



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury, NH 03823

Tel: 603 742-5131 • Fax: 603 742-2502

DRAFT

OFFICIAL BUSINESS

Minutes of: May 1, 2024

Meeting Convened: 7:00 pm

Members in Attendance:

Casey Jordan - Vice Chair
Bill Courtemanche - Secretary
Mark Avery - Ex Officio
Andrew Losee
Doug Hoff
Greg Merrell

Support Staff:

Elizabeth Durfee - Contract Planner
Daphne Chevalier - Recording Secretary

Meeting Attendees:

Jeremy Kent, 5 Cherry Lane
Dave Garvey, Durham, NH

1. Call to Order

Vice Chair Jordan called the meeting to order at 7:03 pm.

2. Seating of Alternates

Alternate Merrell was seated in Member Card's absence.

Mr. Garvey shared that he hopes to come before the board at the next meeting. The planning board plans to send the abutter letters on May 13th, so he should get everything in before then.

3. Master Plan Work: Liz Durfee

--Housing chapter: Updated Implementation Table

--Timetable for completion of Housing Chapter

Ms. Durfee gave an overview of the updated implementation table. The Board read through the regulatory recommendations independently and determined which items they would like to begin working on. Member Courtemanche recommended including a blurb about priority in the key.

The following members volunteered to develop draft language for the following regulatory recommendations:

- R1 - Member Courtemanche, Member Merrell
- R2 - Vice Chair Jordan, Selectperson Avery, Member Merrell
- R3 - Vice Chair Jordan, Selectperson Avery
- R6 - Member Courtemanche, Member Losee
- R8 - Vice Chair Jordan

- R15 - Member Courtemanche

The Board discussed regulatory recommendation R15 and whether they want to keep that recommendation in the Master Plan given the number of recent cases where Eversource has recommended above ground utilities rather than below ground.

Vice Chair Jordan believes some of the timeframes will need to be revised. Ms. Durfee shared with the Board their options for how to share the chapter with the other town boards. The Board decided to send the full chapter and the implementation table to the other committees for their review. Selectperson Avery recommended sending a representative from the Board to each of the other Boards to walk them through the chapter. Vice Chair Jordan asked Ms. Durfee to send the chapter and implementation table documents to the other Boards.

4. Approval of Minutes

Motion by Selectperson Avery to accept the minutes for 3 April, 2024 as amended.

Seconded by Member Losee. **Motion passed unanimously.**

5. Other Business

Selectperson Avery shared that Matt may be leaving ORYA and that the test pits might not be as good as they originally thought (2 failed).

Selectperson Avery shared with the Board that it sounds like there is a band in town that may be considered a home occupation, as they are recording and selling those recordings.

6. Adjournment

Motion to adjourn by Member Courtemanche. **Seconded** by Member Merrell. **Motion passed unanimously.**

Meeting adjourned: 8:22 p.m.

Respectfully submitted by Daphne Chevalier.