TOWN OF MADISON
PLANNING BOARD
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PLANNING BOARD APPROVED MINUTES
JUNE 3, 2026

MEMBERS PRESENT: Marc Ohlson- Chair, Paul Marks-Vice Chair, Paul Littlefield, Tia Gagnon and Joe Viana

MEMBERS EXCUSED: Karl Nordlund, Todd Milliken, Selectman Jake Boewe

PUBLIC PRESENT: Lauren Woss- Mad TV, Colleen King Land Use Administrator,

POSTING DATES & LOCATIONS: Meeting Notice is posted at the Madison and Silver Lake Post Offices, in the Madison Town Hall – Upper and lower levels.

CALL TO ORDER: Chairman Ohlson called the June 3, 2026 meeting of the Madison Planning Board to order at 7:00 PM.

ELEVATION OF ALTERNATES: None needed.

APPROVAL OF AGENDA: Chairman Ohlson asked for a motion to approve the agenda as presented. **MOTION** by Marks, seconded by Littlefield to approve the agenda as presented. The motion passed.

APPROVAL OF MINUTES: Chairman Ohlson asked for a motion to approve the April 1, 2026 minutes. **MOTION** by Marks, seconded by Viana to approve the minutes as amended. Motion passed.

Chairman Ohlson asked for a **MOTION** to approve the May 6, 2026 minutes. **MOTION** by Marks, seconded by Littlefield to approve the minutes as amended. The motion passed.

PUBLIC COMMENT: Chairman Ohlson opened the meeting for Public Comment. Hearing none, he closed the Public Comment portion of the meeting.

NEW BUSINESS: Chairman Ohlson led a discussion on a land donation to the Town of Madison. This donation of a .17ac lot of land, is currently owned by the Kennett Corporation and located on Ossipee Lake Road. The Board of Selectmen requested a review and comment from the Planning Board. Chairman Ohlson asked for a motion to send a letter of support to accept this donation of land. **MOTION** was made by Littlefield and seconded by Marks; Motion passed.

The Board of Selectmen asked for the Planning Board's input or any recollections of property merger or subdivision on the following property- 255 Brenner Dr. Chairman Ohlson explained that in the past, the town merged the lots into one lot for tax purposes. However, unless the property owner files a Planning Board application to merge the lots by way of a Boundary Line adjustment and a signed mylar is recorded

at the Carroll County Registry of Deeds, there is no legal lot merger. There are no Planning Board records indication a lot merger.

Master Plan Steering Committee – Update from Gagnon: Gagnon provided an update on the Master Plan Steering Committee activities. They will meet with Michelle Gray in July

CIP UPDATE – Gagnon: The discretionary approval limit for department heads was raised from $5K to $10K. Starting in October, the department heads will begin their budgetary review along with the CIP. Chairman Ohlson expressed concern whether the CIP would be used by department heads. Gagnon assured him that the CIP would be followed and the Selectmen would be leaders in this effort. The Police Department is running out of space. Marks suggested the space capacity and needs requirements in all town buildings be reviewed and maybe ask people with expertise in this area to collaborate with the Town. Chairman Ohlson asked who controls the CIP spreadsheet. Joy Gray updates the CIP Master Spreadsheet with Sharon Schilling. Gagnon stated that she also assists with the updates for CIP Committee.

Chairman's Report – Chairman Ohlson reported on an upcoming case for boundary line adjustments for 3 lots near the Chain of Ponds. These will be on the July agenda.

Selectmen's Report – None. Paul Marks requested that if the Selectmen's Representative is unable to attend a meeting, then a substitute should attend.

Correspondence/Administration –none

Adjournment: **Motion** by Littlefield, seconded by Marks to adjourn the meeting at 7:58 pm. Approved

Respectfully submitted,

Colleen King

Land Use Administrator