Board meeting.

Acceptance Checklist / Application Form Updates Discussion:

The Chair feels a specific checklist for each type of application would be beneficial for the board to use in future hearings.

Agritourism:

A horse farm on Hayes Road is interested in doing weddings. The Chair invited them to come in for a preliminary hearing but they aren't quite ready for that.

When the time comes the Goss conditions should be referred to. They'll be upheld to the same standards but there may be some variances depending on their individual circumstances.

PB Consultant Search Committee Update

There will be an ad going forward that Madbury is looking for a new consultant at the same time the committee meets with the two current applicants.

New/Old Business:

- Member Jordan confirmed with board members that the recent climate change conference will be reviewed at the November 15th Planning Board meeting.
- Zoning Board Chair Gary Cilley, recently spoke with Mike Lockhart. Mr. Lockhart had a preliminary hearing at the last meeting on September 20th and is now planning on

moving forward with the Zoning Board. The ZBA is concerned about the lot's size and has suggested Mr. Lockhart speak with an engineer first.

- Student population is growing within the Oyster River School District.
- NEA-NH annual conference November 16th and 17th.

Meeting adjourned at 7:42pm.

Meeting attendees:

Gary Cilley

Respectfully submitted by Desirea Owens, September 22nd, 2017 – 3 pages