

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

Official Business

Approved on: _____

Motion by: _____ 2nd: _____

Minutes of December 16, 2015

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green - Chairman
Tom Burbank - Vice Chair
Wallace Dunham
Douglas Hoff
Julie McCabe
Bruce Hodsdon
Marcia Goodnow

Support Staff:

Tarah Beaupre
Jack Mettee

AGENDA

Approval of Minutes from meeting December 2, 2015:

Motion made by Member Dunham to accept the minutes as corrected, seconded by Member Burbank. All aye. **Motion approved. Member Goodnow abstained.**

Application: Smith Subdivision, Map 1, Lot 22:

Motion made by Member Hoff to continue the Subdivision Application for Map 1, Lot 22 to Wednesday, January 6, 2016 at 7:00pm. Seconded by Member , **Motion approved.**

Preliminary Hearing - Kennel at 54 Evans Road:

Mrs. Lisa Smets addressed the Board to seek approval from the Town to continue her dog breeding business. She stated that they breed a litter a year and that there will never be more than 8 dogs but there could be as few as 4. Member Goodnow asked if they are friendly. Mrs. Smets confirmed yes and added that they are standard Dachshunds. Mrs. Smets added that most of the puppies are sold in advance.

Member Hodsdon inquired what training would take place on the property. Mrs. Smets stated that she trains her own dogs but does not do others. Member Hodsdon questioned if the dogs are integrated in the home or outside. Mrs. Smets stated that they are fully integrated in the home.

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She added that she read the CUP and felt that she was within in the guidelines. Member Hodsdon reviewed the levels for home businesses. Level 1 has no employees and doesn't generate additional traffic while Level 2 generates traffic and allows up to 2 non-resident employees. Mrs. Smets stated that she is a level 1.

Peggy Wolcott shared that she has a neighbor whose dogs bark all the time when she goes into her driveway. She stated that the care and placement of the dogs to the neighbors is more important than the traffic. Mrs. Smets shared that she keeps her dogs well kept.

Member Burbank asked about the ponies. Mrs. Smets stated that she is bringing 5 ponies but it was her understanding that approval is not necessary. She added that there will never more than 6 ponies because the property will not support that. She expressed her concern about the Town not monitoring the number of horses on a property as they really impact the lands.

Member Hodsdon agreed that it is a Level 1 home occupation. The Board agreed and Member Hodsdon stated that there is no approval necessary or need to notify abutters. If all goes as the applicant stated, then they would only need to come before the board if the activity should change.

Member Goodnow asked if the Board should consider discussing the agricultural component. Member Hodsdon stated it has been discussed but that is the problem with an agricultural/residential district. Member Hoff recalled on complaint on Perkins Road regarding pigs but there is not much you can do.

Discuss Fire Protection for ALL Subdivisions:

The Chairman referenced the memo from Tom Perley regarding fire protection for all subdivisions. The Board discussed how there isn't really a trigger for a residential subdivision to seek recommendations from the fire department. The Chairman indicated that from the site plan review the applicant should submit a written statement from the fire chief to ensure public safety, however Member Hodsdon stated that is only for commercial.

Jim Davis, Assistant Fire Chief, addressed the Board. He explained that fire ponds were used a lot in the 70's and 80's but as the houses started increasing in size in the 1990's the availability of water has become more challenging. He shared that one new option is a home sprinkler. With larger homes being built on the remaining developable land (which tends to be the furthest from the fire station), there is a growing access issue. This means larger fire apparatus, which is also more expensive. Mr. Davis stated that a pond or cistern has maintenance cost later on. He suggested that perhaps the Town needs an ordinance for new construction, one that is fair and has some flexibility. While a home sprinkler cannot be required, some builders might opt to include that rather than put in a cistern. There is at 30,000 gallons minimum for a cistern. The advantage to a cistern is that it benefits other homes in the area not just the subdivision. If there is a common well for a subdivision and if it is planned out in advance with the right sized pipes,

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they can use hydrants too. One big concern is that the new subdivisions are far away from the fire station.

Member Hodsdon asked Mr. Davis if the fire department has designated areas that are in need of fire resources. The Board agreed it would be useful to know those areas in advance. Mr. Davis stated the new one on Long Hill, which have sprinklers, as well as the Hayes Road subdivision. He added that the reliability of the fire ponds is not great compared to the cistern, which is a much better known quantity. Mr. Davis stated that the problem with the residential sprinklers is that there are no requirements for them to be serviced. He shared that there is only a slight risk of freezing pipes based on the sprinklers and they don't add substantially to the cost of the house.

Member Hodsdon questioned if it would be good to put hydrants into areas of running water, such as on Cherry Lane. Mr. Davis indicated that a hydrant needs 1,000 gallons a minute for it to count, so some water sources aren't reliable year round. The fire department has become increasingly reliant on trucking water in from another location.

Member Hodsdon asked about other housing standards beyond sprinklers. Mr. Davis stated that comes in the building codes - retardant issues that help slow the fire down. However, no matter how fire proof a house is, people fill it with all sorts of flammable items.

Member Burbank asked if the fire department was brought in earlier on Hayes Road what would the fire department have recommended? Mr. Davis stated either sprinklers or a cistern, if that subdivision was standing alone. There is a cistern around the corner in Lee that could be used. He expressed his concern about setting precedent, allowing some subdivisions to not add fire protection but not others. A cistern is only for fire protection and is not directly tied to a particular house.

The Chairman asked Jack about other towns. Mr. Mettee stated there is more specificity about hazards and more requirements on a developer regarding fire protection. Member Hoff recalled when an interior road is being built, they are required to meet with the fire department. Mr. Mettee stated these are in the subdivision requirements. He recommended some higher degree of specificity in the standards.

Member Hodsdon acknowledged that there is some personal knowledge on these locations but there should be some requirement for the developer to present a plan. The Chairman asked if a member from the fire department should be invited to every subdivision hearing? Mr. Davis agreed that would be advantageous. Member Hodsdon questioned what trigger is for the number of houses? Jim said about 4-5.

Member Hoff expressed his concern with putting a number of lots as a trigger. It was mentioned that the buildable land remaining is hard to reach so even 2 lots might be tricky. Member Hoff stated that it should be standard procedure to get the input of the fire department.

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Member Hodsdon suggested that the best idea is to identify areas that need more water so when land is subdivided, the developer is responsible to come up with a plan.

Proposed Update to Zoning Article IV:

Mr. Mettee stated that the ultimate authority is with the Zoning Board. Member Hodsdon suggested language such as the Board of Adjustment “will” or “shall” after the applicant has met with the Planning Board but for strictly advisory, just at a public meeting. Mr. Mettee suggested having a conversation with the ZBA as a courtesy that this is the plan. Member Hodsdon agreed and suggested getting some language together and then they can meet with the ZBA.

Other New Business:

The Chairman stated a resident expressed a concern that the notices no longer go in the paper. The Board briefly discussed the other places that public notices are posted.

Attendees:

Lorraine Morong
Peggy Wolcott
Brian Smets
Lisa Smets
Jim Davis

Meeting adjourned at 8:20 pm.

Respectfully submitted by Tarah Beaupre, December 21, 2015 - 4 pages.