

MADBURY PLANNING BOARD

13 Town Hall Road Madbury, NH 03823

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Approved 2/19/2025

OFFICIAL BUSINESS

Minutes of: Feb 5th, 2025

Meeting Convened: 7:00 pm

Members in Attendance:

William Courtemanche

Tim Burt -Ex Officio

Doug Hoff

Michael Card

Andrew Losee

Greg Merrell

Support Staff

Liz Durfee

Meeting Attendees:.

Eric Fiegenbaum – Town Administrator

1. Seating of Alternates

No alternates were needed to be seated for this board meeting.

2. Approval of Minutes

Minutes from the last meeting on Jan 8, 2025 meeting were not available for review, so approval was deferred to the next meeting.

3. HOP Grant 2.0

Planner Durfee reviewed the project schedule for the Housing Opportunities Planning Grant Program 2.0. Proposed stages and timeframes of project phases were discussed. She is securing a StoryMap link and QR code for the website to help the public follow the project. Education provided through the Housing Academy session will inform the development and execution of the project to update the Master Plan. Member Card and Planner Durfee intend on attending the subsequent Housing Academy session, which are also recorded and available online. There was discussion and tentative agreement to have Planner Durfee present some potential survey questions towards the goals of community engagement at the next meeting on Feb 19, 2025. There was agreement to have Planner Durfee provide updates to the HOP project progress monthly during the workshop meetings with the name of Master Plan Update rather than HOP Grant 2.0.

4. Select Board Discussion to Include Zoning Changes to Increase Revenue

Select person Burt discussed the financial strain on the town's budget and the difficulty with generating revenue with mostly residential and agricultural zoning. The select board would like the planning board to look into rezoning areas that could return an increase of the tax base. This would provide relief from the budgetary demands on the primarily homeowner (~\$1.8M in 2023) and secondarily vehicular (~\$407K in 2023) tax revenue.

Madbury has very few commercial sites and current zoning restricts further development that could yield a higher tax revenue. The select board is asking the planning board to include revenue conscious in discussions and consider identifying potential areas where rezoning could make development of expanding of existing properties beneficial.

Member Card asked for clarification of expectation with rezoning existing occupied parcels. The desired result would be to rezone with the aim of removing current development restrictions and make land more attractive for investment to ultimately increase the tax revenue. Ideas such as senior community or trucking facility could be possibilities.

Planner Durfee identified that work in updating the Master Plan achieves that aim of potentially proposing zoning changes. Ultimately it comes down to what does the town want, which can be explored through the surveys being developed.

Member Card raised the topic of the Bellamy Reservoir as a resource to generate revenue. Select Person Burt described the history of the reservoir arrangement as a public water source for Portsmouth is complicated with eminent domain. The idea had been explored in the past with no result. The discussion included the recognition of limited public water and sewer resources in Madbury as a limitation in attracting new business.

5. Other Business

Select person Burt announced that the town had retained a new attorney. The Mitchell Municipal Group is now providing legal service for the town on an hourly rate basis.

6. Adjournment

Motion made by Member Card to adjourn. Seconded by Member Hoff. All aye. Motion passed unanimously. Adjourned at 7:56pm.

Respectfully submitted by William Courtemanche