



## MADBURY PLANNING BOARD

Town Hall Road, Madbury NH 03823  
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### DRAFT

Official Business

Approved on:

Motion by: \_\_\_ 2nd: \_\_\_

Minutes of February 21st, 2018

Meeting convened at 7:00 p.m.

#### **Members in attendance:**

Mark Avery – (Chair)  
Tom Burbank  
Mike Card  
Wallace Dunham – (Alternate)  
Marcia Goodnow  
Doug Hoff  
Casey Jordan  
Robert Sterndale (ex officio)

#### **Support Staff:**

Desirea Owens  
Liz Durfee

### AGENDA

#### **Welcomes:**

The board welcomed a new member, Michael Card, and a new planning consultant, Liz Durfee.

#### **Approval of Minutes from the January 17, 2018 Meeting:**

The minutes from January 17th, 2018 were reviewed. Motion made by member Hoff to accept the minutes as amended, seconded by member Jordan. All aye. Motion approved. Members Sterndale, Card, and Goodnow abstained.

#### **Review of Correspondence:**

The board received the latest Town and City and Great Bay Matters. Both are available for review.

#### **Level II Business Preliminary Hearing --My Friend's Bakery, Hayes Rd:**

Laura Vanasco, owner of My Friend's Bakery, is building an in home bakery at 96 Hayes Road and would like to explore a Level II business Conditional Use Permit (CUP). Ms. Vanasco would like to add a delivery employee but does not anticipate any meaningful increase in traffic. The board concurred that this was likely a Level II business and recommended that she start the formal application process and meet with the Town Administrator for an abutter list. Consultant Durfee noted that this must be done within 5 days of application submission.

## DRAFT

### **Select Board's Recommendations for Planning Board Actions in 2018:**

The board considered producing a citizen's guide on land use basics in a readable format to assist with community understanding. Members agreed this is a good idea and a draft has already been created.

The discussion also included converting Class 6 roads to municipal trails. Member Goodnow asked if this would impact valuations. The board agreed that it may as it removes ability to develop easily. Member Jordan asked if there were any current conflicts with Class 6 roads. Member Sterndale responded that there weren't any known. Member Burbank asked if the town owned all Class 6 roads. Member Sterndale responded that the town likely has right of ways on land owned by others. Chair Avery recommended an inventory and list of potential benefits from change of status.

Finally the board reviewed possible C-Rise concerns including upgrading culverts as needed and possibly revisiting septic regulations for potential water table rise.

Additional select board topics were covered during the following Conditional Use Permit and Master Plan update discussions.

### **Conditional Use Permit (CUP) Tracking:**

The chair shared a CUP tracking spreadsheet with the group; all agreed it's a good idea. The chair also proposed to capture CUPs as separate documents from notices of decisions to prevent future confusion. The board agreed that this was a good idea. Chair Avery to follow up.

### **Master Plan Update:**

The Master Plan committee reviewed its recent meeting. The meeting was designed to restart the effort and bring the town's new planning consultant into the process.

Chair Avery mentioned that the committee intends to finish by end of year, if not sooner, to update the build out study, consider possible zoning updates for commercial and housing needs, and add a recreation section to better manage town recreation lands (which are numerous). Consultant Durfee recommended a better executive summary and cleaning up of certain metrics to make the plan more readable and straightforward.

During the board discussions, the topic of increasing density was brought up, especially for seniors. Member Goodnow asked what this could look like. The development near Dover Fields Hannaford was mentioned as a possible example of this type of housing, but challenges of water/sewer remain. Member Jordan also shared with the board regulations adopted by his old hometown (Hancock) that allows three units per lot for seniors.

Questions of the board's review of the plan as it's revised came up. Most members mentioned they'd prefer to see it more often, in particular members Jordan and Burbank.

## DRAFT

### **New/Old Business:**

The chair provided information on NH Senate Bill 557 that would establish a state level board to decide appeals of decisions of town land use board. It was noted that most supporters are builders/developers.

The chair provided State Senator Giuda's response to the board's earlier input on SB 412.

A member of the public asked the board about large amounts of fill going into Cherry Lane. She stated that the property where the fill was being dumped appeared very steep and asked if it was legal under current rules. Member Sterndale mentioned that he did not believe there are any restrictions if the fill is on dry land. However, enforcement falls under the selectmen, so they will follow up.

Meeting adjourned at 7:55pm.

### **Meeting attendees:**

Michael Card

Gary Cilley

Peggy Wolcott

Lorraine Morong