

TOWN OF MADISON
PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, the time, place and purpose of which are as follows:

**MINUTES
PLANNING BOARD
OLD POINT AVENUE FACILITY, 108 OLD POINT AVENUE, MADISON, ME
Tuesday February 13, 2018
7:00 P.M.**

- A. **Call to order:** Meeting was called to order at 7pm.
- B. **Roll call by recording secretary:** Planning Board members Jeff Drew, Mary Tomlinson, Mark Doty and Lew Oullette were present. Chris Huck with Kennebec Valley Counsel of Governments was also in attendance. Town Manager Tim Curtis arrived at 7:40pm.
- C. **Approve the minutes of January 9, 2018:** Motion to approve by Mary Tomlinson, seconded by Mark Doty. Motion carries 4-0.
- D. **New Business**
 - 1. **Review of updates to Subdivision Ordinance with Chris Huck (KVCOG):** Chris and the board members reviewed the draft revisions to the standards of the ordinance from section 490:13-11 through 490:13-21. He included a discussion on Performance Guarantees which will have to be reviewed by the Town Manager for recommendations. Chris will put together a draft with all the edits for the Planning Board to review at their next meeting on March 13, 2018. Once that draft is approved the Board will be able to move the changes forward to approval at Town Meeting.
- E. **Any further business to come before the Board:** Madison Electric Works Superintendent Calvin Ames submitted a letter to the Planning Board requesting approval of modifications to the subdivision at the Madison Business Gateway. MEW plans to sell property to two different businesses for development in Map 002 Lot 063-003. The proposed modification would be to split lot 003 into three sections. Lot 003A would be a small area of wetlands retained by MEW, Lot 003B would be sold to a prospective business, and the remainder of Lot 003 would be sold to a separate business. The Planning Board reviewed site drawings with dimensions of the proposed changes. Motion by Mary Tomlinson to approve the modifications to the subdivision, seconded by Mark Doty. Motion carries 4-0.

As a result of the conversation regarding development in the Business Park the Board asked if these businesses had to undergo the site review process. Town Manager Tim Curtis said that in the past Code Enforcement Officer Bob Dunphy had told developers that these lots were pre-permitted and as such did not have to go through Site Review. The board members were concerned that these lots were pre-permitted almost 20 years ago and the only development to date had been solar panels. Mary Tomlinson made a motion to request that prospective businesses at least submit a site plan for review by the Planning Board, seconded by Mark Doty. The board also asked the Town Manager to research the 'pre-

permitting' of the sites in the business park to see if that means there is not a site review requirement. Motion carries 4-0.

F. **Adjourn:** Meeting adjourned at 8:28pm