

**Milton Planning Board
P.O. Box 310
Milton, NH 03254**

Public Meeting

July 7, 2020

Draft Minutes

Present: Members: Brian Boyers, Joe Michaud, Bob Graham, Lynette McDougall, Larry Brown (Alt), Jonathan Nute
Absent: Members: Matt Morrill (Selectmen's Representative), Ryan Thibeault
Staff Present: Bruce Woodruff, Town Planner; Ashley Morrill, Land Use Clerk
Public Present: Betsy Baker, Joe Berry, Steve Panish, Virginia Long, Bob Weiss, Wayne Sylvester, Karen Golab.

Link to meeting recording:

<https://us02web.zoom.us/rec/share/38pSMY7r1WdIXKvO52bWV4UHL7u9aaa81HAF-PYNzEvCVliaWnKgXKaGfwFPL9AC> Password: 9P=rZ0H*

I. Call to Order: Chairman Boyers called the meeting to order at 6:37 PM. Brian appointed Larry as a full voting member. Town Planner Bruce Woodruff read the following statement into the record: **In accordance** with NH RSA 676:5 & 676:7 and the Governor's Emergency Order # 23, the Milton Planning Board is holding this regularly scheduled meeting remotely using the Zoom web-based teleconferencing platform. Participants are not physically present at one meeting location. All discussion shall be discernable for citizens viewing and listening to the meeting through Zoom.

If Citizens have questions or comments for the Board; please submit them via email to Bruce Woodruff, Town Planner at: banduvian@msn.com prior to the meeting or during the time allocated for Citizen Input or Public Comment during a hearing under consideration. Emails will be read into the record during the public comment portions of the meeting.

Citizens may also call into the meeting via 646-558-8656 or 312-626-6799 if you have no computer, laptop, tablet, smartphone or broadband access. You will have to enter the meeting ID and the password below. Please listen to the Zoom meeting to ascertain when to "raise your hand" to speak. When you wish to speak, press * (star) 9 on the phone to "raise your hand" in the meeting. If there is a major problem with hearing the meeting, please call 603-767-3287

Please watch the Zoom meeting to ascertain when to call.

II. Public Comment: None

II. Review/Approval of Minutes: Joe made the motion to approve the June 16, 2020 minutes as written. Bob Seconded. A roll call was taken Brian– Aye; Joe – Aye; Lynette – Aye; Bob- Aye; Jon – Aye; Larry - Aye. **The Motion carried**

III. Public Hearing: Proposal of a three-lot frontage subdivision on Tax Map 1, Lot 3. The parent parcel is 30.22 acres in size that is used for a single-family residential residence. The proposal is to subdivide off 2 additional lots leaving the house lot at 5.44 Ac. This property takes all its frontage off Route 109/Lovell lake Road in Wakefield and has no frontage in the Town of Milton. Applicant; Berry Surveying, Owner; Chester Czepyha. Joe Berry from Berry Surveying presented the plan for a three lot subdivision with only half an acre of the 30 acres being in Wakefield which consists of the entire road frontage for all three lots. The existing house lot would remain with 5.44 acres, middle lot would be 13.54 acres and the left lot would be 11.22 acres with the Salmon Falls River being the back boundary line. The plan showed a proposed well for each lot, potential house locations, and driveway locations which meets NHDOT standards. Each lot met the Town of Milton's regulations, no waivers were requested. Bruce, Town Planner confirmed the application met Town's regulations and no waivers were being requested. Larry moved to accept the application. Joe seconded. A roll call vote was taken, Jon abstained. **The motion carried.** The Board opened the hearing to Public Comment. Gail Baker questioned if the additional lots would be across the street from her home. Joe Berry confirmed there would not be any houses built in front of hers and that they would be down the road from her house. Virginia Long asked about the flood zone, if the Salmon Falls River was safe from the proposed septic, and should the Planning Board take into consideration of regional impact. Joe Berry confirmed the flood zone is at the 5/10 elevation and everything meets setbacks. Brian stated he does not believe it would create regional impact as the septic's are over 800ft away from the river. Bruce stated the questions do not have anything to do with the proposed subdivision plat. Larry motioned to approve the subdivision with following; conditions the owner shall sign the plat prior to the Chair signing the Plat, add the lot sizes under the lot number call-out on each lot, set boundary corner pins prior to the Chair signing the plat, submit the application to the Wakefield Planning Board, answer any questions their board may have and receive NHDOT driveway permits. Joe Seconded. Jon abstained A roll call was taken. **Motion passed.**

IV. Advisory Letter: Members of the Conservation Commission stated their concerns with open space conservation easements and the cost associated with them. The Board agreed some of the subdivision regulations be updated in the future.

V. CIP Submittals: Betsy Baker presented her three CIP proposals for the Milton Free Public Library.

VI. Adjournment: Joe made the motion to adjourn. Larry Seconded. A roll call was taken **The Motion carried unanimously**, and the Board adjourned at 7:55 PM.