

**Town of Milton**  
424 White Mtn Highway  
Milton NH, 03851



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

7/6/21  
Meeting Minutes  
6:30 PM

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

**Members Absent:** Joseph Michaud

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

**Member of the Public:** Walter Cheney, Hunter Cheney

**I. Call to Order:**

**II. Discussion on Developing New Zoning Districts for Zoning Regulations:**

Bruce Woodruff, Town Planner, was asked by the board at the previous meeting to prepare draft potential zoning alterations from the Rochester border northward. Draft maps drawn by B. Woodruff were presented to the board to review. Starting with Map 1 B. Woodruff noted that properties along the northside of the road had the drafted gateway zone expand outwards towards the railroad while the southside went the distance of the lot.

Map 2's reference point is the Milton Hardware and explained that the lots that are still zoned industrial/ commercial are to prepare for a potential industrial zone within the area.

Map 3 is north of the village and avoids the village district that might be proposed. The reference point on the map is Ray's Marina. Bruce Explained that the intersection of depot pond road and white mountain highway would be where the proposed zone would begin again. He referenced key points on the map like the transfer station to note certain lots that would be affected by the proposed gateway district.

Map 4 continues the previous map and proposed that they could continue up until townhouse road if the board determined that this is how far they would like to go.

B. Woodruff explained that you could tighten up the gateway district and does not have to expand this far. He noted that it could stop at the transfer station and be as effective. Bruce also explained that he would like to show the board potential gateway zoning districts from other communities if they would like to see further examples. B. Woodruff explained to the board that he created a draft regulation for the board to review. He read a definition as written by other communities and utilized in his draft regulations.

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39 *“Limited Commercial - This zoning district is less restrictive than either the Village or Office*  
40 *Commercial districts, but more restrictive than General Commercial zoning.*

41  
42 *Limited Commercial districts allows a wider range of permitted uses than Office Commercial*  
43 *zoning, such as personal service shops and small-scale retail stores. Auto-oriented uses and*  
44 *large stores are usually prohibited.*

45  
46 *Limited Commercial districts generally have landscaping, driveway, parking and building design*  
47 *requirements that are more restrictive than those found in General Commercial districts. (The*  
48 *model ordinance in this publication for general commercial zoning can be modified to create a*  
49 *limited commercial district.)”*

50  
51 The board reviewed the maps as shown and the draft version of the potential regulation.

52  
53 Ryan Thibeault, reviewing map 2, asked how the industrial zone would change in this area. B.  
54 Woodruff noted that there is no interest at this point for industrial uses is not there, but this  
55 would allow for a more controlled and commercial usage because of the locality to the highway.  
56 R. Thibeault asked if auto repair would be allowed in this zone. He expressed concerns that auto  
57 services and gas stations were not allowed with the way it the regulations were written. Bruce  
58 noted that the Planning Board could determine to make this change allowing auto repair or gas  
59 stations.

60  
61 The board discussed the point of allowing auto repairs and gas stations within the area.

62  
63 Bob Graham asked why this zone was expanded all the way to exit 18. B. Woodruff explained  
64 that he thought that if you expanded from one exit to the other you lose the characteristic of  
65 gateway zoning.

66  
67 Larry Brown explained that he reviewed the key points along the gateway zone and questioned  
68 each one individually. He referenced map 2 to show that there is a possibility for growth  
69 amongst the roadways to utilize the properties for increased commercial uses. L. Brown noted  
70 that there are positive changes *that could come* to the region with gateway access zoning.

71  
72 L. Brown asked about a few of the lots located (40,41,42,43,44) would be viable locations for  
73 this type of zone. B. Woodruff noted that although they might not have the size that is necessary  
74 for the business, in the future voluntary mergers or subdivisions change the nature of lots and the  
75 community needs to plan for these. His second point is that that there shall be no minimum lot  
76 size for the lots, this will allow the region to be less restrictive to the businesses who may move  
77 into the community.

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Bruce explained to the board he is looking on guidance for the distance of the map along with the regulations. He noted that there is no residential portion of this zoning district.

