

Town of Milton
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Milton NH, 03851



Planning Board
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January 17, 2022
Meeting Minutes
6:30 PM

ZONING AMENDMENTS PUBLIC HEARING

Present Members: Brian Boyers, Chair, Ryan Thibeault, Vice-Chair, Anthony Gagnon, Matt Morrill, Joseph Michaud, Paul Steer, Bob Graham, Larry Brown

Absent Members: Jonathan Nute

Staff Present: Bruce Woodruff, Town Planner; Suzanne Purdy, Land Use Clerk

- I. **Call to Order:** Chairman Boyers calls the meeting to order at 6:30 PM.
- II. **B.** Boyers named L. Brown in for J. Nute.
- III. Planner Woodruff spoke about what the Planning Board had been working on for the past year regarding three proposed zoning changes:
 - The Village Overlay District Map
 - The Gateway Overlay District Map
 - The Commercial / Residential Zone (CR) and High-Density Residential Zone (HDR) back boundary proposed changes.

After a few iterations, the Planning Board removed the HDR from the proposal for this year, leaving only the CR Zone changes in the proposal.

The Village Overlay District Map proposal was tabled until next year.

Planner Woodruff read from the Public Hearing agenda:

Adding Language creating a Gateway Business Overlay District Ordinance – This proposal will amend the Zoning Ordinance by adding a new article XXIII, that establishes a Gateway Business Overlay District Ordinance that will provide an environment that encourages efficient and attractive commercial development along

southern NH Rte. 125 that is the main gateway to the village, said development envisioned as being developed with quality designed landscaping, high quality in individual building and site design which considers the context of the site in its natural environment, and flexibility on the part of the Town to achieve the desired development.

Purpose:

- a. The purpose of this gateway business overlay district is to provide an environment that encourages efficient and attractive commercial development along NH Rte. 125 that is a gateway to the village. The minimum lot size of twenty thousand (20,000) square feet encourages a mix of various sized commercial uses. The district provides economic development opportunities for a mix of land uses, including retail sales, personal and professional services, restaurants, vehicle refueling/recharging station, automobile sales, hotels, offices, banks, and theaters.
- b. The purpose of the Gateway Business Overlay District is to enhance the economic vitality, business diversity, accessibility, and visual appeal of Milton's Gateway Business District, in a manner that is consistent with the landscape and architecture of the Town's agricultural tradition.
- c. The intent of the GBOD is to foster development of a vibrant mixed-use district with a cohesive street layout and architectural character that includes commercial, residential, and civic uses and integration of open spaces, transit, bicycle, and pedestrian accommodations.

IV. **Public Comment:** B. Boyers opened the meeting up for public comment. No commenters.

R. Thibeault made a motion to amend the Zoning Ordinance by adding a new article XXIII, that establishes a Gateway Business Overlay District Ordinance as described above.

P. Steer seconded. B. Boyers, A. Gagnon, M. Morrill, J. Michaud, P. Steer, B. Graham voted in favor. L. Brown abstained. Motion Passed.

B. Boyers read from the agenda to Revise the Official Zoning District Map – This Proposal will expand the CR (Commercial-Residential) zoning district boundary to the rear property boundary of road frontage lots that are already located in the CR district instead of a contrived boundary located arbitrarily 200-ft. away from and parallel to the road right of way (front property line). These frontage lots are currently split zone lots. This proposal eliminates the split zone condition.

Planner Woodruff noted this change would eliminate the imaginary zoning boundary lines that run parallel to the right of way. The change could also possibly promote commercial vitality.

R. Thibeault noted the main goal of this zone change is to encourage a more viable downtown.

B. Boyers opened the meeting up to public comment.

Mike Maglieu asked if the Gateway ordinance and the Commercial Residential Zone map change will be two different warrant articles?

B. Boyers replied yes, there will be two separate warrant articles.

End of public comment.

R. Thibeault made a motion to approve the CR Zoning map changes, and to send the two zoning amendments to the Board of Selectmen for consideration for two warrant articles.

B. Boyers seconded. All in favor. Motion passed.

P. Steer made a motion that since these two amendments have been approved by the Planning Board, the second Public Hearing and associated snow dates will not be required.

J. Michaud seconded. All in favor. Motion passed.

V. Adjournment:

***At 6:47 PM J. Michaud motions to adjourn, Seconded by L. Brown. The vote is approved unanimously. The Motion Passes adjourning the meeting. ***