



6/1/21  
Meeting Minutes  
6:30 PM

**Members of the Board Present:** Brian Boyers, Ryan Thibeault, Anthony Gagnon, Matt Morrill, Jon Nute, Paul Steer, Joseph Michaud, Larry Brown (Alternate), Bob Graham (Alternate)

**Members Absent:**

**Town Employees:** Bruce Woodruff, Julius Peel

**Member of the Public:** \*None\*

**I. Call to Order:**

Meeting Called to Order at 6:30PM with a Roll Call.

**II. Update on Local Source Water Protection Grant:**

Bruce explained the 2021 Local Source Water Protection Program Grant that he had applied for with SRPC (Strafford Regional Planning Commission). After the board reviewed the Grant Proposal Chart, Bruce explained to them the tasks that the state is asking communities to complete. Bruce hopes that he will be able to streamline these 4 different tasks and allow the community to complete the requirements in under a year.

\*Jon Nute entered the meeting at 6:37PM\*

Bruce expressed that the board would need a representative to attend at least three different meetings with SRPC and the state. He noted that he had already offered Julius Peel, Land Use Clerk and Himself to attend these meetings, but expressed that they will need at least one more member of the elected board. After discussion, the board agreed to allow Brian Boyers, Chairman of the board, to attend as representative.

Brian moved to other business to review the Voluntary Merger and approve the minutes prior to Discussion on Developing New Zoning Districts for Zoning Regulations.

**III. Voluntary Merger: Brian Locke 21 Ashwood Road Tax Map 43/26 and 43/25:**

Bruce explained the location of the property to the board. After, he expressed that by merging the lots the location would be further conforming with the town's zoning regulations and recommends that the board approve this merger as submitted.



**\*Paul Steer Motions to approve the Voluntary Merger. Seconded by Joe Michaud. The motion passes unanimously approving the voluntary merger.**

**IV. Other Business:**

Jon Nute asked the board about the progress of 565 White Mountain Highway. Ryan Thibeault, Owner of the property, noted that he is in the process of working with the assessing department to complete a 79: E on the parcel. Jon also asked what the plans for rehabilitating the dilapidated houses around the south side of white mountain highway and what the Planner and Town Code Enforcement Officer plan on doing about this. Brian Boyers explained that the housing prices have skyrocketed and that for some of these damaged properties the cost does not support the purchase. Larry Brown noted that the cost of some of these properties might be because of these dilapidated homes.

**V. Approval of Minutes from May 18<sup>th</sup>, 2021:**

**\*Ryan Thibeault Motions to approve the May 18<sup>th</sup> Planning Board Minutes as written, Seconded by Bob Graham. The vote is 6 in favor with Joe Michaud abstaining. The motion passes approving the minutes.**

**VI. Discussion on Developing New Zoning Districts for Zoning Regulations**

Bruce Woodruff informed the planning board that as part of the master plan, the planning board has the responsibility, under section 2.4, to review and alter the zoning districts within the community. He explained that the majority of the master plan references the natural protection of land within the community but expressed that the board previously included section 2.4 Economic Development and Land Use. Bruce noted the policy goal which is to, "Encourage well planned industrial and commercial growth in appropriate sections of Milton while maintaining the rural character of the community and protecting natural resources."

Bruce Woodruff begins the discussion by referencing the zoning map that was being presented on the projector. To start, Bruce explained to the board that many other communities have begun a shift away from strictly commercial and industrial zones and is transitioning into more location specific zones like Gateway Highway districts. He expressed that the location of 125 northward into Milton is currently an underdeveloped zone that is limited in public water and sewer utilities. He suggests that the board review the location and determine if this site should receive some review on the topic. The board began discussion on the location and noted an error with the zoning map that did



70 not show the industrial/ commercial zoning. Bruce also mentioned how the board would  
71 like to review or not to review the other side of the community which would include  
72 Milton mills and exit 18. Larry Brown asked the board if the thought Milton Mills  
73 should be on its way to gentrification and expressed concerns about whether the exit  
74 ramps zoning would include allow scale shopping malls or farming. Bruce Woodruff  
75 explained that the way that the board wants to zone this region is up to them and if we  
76 allow a Gateway industrial Zone the board could change it to fit the needs of the  
77 community.

78  
79 Larry Brown expressed a concern about Charles Street as a historic site and noted that  
80 he would like to see the location protected as a historic zone. Bruce Woodruff explained  
81 that could be something the board could do and should review.

82  
83 Paul Steer explained that he does see changing the zoning map as a way to affect the  
84 businesses in the community positively but thinks that there are larger parties involved  
85 that are restricting businesses that should be addressed first. He references the gas  
86 station along exit 17 that is struggling to open due to state regulations as an example.  
87 Bruce Woodruff expressed that it is true that there is only so much the planning board  
88 can do to affect the community, but he does note that the rezoning of the community is a  
89 legal task of the board and is something that should be done. He also expressed that the  
90 community has attempted to help the gas station start its business and work as a  
91 mediator between them and the state, but the owner refused the offer.

92  
93 Bruce asked the board if this is something that they would like to continue talking about  
94 in the future or if they think that the zoning is doing its purpose. Paul noted that he  
95 would like to see some examples of Gateway Highway zoning along with a few maps of  
96 other communities to compare with.

97  
98 Ryan Thibeault explained that doing this, no matter what way the board starts, will  
99 create a rift in the community as there is roughly a 50/50 divide in how the community  
100 thinks about growth. Bruce Woodruff explained that in the end of the day all zoning  
101 changes go in front of the voters during town meeting and are the only ones to make the  
102 final decision.

103  
104 Brian Boyers expressed that he would like to see an alteration to lakeside zoning. He  
105 feels that the low-density residential zoning does not efficiently project the houses along  
106 the lake. He explains that the current zoning allows homeowners to be as close to the  
107 roadway as their neighbor. Brian Boyers stated that this is unreliable and could  
108 potentially lead to unsafe management of land.



The board agreed that these topics should be discussed at a later meeting when more information can be presented to them and will plan this for their next upcoming Planning Board meeting.

**VII. Planner's Comments:**

Bruce spoke about the change to the ten year transportation plan that was presented to the MPO TAC (Technical Advisory Committee). The Dawson and Silver project is now added to the Ten-Year Plan after not making the cut because of the limitation of funding in our region. He noted that initially the commission had decided that this project would not be approved as there was not enough budgetary assistance available for the region, but at their last meeting they noted that an error in calculating the inflation rate would allow for more funds to go to the Dawson-Silver Project. This is good news.

**VIII. Other Business:**

Joe Michaud explained that he had heard of a location around the community that the Cheney company had planned on developing or subdividing. Brian Boyers noted that we should be receiving a Site Plan application from the Cheney Company at some point for Northeast Pond but does not know of any other plans that might be proposed.

Julius Peel noted the end of the emergency order that allowed for remote meetings. With this end, Julius explained that the board is not advised to have any form of electronic meeting unless the legal team can confirm it is allowed.

**IX. Adjournment:**

**\*Matt Morrill motions to adjourn. Seconded by Paul Steer. The motion passes unanimously adjourned the meeting.**