



TOWN OF MADISON
ZONING BOARD OF ADJUSTMENT
PO BOX 248

MADISON, NEW HAMPSHIRE 03849

planning@madison-nh.org

Phone: 603-367-4332 x302 Fax: 603-367-4547

ZBA APPROVED MINUTES

May 20, 2026

CALL TO ORDER: Mr. Drew Gentile called the meeting to order at 6:00pm and led those in attendance in saying the Pledge of Allegiance.

IN ATTENDANCE:

Drew Gentile – Chair, Sharon Schilling – Vice Chair, Doug McAllister, Richard Ventura, Mark Ohlson

OTHERS PRESENT: Colleen King - Land Use Administrator, Madison TV- Evan Woss,

PUBLIC HEARING: Chairman Gentile requested that Mr. Ventura preside over this case.

Case #26-04 – A Variance is requested from Thomas and Lynne Dinger for property located at 11 Geneva Place, Tax Map 104, Lot 151, from **Article IV Section 4.5 (C) and Article V Section 5.9 (E)** to permit the proposed addition of a 2-car garage with 2 rooms above and a smaller 2-story connecting building to existing house to be:

- less than 75 feet from the mean high-water mark of Middle Pea Porridge Pond
- less than 75 feet from very poorly drained wetland soil,
- less than 50 feet from poorly drained soil in a wetland 0.25 acre or larger in size,
- less than 65 feet from the center of Geneva Place.

ELEVATION OF ALTERNATES: Mr. Gentile made a **MOTION** to elevate Mr. Ohlson to a full member of the Board; seconded by Mr. McAllister.

MEETING NOTICE: Mrs. King reported that tonight's Public Hearing was posted in the Town Hall upper and lower levels, Madison & Silver Lake Post Offices and the Conway Daily Sun. All Abutters were notified by certified mail.

SWEARING-IN: Mr. Ventura swore-in the applicants, Tom and Lynne Dinger to testify for this hearing.

CONFLICT OF INTEREST:

The Board was individually polled for any conflicts of interest: Mr. Gentile - no, Mrs. Schilling - no, Mr. McAllister - no, Mr. Ohlson, Mr. Ventura – no.

REGIONAL IMPACT: The Board was individually polled on whether this case has regional impact: Mr. Ventura - no, Mr. Gentile - no, Mr. McAllister - no, Mrs. Schilling – no.

WAIVER REQUESTS: There **is** no waiver request submitted for this case, although there is a certified septic plan signed by Ammonoosuc Survey Company in the packet. Mrs. Schilling stated that she is not comfortable using a plan where the wetland measurements are not delineated and the Board need to know that the setback measurements are correct. Mr. Ventura agreed, and stated that even though the septic plan was done, there is no wetlands review stamp. Mr. McAllister suggested that Ammonoosuc should be able to supply the wetlands measurement info. Mr. Ohlson stated that a certified plot plan with a wetland's stamped approval should have been submitted with the application, as required. Mr. McAllister suggested that the Board continue reviewing this case at this meeting and give the applicants the opportunity to address any concerns and questions of the Board.

PRESENTATION: Mr. Dinger explained that a variance relief is needed to provide covered parking during the winter months and a first-floor bedroom and laundry room. They are aware of the large amounts of wetlands on the lot and this location is the best location. There is no location that will meet any setbacks. Mrs. Dinger explained her needs for having a first-floor living. Mr. Gentile asked to address the setbacks. Mrs. Schillings confirmed that the addition will be 59 ½ feet from the center of the road and 43 feet from the right-side lot-line. Mr. McAllister stated that this cannot make a non-conforming lot more non-conforming.

BOARD DISCUSSION: Mr. Ventura stated that the applicant would need to present a revised certified plot plan that is stamped by a wetlands soil scientist. The following measurements need to be included:

- the Northeast corner of the deck to shoreland
- the Northeast corner of the deck to the nearest wetland
- the existing Southeast corner of the house to the shoreland
- the corner of the garage to the high-water mark
- distance to the road
- the closest corner of the garage to the high-water mark

MOTION/VOTE:

Mrs. Schilling made a **MOTION**, seconded by Mr. Ventura, to continue this application until the June 17, 2026 meeting to allow the applicant time to obtain a certified plot plan with an approval stamp by a wetland scientist. **MOTION APPROVED** by a vote of 5 to 0.

ADMINISTRATION: February Meeting Minutes will be reviewed and approved in June. The April 15 minutes were reviewed and edits made. Mrs. Schilling made a **MOTION** with a second by Mr. Ventura to approve the April 15 minutes as amended. All **APPROVED 5-0**.

ELECTION OF OFFICERS: Mr. McAllister made a **MOTION** to nominate Mr. Gentile as Chair; Mrs. Schilling seconded. All Approved.

Mr. McAllister made a **MOTION** to elect Mrs. Schilling as Vice-Chair; Mr. Ohlson seconded. All Approved.

ADJOURNMENT: Mr. McAllister made a **MOTION** to adjourn the meeting; Mrs. Schilling seconded. All approved.

The meeting adjourned at 7:23 pm.

Respectfully Submitted,
Colleen King
Land Use Administrator