

2018 Planning Board Annual Report

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This past year the Planning Board again saw several membership changes. The board welcomed Mike Card as a new member while Fritz Green returned to the board as its ex officio member. Additionally, Laurie Plantamuro took over from Desirea Owens as the board's new Recording Secretary and Liz Durfee of EFD Planning assumed duties as the Town's new planning consultant.

During the year the board approved a two lot subdivision on Freshet Road and another two lot subdivision on Old Stage Road. The board also concurred with an application to build a home on a class VI road on the unpaved portion of Hukins Road.

While subdivision activity was fairly light, business activity was brisk. The board approved two new Home Occupations, a cake and dessert bakery on Hayes Road and a picture frame shop on Route 108. The board also concluded that an in-home motorcycle painting operation should be considered a Home Occupation and that it would require a permit if it was to continue. Additionally, the board considered two new commercial operations in the Residential/Agricultural Zone: a wedding floral business on Route 108 and a non-profit's meeting hall on Piscataqua Road. While such operations are not normally permitted in this district, the board found that these businesses did not represent significant changes from grandfathered business previously operating at these locations and as such the new businesses could proceed. Finally, the board conditionally approved a commercial septic system off of Freshet Road and Route 108 serving an assisted living facility on an adjoining lot in Dover.

The board also continued to work to improve the usability of the Town's land use publications. In that vein, the board updated the Sub-Division Acceptance Checklist language regarding impact statements, published an abutter form to help applicants collect necessary data, and corrected an error in the Site Plan Review Regulation. Similarly, the board concluded work begun last year to revise expiration dates for conditions of approval and clarify of lot line adjustment requirements. Lastly, the board published a Resident's Land Use Guide, to help answer basic zoning, permitting, and land use questions.

In addition to the above, the board held several informal hearings allowing property owners a forum to discuss possible developments and associated land use requirements. The board also studied new state legislation affecting agritourism and establishment of an administrative land use appeals board and hosted a UNH Professor / Researcher studying how municipalities prioritize conservation. Finally, the board held a public overview of the Nute Road bridge replacement project.

As always, the Planning Board welcomes your feedback and encourages anyone interested in the Town's development to consider joining the board.

Please note that the Planning Board maintains a website providing planning documents, applications, and meeting information at www.madburynh.org.

Respectfully Submitted,

Mark Avery
Chair