

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
PO Box 310
(p)603-652-4501
(f)603-652-4120

6/15/21
Meeting Minutes
6:30 PM

Members of the Board Present: Brian Boyers, Ryan Thibeault, Anthony Gagnon, Matt Morrill, Bob Graham, Larry Brown (Alternate)

Members Absent: Joseph Michaud, Jon Nute, Paul Steer

Town Employees: Bruce Woodruff, Julius Peel

Member of the Public: Steven and Jill Palmisano, Walter Cheney, Ron Risan

I. Call to Order:

II. Wildwood Daycare Expansion of Services

Brian Boyers explained to the Planning Board that Wildwood Day care is attempting to gain permission from the State expanding their services from a 6-student capacity to a 12-child capacity. B. Boyers explained that this would be allowable under the Family Group License and would require zoning approval from the Planning Board.

Bruce Woodruff explained that to obtain the license the applicant will have to conform with the requirements of the state that require a Health Officer inspection, a life safety compliance report, and a zoning verification from the Planning Board. B. Woodruff explained that the responsibility that the board has is to determine if they think that this application needs a site plan application. Bob Graham asked if any of requirements listed by the Fire Chief have been completed. B. Boyers explained that currently they have received a report from the fire department explaining that the building is not up to specifications to expand the services. B. Woodruff explained that there are no changes to the outside of the property, and this is one of the key issues of the site plan application. He also noted that the only change would be the requirements from code enforcement and the fire department. A concern that they had would be if the location would have enough parking.

B. Boyers noted that he spoke with the Pat Smith about a designated parking zone and that this would require going in front of the Board of Selectman to complete.

Larry Brown noted that a pickup and drop off zone exist within the community and those are more heavily trafficked area. Larry stated that the board gets a bad representation for



37 holding back family business. Bruce noted that he stands by his recommendation to allow
38 this without a site plan application.
39

*Ryan Thibeault motions to not require a site plan application for Wildwood Day Care.
Joe Michaud's seconds. All in favor. The motion passes accepting the expansion of
services without requiring a site plan application.*

40
41
42 **III. Discussion of Developing New Zoning Districts for Zoning Regulations**

43 Julius Peel expressed that at the end of last meeting, Bruce and he were asked to present
44 to the board examples of zoning types within other communities. Julius explained a map
45 of Wakefield's zoning district and explained how there was three distinct locations that
46 were different between the two communities (Lakeside residential, Commercial
47 Residential and Commercial Industrial). Julius noted that the major differences lie in the
48 location of the zones and the table of allowable uses. He also expressed to the board that
49 although there are key differences that might need to be updated, it would be essential to
50 review all of them and put them in order of importance. He explained that the importance
51 of this is to increase the chance of receiving approval from the community during the
52 town elections.
53

54 Matt Morrill noted the importance of businesses within the community and references
55 Bruce's drafted map of Gateway Commercial as the most important.
56

57 Bruce Woodruff, explaining Gateway Zoning District, noted that there are two different
58 example communities that have this zoning method that Milton could base their system
59 from. He first references Londonderry, NH. He explains that the objective of their Zoning
60 district is the important piece to review. Bruce reads the definition of the Gateway district
61 as depicted in Londonderry's zoning ordinance. He expressed their community defines
62 this zone as the entry point into a village and explains that Milton should utilize this as a
63 base to begin creating the new zoning district. He explained that Londonderry created
64 restrictions such as signage and vegetative buffers to control visuals, while allowing
65 businesses accessibility to the community. He recommended that the board review their
66 table of use district to start the review process of Milton's own district as no zoning is
67 ever cookie cutter.
68

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69 The second community he explained was Dover, NH where he referenced their B5
70 (highway business district). He reviewed the districting table of use and noted that the
71 limitation on lot sizes within the community restricts strip malls but allows for smaller
72 businesses to flourish. He explains these principal building regulations allow
73 communities to determine the appearance that the planning board wants for the
74 community. B. Woodruff explained that the difference between this and the other zoning
75 districts in town is the allowable uses within the town of Milton. He noted that in most
76 cases commercial businesses will have to go in front of the ZBA for approval, when in a
77 commercial zone they should be allowable by right. He noted the strength of the
78 document being all on one piece of paper and how this ease of access would benefit
79 developers.

