

## **MADISON PLANNING BOARD**

Minutes

November 4, 2015

Public Hearing & Regular Meeting

Members Present: John Arruda – Sel. Rep., David Cribbie, Noreen Downs, Marc Ohlson – Chair, and Phil LaRoche

Members Not Present: Brian Fowler and Andrew Smith

Others Present: Jim Smith – Mill Manager, Chris Young – Recording Secretary

Meeting Agenda Posted: 10/21/15 at Madison Town Hall, Madison Post Office, and Silver Lake Post Office and posted in Conway Daily Sun 10/23/15

1. **CALL TO ORDER:** Mr. Ohlson called the meeting to order at 7:00 P.M.
2. **APPOINTMENT OF ALTERNATES:** Mrs. Downs moved, seconded by Mr. Cribbie, to appoint Mr. LaRoche as a voting member of the board. The motion passed
3. **APPROVAL OF AGENDA:** Mr. LaRoche moved, seconded by Mr. Cribbie, to approve the agenda of the 11/4/15 regular meeting as presented. Motion passed.
4. **APPROVAL OF MINUTES:** Mr. Cribbie moved, seconded by Mrs. Downs, to accept the minutes as presented. The motion passed with Mr. Arruda abstaining.
5. **PUBLIC COMMENT:** No public was present to comment.

**6A. REVIEW OF NEW APPLICATIONS:** Mr. Ohlson introduced the preliminary review of the Madison Lumber Mill (case 15-07) and called for a motion to open the preliminary review. Mrs. Downs moved, seconded by Mr. LaRoche, to open the preliminary review. The motion passed. Mr. Ohlson proposed closing the hearing and then moving into the Site Plan Review and called for a motion. Mrs. Downs moved, seconded by Mr. LaRoche, to close the preliminary review. The motion passed.

Mr. Ohlson introduced the application from Madison Lumber Mill for a Site Plan Review and read the public notice. Mr. Ohlson asked Mr. Young to inform the board and public how public and personal notice was given. Mr. Young informed the board that notices were posted in the Madison and Silver Lake Post Office on October 21 as well as the two bulletin boards in Town Hall. Abutter Notices were also sent out on October 21 by certified return receipt mail, and all the return receipts had been received. A Notice was also posted in the Conway Daily Sun on October 23. Mrs. Downs moved, seconded by Mr. Cribbie, to accept the application as complete. The motion passed.

Mr. Ohlson asked the presenter to step forward and introduce himself. Mr. Jim Smith introduced himself. Mr. Smith explained that the mill has 7 kilns and requires boiler heat to dry the lumber. The current boiler is pre 1960's vintage. If the boiler breaks, all production would be brought to a stop. The new boiler building allows the installation of a new boiler and a smooth transition over to the use of better equipment. NH DES has

already issued temporary permits expiring in April 2007. The boiler is inspected every two years. Mr. Ohlson asked if there would be any discharges into the ground. Mr. Smith assured the board that there would be no discharges into the ground. Prompted by a question from Mr. Cribbie, Mr. Smith reported that the newer boiler would be more efficient than the existing one. The height of the building would also be similar to the other buildings and would not be visible from the road. Mrs. Downs asked about the fuel that was used. The new boiler, as well as the old one, runs on 80% of the sawdust generated at the mill. The public comment period was opened and closed again as there was no public. Mrs. Downs was confirmed in the thought that the old boiler would be shut down when the new one is in operation. Mr. Cribbie was also concerned with fire safety and whether the new boiler would be safer. The new boiler would be safer and the mill has fire suppression systems in all the buildings. Mrs. Downs moved, seconded by Mr. Cribbie, to approve the site plan review as presented. The motion passed.

**6B. REVIEW OF CONTINUED APPLICATIONS:** none

**6C. REGULATIONS PUBLIC HEARING:** none

**6D. PENDING PROJECTS:** There seems to be some confusion about the Drew Gravel pit. A neighbor complained a little over a month ago to Linda Farinella about excavation in the new site. A call to the state to find out what proper procedures were started a chain reaction. The state officer for the region met with Ms. Farinella and at the same time decided to shut the Drew Excavation down. At this point, Mr. Drew and the Selectmen met and a document was signed and sent to the state to allow Mr. Drew to continue excavation. There is a question as to what now binds Mr. Drew to provide the bond required by the Planning Board, if he can now excavate on the new property. Mr. Arruda thought that what had been signed was documentation allowing Mr. Drew to continue on the old site which is exempt from a permit. It was suggested that Mr. Young send a memo to the Selectmen and have them clarify what happened.

**7. OLD BUSINESS:** The board discussed the CIP with its most recent changes. Mr. Cribbie noticed a problem with the Fire Department's plan to use capital reserve funds as a down payment to lower the lease rate of a new fire truck in 2021. This was confirmed by Mr. Arruda and it was suggested to remove that line from the CIP and refigure the lease rate based on the full price. The CIP will be complete with the exception of some State and local figures which will not be available until December and do not affect the CIP greatly. Mrs. Downs moved, seconded by Mr. LaRoche, to approve the CIP as amended. The motion passed.

The 2016 budget approved last month needed a slight correction. A notice line had been added which was never there and no figure had been entered. Mr. Young had done an average for the past three years and came up with a figure of \$160 for that line. Mrs. Downs moved, seconded by Mr. Cribbie, to adopt the budget as amended. The motion passed.

Mr. Cribbie and Mrs. Downs asked if any counsel had been returned regarding the Goe Hill Property. Mr. Ohlson and Mr. Young explained that the new lot configuration would require a variance for the lot with a 60' jog. Boundary line adjustments create new lots and are required to meet all town ordinances including the requirement of 200' Class V road frontage.

8. **NEW BUSINESS:** None

9. **CHAIRMAN'S REPORT:** Chairman reported legal advice previously.

10. **SELECTMEN'S REPORT:** Nothing to report.

11. **CORRESPONDENCE:** Mrs. Downs brought copies of the MWV Regional Collaborative report for members to review. There was a concern that the information reported for the town of Madison was inaccurate and it should be gone over and corrected. Another reason for looking at this document is to see if any of the suggestions they have could or should be implemented in the Town of Madison. This would be a project that the Planning Board could prepare for future legislation. Mrs. Downs suggested comparing Madison's profile with Bartlett's as it has a similar population. Mr. Young will email the entire document to all the board members for review.

12. **ADMINISTRATION:** Mr. Young reported that he had taken steps to get a representative from the North Country Council to come speak to the Planning Board about the services they provide. He was still in the process of setting up a meeting date.

13. **ADJOURNMENT:** Mrs. Downs moved, seconded by Mr. Cribbie, to adjourn the meeting. The motion passed and the meeting was adjourned at 8:25 PM.

The next Public Hearings & Regular Meeting is December 2, 2015

Respectfully submitted,

Chris Young  
Land Use Boards Administrative Assistant  
Minutes Approved: December 2, 2014