

## RE: Housing

Sarah Wrightsman <Director@seacoastwhc.org>

Tue, May 5, 2020 at 5:57 AM

To: Mark Avery <madplanboard@gmail.com>, "charles@dobenslaw.com" <charles@dobenslaw.com>, Jonathan Child <jonathan.r.child@gmail.com>  
Cc: Madbury Admin Asst <adminmadbury@comcast.net>, Elizabeth Durfee <efd.planning@gmail.com>

Hi Mark,

Thank you so much for your response. An opportunity for an informal discussion sounds great. I am looping in the potential applicants here: Charles Dobens and Jonathan Child. Charles and Jon recognized what an important issue housing is for the region and I am looking forward to our conversation.

Best,  
Sarah

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**From:** Mark Avery  
**Sent:** Monday, May 4, 2020 6:18 PM  
**To:** Sarah Wrightsman  
**Cc:** Madbury Admin Asst; Elizabeth Durfee  
**Subject:** Re: Housing

Hi Sarah,

Mark Avery here, Chair of the Madbury Planning Board. A good place to start would be with the Planning Board. We generally encourage informal discussions/meetings with applicants early in the process as they consider projects. If you'd like, I'd be happy to add you / the developer to an upcoming meeting.

With that said, for now, any additional information you can offer would help in providing information and answering questions.

Hope that helps,  
Mark

Mark Avery  
Chair, Madbury Planning Board

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**On Mon, May 4, 2020 at 1:11 PM Madbury Admin Asst <adminmadbury@comcast.net> wrote:**

Hi Sarah,

The development of housing in the Commercial and Light Industrial Zone would have to go to the ZBA, because "No dwelling shall be allowed in this zone."  
I wonder if the proposal might also make its way to the Planning Board in some way or another - perhaps as a site plan review requirement of any ZBA approval.

I will make some early off the cuff comments.

My general understanding is that Madbury is "shy" of mixed use areas. (Differing activities sometimes do not go well together.)

The cross town component is interesting because if I am guessing correctly on which property, there is no access in Madbury due to the Bellamy River and Pan Am Railroad track. That could go to questions about public safety response.

As a member of the Conservation Commission, I took a quick look at the general wetland map and a large portion of the property near the access in Dover is classified by the county soil survey as wet. That mapping is not site specific, but is generally a decent heads up for wetland considerations. If true, there may be a large wetland crossing that might push development closer to the river and railroad track.

I have cc'd Planning Board chair to see if he has any conversational comment or preliminary guidance. The ZBA chair has his house on the market and could be moving soon. The ZBA usually deals with appeals of a denial (which this would be on the face), but the Planning Board will offer a preliminary discussion and I think the town would look to their input in some form or another.

Eric

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Eric Fiegenbaum, Administrator  
Town of Madbury  
(603) 742-5131 x1

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**From:** Sarah Wrightsman [mailto:[Director@seacoastwhc.org](mailto:Director@seacoastwhc.org)]

**Sent:** Sunday, May 03, 2020 12:12 PM

**To:** [adminmadbury@comcast.net](mailto:adminmadbury@comcast.net)

**Subject:** Housing

Hi Eric,

I wanted to reach out and start a conversation about the potential for future housing development in Madbury.

I have a contact who is interested in developing some mixed-income/workforce housing on a piece of property in Madbury on the Dover line (I don't have the specifics on the property, but I am told the point of entry is actually in Dover). The property is zoned industrial, so I am wondering if you could shed some light on a) could this be appropriate for a variance? and b) If so, do you think the Zoning Board could be supportive of it?

Thanks, Eric – looking forward to talking with you more.

Best,  
Sarah

Sarah Wrightsman  
Executive Director  
Workforce Housing Coalition of the Greater Seacoast