80
81 B. Woodruff said that the takeaway is that the map needs work, but this is a start. He
82 asked the board to think about if there is enough to start developing a gateway district
83 zoning for the town of Milton. If you want more examples, then we can bring more to the
84 next meeting.

85
86 Brian noted the Rochester border and how the eastern side of the roadway would have to
87 be waterfront residential under Wakefield's Waterfront zoning and how this differed with
88 Bruce's drafted gateway district. Bruce noted that years down the road how you turn this
89 into an exit zone must adapt and change to alterations made today, but updates are
90 necessary.

91
92 Larry Brown expressed that if the zoning changes are done correctly, then they could be
93 done in a way that will have no damage to the character of the community.

94
95 Ryan Thibeault asked if Old Wakefield Road should be included into this district because
96 of its proximity to the rest of the zone. Bruce noted that in most communities the district
97 relies on being the main entry way to the community and would not recommend
98 extending down Old Wakefield Road.

99
100 Ryan Thibeault then asked about the northward portion of the draft Gateway zoning and
101 how far it should extend. Bob Graham mentioned to the board that it may be important to
102 extend the district up until exit 18. Ryan expressed that if they do this then they would
103 have to review commercial residential zoning along the way.

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Larry Brown noted that the old gravel pit might have other uses then purely expansion of buildings. L. Brown also remarked that a potential roundabout might be a good idea for Dawson Street and that the community might want to consider taking ownership of 125.

Anthony Gagnon noted that they could extend this proposed zone further down the roadway closer to downtown. B. Woodruff referenced the master plan and places an importance on the historic village district within this area to preserve historical value of the community.

Ryan Thibeault explained that the gateway district still has a bit of work to do and there needs to be difference established between commercial residential and the gateway district.

Bruce explained that there are four things that the board should review to determine these differences. Firstly, the lot can have a lot size that is a smaller size than any other zone that allows for development that is the right size for Milton and the exit. You can also change the setback requirements and note that vegetative buffers will be required to hold the character of the community. Thirdly Bruce notes that this zoning will also have a different table of use that can be used to incentivize new businesses that the community has already proven it wants within town wide surveys. Lastly, it would be possible to decrease ZBA involvement in the intended zone.

Matt Morrill noted that Bruce can create a draft for the zone that extends up to the union line that skips the historic district. Bruce expressed that he could complete this for the next meeting.

Larry Brown and Bruce discussed the Foreman massing standards along with character motifs that can either be standards or guidelines for the community. He notes an example of this can be found in Dover with their Mill architect district.

IV. Review and Approval of June 1st Meeting Minutes

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Joe Michaud motions to approve the June 1st meeting minutes as written, Matt Morrill's seconds. The vote is unanimous approving the meeting minutes of June 1st, 2021.

V. Other Business:

Julius notes that there is no other business.

VI. Planner Comment:

Bruce Woodruff: There are trainings that can be held for new members of the board.

VII. Public Comment:

Walter Cheney explained that he has been asking the planning board to rezone his land on Elm Street for a few years now. The problem that he has is the front part is zoned high density residential and that limits his ability to utilize the land. He noted the decrease in the number of students within the community and the aging population. He explained that he will either be on the next meeting or the meeting afterwards with his northeast pond project. His last point is that all the commercial space that has been built downtown has no one to fill the space. He is worried that if they expand the commercial zone without the people to fill the locations Then there will be no positive change within the community.

VIII. Adjournment:

**Larry Brown motions to adjourn, Seconded by Joe Michaud. The vote is approved unanimously. The Motion Passes adjourning the meeting. **