



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
November 6, 2024**

MEMBERS PRESENT: Marc Ohlson, Chairman, Paul Marks, Vice Chair, Karl Nordlund, Dave Cribbie and Adam Price, Selectmen's Rep.

MEMBERS EXCUSED: Paul Littlefield

OTHERS PRESENT: Katharine Young, Land Use Boards Administrator and MadTV Kasha Scentsas

CALL TO ORDER: Ohlson called the meeting to order at 7:00 pm.

ELEVATION OF ALTERNATES: Ohlson stated there were no Alternates to elevate.

APPROVAL OF AGENDA: Motion by Cribbie seconded by Marks to approve the Agenda as written. The motion was voted on and passed by a vote of **5-0**.

APPROVAL OF MINUTES: Motion by Marks, seconded by Cribbie, to approve the September 4, 2024 minutes as written. The motion was voted on and passed by a vote of **5-0**.

PUBLIC COMMENT: Ohlson opened Public Comment. There was none so Ohlson closed Public Comment.

PUBLIC HEARING:

Ohlson read aloud **Case #24-04 – Preliminary Review** as follows.

Case #24-04 – Preliminary Review – Preliminary Review for James M. Hambrook, LLS, Hambrook Land Surveying, agent for Mary E. Sanderson Revocable Trust, Mark C. Rouvalis, Trustee, for property located on 268 Maple Grove Road, Tax Map 238, Lot 13 and Jones Family Revocable Trust, Thomas & Margaret Jones, Trustees, for property located on 120 Maple Grove Road, Tax Map 234, Lot 45, request to adjust 19.48 acres from Tax Map 238, Lot 13 to Tax Map 234, Lot 45 increasing said lot from 12.3 acres, more or less to 31.78 acres, more or less and reducing Tax Map 234, Lot 13 from 91.70 acres to 72.22 acres. No road frontage is involved.

Ohlson stated that the board was presented with the Preliminary Review and the Boundary Line Adjustment. Ohlson asked J. Hambrook to go over the Preliminary Review and what the goal is and then he will open the Boundary Line Adjustment case.

POSTING DATES & LOCATIONS: Notices were posted on September 11, 2024 and again on October 10, 2024 at the Madison and Silver Lake Post Offices and in the Madison Town Hall – upper and lower levels as well as in the Conway Daily Sun on September 13, 2024.

Ohlson asked J. Hambrook to present the Preliminary Review to the board.

J. Hambrook stated he represents the Mary E. Sanderson Revocable Trust as well as the Jones Family Revocable Trust and that they are doing a Boundary Line Agreement wherein this is a straight forward Boundary Line Adjustment conveying 19.48 acres from a 90-acre parcel to a 12-acre parcel resulting in a 31.88-acre parcel and a 72.22-acre parcel and this has zero impact as you are making a decent size lot bigger and a big lot a little bit smaller.

Ohlson asked the board for a motion to close the Preliminary Review.

Motion by Marks, seconded by Cribbie to close the Preliminary Review portion of the meeting. The motion was voted on and passed by a vote of **5-0**.

Ohlson read aloud **Case #24-04 – Boundary Line Adjustment** as follows:

Case #24-04 –Boundary Line Adjustment for James M. Hambrook, LLS, Hambrook Land Surveying, agent for Mary E. Sanderson Revocable Trust, Mark C. Rouvalis, Trustee, for property located on 268 Maple Grove Road, Tax Map 238, Lot 13 and Jones Family Revocable Trust, Thomas & Margaret Jones, Trustees, for property located on 120 Maple Grove Road, Tax Map 234, Lot 45, request to adjust 19.48 acres from Tax Map 238, Lot 13 to Tax Map 234, Lot 45 increasing said lot from 12.3 acres, more or less to 31.78 acres, more or less and reducing Tax Map 234, Lot 13 from 91.70 acres to 72.22 acres. No road frontage is involved.

POSTING DATES & LOCATIONS: Young stated that all abutters were notified by certified mail which said mailing went out on September 11, 2024 and notices were posted on September 11, 2024 and again October 10, 2024 at the Madison and Silver Lake Post Offices and in the Madison Town Hall – upper and lower levels as well as in the Conway Daily Sun on September 13, 2024.

J. Hambrook stated he represents the Mary E. Sanderson Revocable Trust as well as the Jones Family Revocable Trust and further stated that both properties have homes on them and that they are both currently empty and that the pins have been set and the lines have been marked. He stated he is asking the board for waivers of the boundary lines/boundary survey of the Jones parcel which is the 12-acre parcel. J. Hambrook further stated he was initially hired to do a boundary survey of the Sanderson Trust piece and those deeds are so old and have not changed and he contacted the Jones family to see if they had any paperwork and they did not but that they were interested in picking up the piece behind them. J. Hambrook did not finish out their parcel but had gotten enough of it for this adjustment and that the Jones parcel is getting bigger and there is no impact and he referred to the following sections of the Subdivision Regulations as follows:

III.C-Preliminary review, waive or hold the same night as the final review

This adjustment has no impact on abutters as the area is a large piece of backland. We would like to move this forward as the residual Lot 13 is going on the market and do not see any advantage to abutters or the Town to delay this a month.

