

2019 Planning Board Annual Report

2019 was a relatively quiet year for the Planning Board. While no subdivision applications were submitted during the year, the board's time was filled with Site Plan Reviews, Conditional Use Permits, informal reviews, and regulation and ordinance improvements.

The board conducted a Site Plan Review of the new Madbury Public Library. Since the library constitutes a "governmental use" of land, the board's role was not to approve the project, but rather to provide the Town and Library Trustees with comments on the proposal's conformity with land use regulations. The review also offered the public an opportunity to ask questions and provide comments on the physical aspects of the new facility.

The board also concluded a Site Plan Review started in 2018. The review was for a commercial septic system off of Freshet Road and Route 108 to serve an assisted living facility in Dover. This year the board worked the completion of the conditions of approval and granted final approval to the proposal.

Extensive hearings considering an amendment to the existing Powder Major Farm's Agritourism Conditional Use Permit were also conducted. The amended permit allows for an increase in the number of guests and events at the farm.

Likewise, a Conditional Use Permit was granted to Eversource for a temporary wetland crossing to conduct maintenance on pole mounted equipment near the Madbury substation. This permit was separate from work being accomplished in Madbury as part of the Seacoast Reliability Project.

Finally, the board approved a lot line adjustment between two properties on Route 108 owned by the Durham Evangelical Church. The adjustment was accomplished in preparation for possible subdivision of the larger of the two lots.

In addition to the above formal actions, the board held numerous informal reviews including a potential commercial solar farm, in-home hair salon and wellness business, possible setback adjustments to an existing subdivision, and the replacement and expansion of an existing apartment building.

The board also continued its efforts to improve the town's land use publications. In particular, the board examined firefighting water supply needs for Subdivision and Site Plan Regulations and updates to the Aquifer and Wellhead Protection overlay district.

As always, the Planning Board welcomes your feedback and encourages residents to attend our meetings. We normally meet on the first and third Wednesdays of each month at 7 p.m. at the Town Hall. Residents can receive Planning Board agendas by sending an e-mail to MadPlanBoard@gmail.com.

We also invite residents 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. Additional information on the items above can be found at the website.

Respectfully Submitted,

Mark Avery
Chair