

**TOWN OF MADISON PLANNING BOARD      January 10, 2017 6:30PM**

**PRESENT: Roger Williams, Chairman, Douglas Waterman, Co-Chair, John Mancino, Cary Earley, Bruce Tanner, Planning Board members. Wendy Bono, Planning Board Clerk.**

**Guests: 2**

**Co-Chairman Douglas Waterman opened the meeting at 6:30 PM**

**Motion to approve minutes from November 2016 meeting made by John Mancino, 2<sup>nd</sup> by Cary Earley, all in favor, so moved.**

**OLD BUSINESS: None**

**NEW BUSINESS: Jessie Mcgraph was present to represent John M. Guzman. Mr. Mcgraph had a preliminary drawing for a sub-division of John M. Guzman property. Tax map #138-1-37 sub-division of 3.00 parcel. After discussion and review from the Board, it was decided that the road leading to the 3.0 acre parcel is not 100ft. of frontage and needs to be according to the Town of Madison Land Use Regulations. The Board told Mr. Mcgraph he has 2 options. One option is to do a redraw of the property and change some of the boundary lines so there is 100 ft. of frontage or build a road and talk to the Town of Madison or Madison County and turn the road over to them. Mr. Mcgraph stated that he will probably do the redraw of the property and return to the Planning Board for our February meeting which is February 14, 2017 at 6:30 PM.**

**At 7:05 PM motion to adjourn made by John Mancino, 2<sup>nd</sup> by Bruce Tanner, all in favor, so moved.**

**Submitted by:**

**Wendy Bono, Planning Board Clerk**