IV.A.2-Boundary Lines/Boundary Survey of Tax Map 234, Lot 45

At the present time there is not a boundary plan of Tax Map 234, Lot 45. However, this lot is increasing in size by 19.48 acres and this adjustment has no impact on any of the other existing boundaries of the lot.

Ohlson stated this is a public hearing and he opened to public comment and since no one was present, he closed the public comment.

Ohlson asked for a motion from the board.

Motion by Cribbie, seconded by Marks to approve the Boundary Line Adjustment with the requested Waiver of not performing the remaining survey that has not been completed beyond the limits of the adjusted areas. The motion was voted on and passed by a vote of **5-0**.

OLD BUSINESS: Ohlson – Coleman Excavation: Marks, Acting Chairman asked Ohlson, Chairman to step down from the board so the board can ask him some questions and he further stated that Ohlson will now become a member of the public. Marks stated he is now the acting chairman to discuss questions regarding the land on Tasker Hill Road which involves Ohlson and Coleman. Marks asked Ohlson to approach the table and explain the pictures he had previously provided the board. Marks starting marking the pictures as Exhibit #1 etc. and he asked Ohlson about the picture where the fence is and a post and it is showing a note “tree line” and Marks asked Ohlson if the “tree line” at the left of it is the Coleman property? Ohlson stated the big oak is a line tree on the state bypass corridor. Marks also asked Ohlson to show on the tax map where the property line is so we can show the encroachment onto Ohlson’s property or additional excavation beyond the plan as well as tree removal. Ohlson agreed to do this. Because it was difficult for the members to see, it was suggested that Young make a copy of Tax Map 202 and 203 and bring these tax maps to the December 4, 2024 meeting. Young asked Marks to mark the pictures as Exhibit #1, Exhibit #2, etc. for a total of five exhibits. Ohlson stated he will bring aerial photos that he can obtain from the Land Guide and bring them to the December 4, 2024 meeting.

Cribbie asked Ohlson if he previously told the board at a meeting that he has other aerial photos besides Google Earth that would show the cutting? Ohlson stated you can see it on Land Guide. Cribbie asked Ohlson if he has something that shows this and to bring it with him to the December meeting as this might help the board visualize what is there.

Ohlson returned to the board and assumed his position as Chairman at 7:30 pm.

NEW BUSINESS: Ohlson asked Young about the 2025 budget. Young asked the board to go over the proposed budget for 2025 by line item. The board decided to keep the budget the same as the 2024 which is the total of \$9,350.00. See as follows:

Planning Board CATEGORY	Expended as of 2024		2024 Expended	% Percent Expended	\$ Amount Remaining To Spend	2025 Proposed	Proposed Compared To Prior Yr. Approved	
	9/17/2024	Approved					\$ Change	% Change
LEGAL	1	7,000.00	5,495.00	78.50%	1,505.00		(7,000.00)	100.00%
MASTER PLAN/NEWS	2	150.00	490.00	326.67%	(340.00)		(150.00)	100.00%
NOTICES	3	600.00	276.00	46.00%	324.00		(600.00)	100.00%
POSTAGE	4	800.00	36.00	4.50%	764.00		(800.00)	100.00%
SUPPLIES/ADS	5	500.00	204.00	40.80%	296.00		(500.00)	100.00%
WORKSHOPS & TRAVEL	6	300.00	0.00	0.00%	300.00		(300.00)	100.00%

TOTALS	7	9,350.00	6,501.00	69.53%	2,849.00	0	(9,350.00)	100.00%
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Motion by Cribbie, seconded by Marks to level fund the budget for 2025. The motion was voted on and passed **5-0**.

CHAIRMAN'S REPORT: Ohlson stated he had nothing to report.

SELECTMEN'S REPORT: Price stated that the tax rate was set yesterday at \$15.77 and that tax bills will be going out soon. Young added that taxes will be due December 19, 2024.

CORRESPONDENCE/ADMINISTRATION: Young, Land Use Boards Administrator had nothing else to report as the 2025 Budget was discussed under New Business.

There was discussion about the Master Plan and what should be done. Young told the board she would give L. Shackford the approval of the motion for the Selectboard to prepare a Warrant Article for \$100,000.00 which was approved at the September 4, 2024 Planning Board meeting. Young suggested that she bring each member a copy of the Master Plan to the December 4, 2024 meeting and maybe it could be cleaned up from its current state.

Cribbie suggested that the Planning Board application should be revised to include a section for Waiver requests as currently, there is no place for the applicant to ask for that in the current application. Young stated she would revise the application and bring it back to the board at the December 4, 2024 meeting for approval.

ADJOURNMENT: **Motion** by Cribbie, seconded by Marks to adjourn. The motion was voted on and passed by a vote of **5-0** and the meeting adjourned at 7:50 pm.

Respectfully Submitted,

Katharine Young
Land Use Boards Administrator