

**Town of Milton**  
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**Planning Board**  
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May 3, 2022  
Planning Board Meeting Minutes  
6:00 PM

**Present Members:** Brian Boyers, Chair, Karen Golab, Paul Steer, Bob Graham, Larry Brown, Jonathan Nute

**Absent Member:** Ryan Thibeault, Vice-Chair, Anthony Gagnon, Matt Morrill

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

- I. **Call to Order:** Chair Boyers called the meeting to order at 6:00 PM.
- II. **Public Comment:** There were no public comments
- III. **Proposed Lot line adjustment between the Gagne Family Trust and Real Estate Advisors, Inc. The affected parcels are Map 30 Lot 21 and Map 31 Lot 1.**

Walter Cheney distributed updated plans and noted the transfer of property is in current use and will stay in current use.

Planner Woodruff said he and Suzanne met with other abutters and agreed that some of the adjacent properties are not shown correctly on the tax maps.

Mike Grant (abutter, Lot 7) said his lot was never documented with the town properly; Norway Plains did not have a lot of documentation, and Walt Cheney stepped up to fix the surrounding boundaries.

Planner Woodruff noted that the Boundary Line Adjustment (BLA) applied for here tonight can go forward with one issue: the Right-of Way to access Map 31, Lot 1 is called out on the plans.

The Planner recommended the Board approve the boundary line adjustment with the following five conditions:

1. The owners shall sign the plans PRIOR to the PB Chair signing the plans.
2. One new corner boundary pin shall be set, as shown on the plans PRIOR to the PB Chair signing the plans.

3. Add a note to the BLA plat explaining that the ROW access to the lot M31 L1 coming off Sam Plummer Rd will change and be shown on the boundary plan that is to be prepared and recorded, and;
4. Add the SCRD plan number to the BLA plat prior to the Chair signing the plat.
5. The new deeds shall be prepared and recorded directly after recording of the BLA plat, and copies shall be submitted to the Land Use office.

Chairman Boyers opened the public comment portion of the public hearing. There were no comments.

L. Brown added the following comments:

1. That the boundary lines shown are to be certified by a licensed surveyor in the state of NH.
2. The request for boundaries is on the statement and authority of the various applicants and their agents.
3. The Planning Board is only an agent in good faith in this operation.
4. The voluntary lot adjustment is to the authority and agreement of their applicants and their agents.
5. Any later further competent review by surveyors is at the risk and the benefits of the town.

M. Grant re-approached the podium to point out that he did not receive a letter apprising him of this meeting taking place. Planner Woodruff explained that his property, Lot 7, was shown incorrectly on the tax maps, and in that scenario, he was not an abutter for this application, but noted that you are present. B. Boyers further explained that it is the applicant's responsibility to provide the abutter list to the Land Use clerk for mailing of the letters. The applicant is liable for that, not the town.

**P. Steer made a motion to approve the BLA with conditions as set forth by the Town Planner, and the comments as outlined by L. Brown. Seconded by L. Brown. All in favor. Motion passed.** J. Nute asked for the record to indicate that he has recused himself from PB votes relating to the Cheney developments projects, but he considers this application to be a lot line adjustment between two owners so he did vote in favor of this adjustment tonight.

**IV. PUBLIC HEARING to solicit comments on proposed stormwater quality requirements revisions to the Site Plan Review and Subdivision Regulations mandated by the Town's MS4 permit. Copies of proposed revisions are available in the land use office in town hall and at <https://www.miltonnh-us.com/planning-board/pages/proposed-regulation-revisions>**

Autumn Scott, Regional Planner, Strafford Regional Planning Commission noted that she and her team re-worked section C , included the board's recommended changes from the last meeting, and highlighted the changes on the handouts in front of the board. She also added a definition for low impact development in the site plan section.

B. Boyers asked if there were any questions from the board.

K. Golab asked about the sentence “ The town may agree to share the cost of the necessary improvements if required, the town shall share, based upon the portion of the runoff which the developed area downstream contributes to the necessary improvements.”

A. Scott said she tried to keep the original meaning and intent. She said it was Kyle's (her supervisor) suggestion to add “if required” for legal purposes.

K. Golab just wanted to clarify what portion the town is responsible for, and what portion the developer is responsible for.

Planner Woodruff said this is where the PB can decide to be flexible or not, it's really up to them at this point. The PB has the authority to ask for a professional engineer to give them concrete numbers about how much the developer is adding to existing system, and then come up with a methodology and a calculation on how much they (the developer) must pay to make the change; that becomes their percentage to pay for any improvements.

A. Scott suggested adding: The applicants share shall be a percentage to which the flow into the existing system is increasing as a direct result of the new development.

B. Boyers noted the changes are required to remain in compliance with the MS4 Permit. He opened the meeting up to public comment. No comments.

**P. Steer made a motion to accept the changes as discussed and to approve the revisions to the Site Plan Review Regulations and the Subdivision Regulations. Seconded by K. Golab. All in favor. Motion passed.**

**V. Review/Approval of Minutes:** 4.19.2022, Meeting.

P. Steer moved to accept the 4.5.22 PB minutes as written. Seconded by L. Brown. All in favor; motion passed.

**VI. New Business:** Planner Woodruff said he will miss the next meeting, May 17, 2022.

**VII. Adjournment:**

**\*R. Graham motions to adjourn, Seconded by P. Steer. The vote is approved unanimously. The Motion Passes adjourning the meeting at 6:35 PM. \***