

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



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

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12/15/20  
Meeting Minutes  
6:30 PM

**Present Members:** Brian Boyers, Larry Brown, Jon Nute, Bob Graham, Joe Michaud  
and Lynette McDougall.

**Absent Members:** Matt Morrill, Ryan Thibeault

**Staff Present:** Bruce Woodruff, Town Planner

**I. Call to Order: 6:30PM**

**II. Public Comment: \*No Public Comment\***

**III. Public Hearing Minor Subdivision Map 34 Lot 21 Merrill Revocable Trust**

Chairman Brian Boyers introduces Norway Plains project managers Charlie Karcher and Randolph R. Tetreault the representatives for the Merrill Family Revocable Trust. Charlie Karcher explained the project to the board utilizing the maps that they had brought in.

Charlie finished explaining the project and the Board asked town planner Bruce Woodruff what his thoughts on the project were. Bruce's comments are listed below.

Bruce noted that the waivers required are as follows:

- The requirement to perform an actual survey of the entire tract. [Section 9.5 A. 5.]
- The requirement for the survey to utilize the NH State Plane Coordinate System. [Section 9.5 A. 5.]

Bruce recommended that the Board ask the applicant what is the "Out Building" on the proposed new lot? Can it be removed or moved so as to meet setbacks as required in the Zoning Ordinance?

Bruce recommended the Board approve the subdivision only with the following conditions:

- Correct the name of "West Milton Road" on the locus map to Park Place.
- Add an owners' signature block to the plat and the owners shall sign prior to the Chair signing.
- Add a revision block to the plat if required prior to the Chair signing.
- Add the standard Surveyor's statement regarding performing an actual survey on the ground, and the date performed.



- If this is a Minor Subdivision application, the following statement shall be added to the plat: ““A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval.” [Section 9.4 Subdivision Regulations]
- Boundary corner monuments for the new lot shall be set prior to the Chair signing the plat.

The Board discussed the topics presented by the planner and asked questions of their own. The board agreed on a condition be included with the planner’s that the outbuilding be removed prior to the issuance of a certificate of occupancy for the new dwelling on the new lot.

**\*Jon Nute motions to approve the Minor Subdivision application with required waivers and recommendations as noted by the Town Planner, Seconded by Bob Graham. The vote is approved unanimously. The Motion Passes. \***

#### **IV. Voluntary Merger: Map 33 Lot 165 and 166 Located on Felker Drive**

The board reviewed the Voluntary Merger Application.

**\*Bob Graham motions to approve the Voluntary Merger once the document is finished, Seconded by Joe Michaud. The vote is approved unanimously. The Motion Passes approving the Voluntary Merger application. \***

#### **V. Review/Approval of Minutes: December 1st Meeting Minutes**

The board reviewed the minutes of December 1<sup>st</sup>, 2020.

**\*Bob Graham motions to approve the Minutes of December 1<sup>st</sup>, 2020 as written. Seconded by Joe Michaud. The vote is approved unanimously. The Motion Passes approving the minutes of December 1<sup>st</sup>, 2020.**

#### **VI. Other Business:**

No Other Business.

#### **VII. Planner’s Comments:**

The Planner told the Board that he was going to prepare a draft 2021 PB Work Plan and asked the members to think about important tasks that they wanted to put on the work

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55 plan. He discussed working on the failed zoning initiative from a couple years ago,  
56 trying to fix the trouble spots and working on rezoning for economic development.

57 **VIII. Adjournment:**

58       **\*Bob Graham motions to adjourn, Seconded by Joe Michaud. The vote is approved unanimously.  
The Motion Passes adjourning the meeting. \***