

Town of Madrid
Planning Board Minutes
November 4, 2021

Time: 6:30 p.m.

Attendees: Joe Finnegan Chr., Allen Kelly Sec. (via FaceTime), Wayne Day, Bruce Durant, Jeff Gilson Code Enforcement.

Absent: Bill Hull

Old Business:

Minutes for the Month of October were not taken due to there being a lack of a quorum of members present. The secretary has made note of this and it will be recorded as such.

Motion to approve minutes for the month of September was made by Bruce Durant and seconded by Wayne Day those minutes were approved by unanimous consent of the members present.

New Business:

Jeff Gilson spoke of the intentions of Gregory Cuthbert to construct what would amount to a billboard like structure on Rte. 345 that he would rent out to prospective clients as Commercial advertising space. This was discussed and questioned as to the size and compliance with existing code which specifically limits the size of signage. It was determined that his proposal would not comply with existing code. A motion to deny this use was made by Bruce Durant and seconded by Wayne Day. The motion was then approved by unanimous consent of the board that this was not an approved use and it does not comply with existing code.

Jeff Gilson will advise Mr. Cuthbert of this and let him know he can appeal this finding to the Zoning Board of Appeals with more details, information and plans/drawings and they could consider the matter more fully and grant a variance or special use permit if they deem it appropriate.

The Veterinary Clinic proposed for Rte 310 near the Corner of Cty Rte 44 is now proceeding. The property is now being purchased and surveyed now. This was not done previously pending confirmation that it would be an approved usage of the property. Once the transfer is complete it should proceed quickly if contractors are able to work in the weather.

Bill Jaquith is having a survey done on his property which will delineate the portion to be proposed for usage for the solar project they would like to locate there.

Joe Finnegan mentioned the need for Jeff Gilson to look at a property located on Rte 310 toward Canton believed to be owned by a Mr. Patenaude. There are numerous vehicles in the yard in varying states of disrepair. These are not permitted and have remained there for an extended amount of time.

Motion to adjourn was made by Bruce Durant and seconded By Allen Kelly.

The meeting was adjourned at 7:03

