



MADBURY PLANNING BOARD

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DRAFT

OFFICIAL BUSINESS

Minutes of: January 17, 2024

Meeting Convened: 7:00 pm

Members in Attendance:

Marcia Goodnow - Chair

Doug Hoff - Vice Chair

Tim Burt -Ex Officio

Michael Card - Secretary

Andrew Losee

Bill Courtemanche

Greg Merrell - Alternate

Tom Burbank (arrived at 7:50pm)

Support Staff:

Elizabeth Durfee - Contract Planner

Daphne Chevalier - Recording Secretary

Meeting Attendees:

1. Call to Order

Chair Goodnow called the meeting to order at 7:02 pm.

Chair Goodnow shared an article from the Portsmouth Herald regarding planning board members' professional duty to remain impartial.

2. Seating of Alternates

In Member Jordan's absence, Alternate Merrell was seated.

3. Approval of Minutes

Motion by Vice Chair Hoff to accept the minutes for 3 January, 2024 as presented.

Seconded by Member Courtemanche. **Motion passed unanimously, 6-0-0.**

The board discussed that no decision was made at the Jan 3 meeting as to when to invite townsfolk to a meeting to give their feedback.

4. Workshop Session: Continuing Discussion of Master Plan Housing Chapter

Planner Durfee shared an overview of the first draft of the housing chapter, including three appendices. She explained the regulatory audit was something they requested funding for. She included some recommendations in the audit, but she said the board may want to review those recommendations based on the overall housing goals or regulatory changes they want to make.

Chair Goodnow asked about updates to the official zoning ordinances document. She stated someone from the state asks her every two or three months about the status of those updates. She is not sure where the authority lies with the funds to support that work. Select Board Member Burt said his understanding is the document belongs to the board and believes the planning board could use its budget to fund those changes. The board is wondering who has a Word document of the document.

Chair Goodnow authorized Planner Durfee and Ms. Chevalier to work in concert, touching base with Selectperson Avery as a starting point, and to update Madbury's Ordinances and Land Use Regulations document. She'd like to see this completed within the next few months. Vice Chair Hoff suggested adding updates to Madbury's Ordinances and Land Use Regulations doc annually after Town Meeting if updates are required.

Planner Durfee asked the board their thoughts on the goals listed in the proposed housing chapter. The board discussed the third goal regarding diverse housing types. Chair Goodnow suggested adding the RSA language related to workforce housing. The board determined goals one and four encompass the spirit of goal three, so Planner Durfee will strike the third goal.

Member Burbank arrived at 7:50 pm.

In the Where We Are Now section, Member Courtemanche suggested adding more emphasis to the school district, as the survey results showed the Oyster River school district is a large draw for Madbury. The board discussed how best to present the housing snapshot data regarding the monthly median. Planner Durfee explained the idea is to communicate the price is quite high. She said one possibility is to look at the consumer price index for a comparison. Planner Durfee drew the board's attention to the data from the Regional Housing Needs Assessment, which looked at capacity for residential development. She explained the data and asked the board for their feedback. Member Courtemanche asked what the definition of "replacement home" is. Planner Durfee will research the definition as used in the assessment.

Planner Durfee informed the board that Jackson (the person who did the modeling for where there is already developed and constrained land) could adjust the map to include actual homes and model where, under existing regulations, and how much could really happen. She wouldn't include that data at the parcel level in the chapter, but it could be used to see how changes in zoning regulations could impact development. The board discussed the existing graphics and felt the larger orange and purple town map should be eliminated. Planner Durfee explained the graphic is one she typically includes in a land use chapter, so it could be included in that chapter if the data was something the board wanted to retain in some capacity in the master plan.

Member Courtemanche asked about the difference between a conservation subdivision versus a conventional subdivision. Planner Durfee explained that in a conservation subdivision, you can have a smaller lot size and smaller frontage so that the balance of the lot is open space, which is better for natural resources. The board discussed having information about regulations easily accessible to real estate agents.

Select Board Member Burt requested the phrase “community power” be struck, as it could be read that the Town is promoting the business of the same name. Member Courtemanche asked that the final sentence in section three be used to create a connection between this chapter and other chapters in the master plan.

Select Board Member Burt asked if there was any way to include the idea common in town that an increase in businesses in Madbury could be used to offset property taxes. Planner Durfee will look into how that might be best incorporated into the master plan, if not in this chapter then elsewhere. She would want to run analysis on some data before including anything definitive in the master plan.

Select Board Member Burt asked Planner Durfee if she could include citations for the data regarding climate change to indicate the information’s source. Member Courtemanche asked about the solar installation and regulation statement in the chapter. Planner Durfee explained that currently there are no regulations on solar installations and the board may want to develop regulations. The board also discussed edits for the section regarding transportation options.

Member Courtemanche asked about the hazards section and how to include falling trees. Planner Durfee suggested including wind events in the section. Member Courtemanche requested more data and analysis to support that Madbury is a potential location for climate migrants.

Member Card said he felt Planner Durfee’s name should be included in the acknowledgements section, not just the name of her business, given all the work she has done on the chapter.

Planner Durfee reviewed the next steps in the process and encouraged the board to send her photos from Madbury to include in the chapter.

5. Other Business

Chair Goodnow spoke with the board about the agenda in her upcoming absences. She offered to put together the agenda for the 7 Feb, 2024 meeting and asked for the board’s input. She reviewed the items that the board needs to address in the coming weeks. She said there are currently no applications before the board. Chair Goodnow will complete the following by Feb 1: the website text, links to sources, and a flier using some of the sources.

Chair Goodnow encouraged members of the board to consider stepping into a leadership role on the board.

Chair Goodnow acknowledged Tom Burbank’s twelve years on the board in service to Madbury. Member Burbank expressed how much he enjoyed working on the board.

6. Adjournment

Motion to adjourn by Member Card. **Seconded** by Vice Chair Hoff. **Motion passed unanimously.**

Meeting adjourned: 9:33 p.m.

Respectfully submitted by Daphne Chevalier.