



**TOWN OF MADISON
PLANNING BOARD
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**PLANNING BOARD MINUTES
July 1, 2026**

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

MEMBERS EXCUSED: Karl Nordlund, Selectman Jake Boewe

PUBLIC PRESENT: Lauren Woss- Mad TV, Colleen King Land Use Administrator, Jeff Kiley, Seth Burnell, Lilly and Miguel Alvarez, Andrew Bakinowski, Pete Pulsifer, Craig Belcher, Linda Vienneau

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 July 1, 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 June 3, 2026 minutes. **MOTION** by Marks, seconded by Viana to approve the minutes as amended. 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: **Case 26-04 Preliminary Review / Lot Line Adjustment**, Seth Burnell of HEB Engineers, agent for the Upper Saco Valley Land Trust, Chain of Ponds Community Forest – Map 111/Lot 28 and for Craig Belcher/ Linda Vienneau of 166 Madison Shores Blvd, Map 111/ Lot 25 and for Miguel and Lilia Alvarez, 80 Wildcat Mountain Drive, Map 116, Lot 99 for Boundary Line Adjustments to resolve past encroachments on two areas of the new Chain of Ponds Community Forest Property. The intent is to square off the lots. Todd Milliken asked for a description of the encroachment. Seth Burnell explained the lot line adjustment.

Public Comment: Chairman Ohlson opened the Hearing for public comment. Andrew Bakinowski stated that he is an abutter on Lot 27 and he was not notified of this Public Hearing. Mrs. King checked the application and verified that he was not on the abutters' list. After much discussion, it was decided that the abutters list would be verified and this case would be rescheduled for a later date with missing abutter legally notified. Chairman Ohlson closed the public comment portion of the meeting.

Board Deliberation: The Board agreed that this case would be continued once all abutters were properly notified.

Master Plan Steering Committee – Update from Gagnon: Gagnon provided an update on the Master Plan Steering Committee activities. Michelle from North Country Council zoomed in to their last meeting and presented a 15-page report on their Community Survey. There were 144 people who took the survey and 35 people participated in the subgroups. This is the culmination of the past year's work. Ohlson commended Gagnon for all her efforts with the Master Plan Steering Committee.

CIP UPDATE – Gagnon: Gagnon assured the Board that the CIP would be followed and Selectman Chair Gray has emailed the department heads to update their needs. Gray gave an update on the road damages. Originally there was 100K put into the roads fund but that money would be needed to repair the roads' infrastructure. Also, there was 25K put aside for the Police Department cruiser which was totaled when the bottom was ripped out during the last major storm that damaged many of the town roads.

Chairman's Report -Chairman Ohlson wanted to know when a permanent Land Use Administrator would be hired. Also, the Zoning Ordinance and the Site Plan regulations need to be aligned, Each one has a different setback requirement of commercial property.

Selectmen's Report – No Selectman rep present. Planning Board members expressed frustration with the lack of support over the past few months by their Selectman's Rep.

Correspondence/Administration – there was some discussion on the value of the North Country Council membership. It was decided that the benefit that the town receives is worth the dues paid. Mrs.King will email the members a wetlands mapping link that will help in identifying wetlands on lots.

Adjournment: **Motion** by Littlefield, seconded by Marks to adjourn the meeting at 8:30 pm. Approved

Respectfully submitted,

Colleen King

Land Use Administrator