Paul stated that having businesses north of 75 seems to make more sense and will have a stronger impact.

The board discussed the potential of changing the speed within the location.

R. Thibeault agreed with Paul's point about the district's starting location but noted that for a business to start in this location it might be tough to limit all forms of residential living. B. Woodruff explained that mixed use of the buildings is encouraged but does not explain residential and that would be something the board would have to alter.

Ryan Thibeault explained that by not including residential uses on the location it could be detrimental to the possibility to being passed by the voters.

The board discussed the restriction for residential homes on map 2 if this zoning district was approved. Larry Brown noted that initial creation of this zone was to create easier access for the community and noted that this zone would achieve this.

The board discussed the land north of Broadview animal hospital and noted that the location has not changed for years.

The board agreed that the district should begin north of 75 and the board will continue discussing this at a later meeting. Bruce asked that the board members markup their maps and give these drawings to him.

Julius Peel, Land Use Clerk, presented to the board a draft alteration to the Allowable Uses chart located in the Zoning Regulations. He explained that the community is often burdened whenever they are attempting to start businesses within the residential/ Commercial district by Special exceptions. J. Peel noted that the draft in front of them shows the potential changes from Special Exceptions to Permissible.

Larry Brown questioned what a short-term rental is. Brian Boyers and J. Peel explained that an example of a short-term rental company is Airbnb. They both explain issues that they have noticed within the community regarding this style of rentals. Bruce explained that short term rentals on the water currently does not give the community the ability to provide oversight on the businesses. Bruce noted that he does have a primer on how to regulate and control these efforts and could bring this information to the board at a later meeting. Bruce warned that Conway made

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all short-term rentals illegal, and they are being sued by these companies. Other communities are limiting these styles of rentals (Laconia).

The board stated that they would have Julius and Bruce review this for future discussion.

### **III. Review and Approval of June 15th Meeting Minutes:**

**\*Jon Nute motions to accept the meeting minutes of June 15th, Seconded by Ryan Thibeault. The vote is approved with Paul Steer abstaining. The Motion Passes approving the June 15<sup>th</sup> minutes. \***

### **IV. Other Business:**

Bruce explained to the board that during the last portion of 2020 the Planning Board did not have a master agreement with an engineer because their previous agreement had lapsed. Their previous engineer had contacted Bruce and asked to have another master agreement signed by the Planning Board. Bruce reinforced that 3 ½ years ago the board reviewed engineering firms and Scott M. Bourcier was the chosen Engineer. Bruce clarified that although the company had changed, the Engineer would be the same. Bruce noted that Scott reviewed MiTeJo amenities and the exit 17 gas station. Bruce is looking for the board to approve this agreement from Scott Bourcier from another firm with the assumptions and limitations. This is like that piece that was drafted roughly three years ago. Bruce explained that if the board has reviewed this, then they should motion to accept this agreement.

**Motion to accept the master agreement by Paul Steer, seconded by Ryan Thibeault. Discussion opened.**

The board discussed this contract.

Jon Nute asked if they should interview other companies. Bruce noted that they had done this before, and this was the engineer that was chosen. Larry Brown explained that he remembers the interview and that Scott was quite specific and has worked for the community quite well.

**\*After discussion, the board opened a vote. The motion passed accepting the master agreement presented to Bruce by Gale Engineers in a 6-1 vote with Jon Nute opposing.**

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**V. Public Comment:**

Walter Cheney explained that the community needs housing for people to live. He expressed that the highway killed the community of Milton, and that Milton is in a good place to expand housing options because it does have access to water and sewer unlike other communities. He explained that by having a surplus of families is far more beneficial than any garage or commercial lot right now. Walter stated that housing along the waterfront is a necessary piece to the survival of the community and expressed that this is the form of zoning that the community needs to adopt. Walter also noted that the fees created by the board are substantial and are just passed on to developers and should be considered to prevent over burden.

**VI. Adjournment:**

**\*Ryan Thibeault motions to adjourn, Seconded by Matt Morrill. The vote is approved unanimously. The Motion Passes adjourning the meeting. \***