

Town of Milton
424 White Mtn Highway
Milton NH, 03851



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

May 17, 2022
Meeting Minutes
6:00 PM

Present Members: Brian Boyers, Chair, Ryan Thibeault, Vice-Chair, Anthony Gagnon, Matt Morrill, Karen Golab, Jonathan Nute, Bob Graham

Absent Members: , Paul Steer, Larry Brown

Staff Present: Suzanne Purdy, Land Use Clerk

- I. **Call to Order:** Chairman Boyers calls the meeting to order at 6:00 PM.
B. Boyers named B. Graham seated in place of P. Steer.
- II. **Public Comments:** No public comments tonight.
- III. **Public Hearing:** Proposed Boundary line adjustment, Applicant Steven Oles, LLS & Agent, of Norway Plains Associates, for 106 Rocky Point Road Trust, Map 38 Lots 63 & 65, located at 106 & 108 Rocky Point Rd in the LDR zone and Shoreland Protection Overlay District.

Steve Oles, LLS. Professional Land Surveyor, Norway Plains, introduced himself as the surveyor for the applicants. He noted this is a simple land swap between neighbors. 1934 Square feet.

J. Nute asked if the abutters are sharing the costs? K. Egan, one of the applicants said the two lot owners are sharing the cost.

K. Golab asked what the objective is. K. Egan replied their neighbors have a hard time getting out their door without utilizing some of the Egan land. It made sense to do this boundary line adjustment.

B. Boyers read the Town Planners comments: The waiver requests are reasonable given that both parcels are developed. I recommend granting the waivers.

B. Boyers said he will return to the Planner's recommended conditions after the board votes. He continued; waivers are being requested from two sections of the Subdivision Rules & Regulations:

9.5 A 7: The location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, stone walls, and other significant existing features on the property. The plan shall indicate those natural features that are to be removed, retained, or altered, including existing treed and vegetated areas. NOTE: Wetlands on the property, if any, shall be delineated by a Certified Wetlands Scientist, whose seal and signature shall appear on the plat.

9.5 C.2: Soil Tests: Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations. For all proposed lots less than five (5) acres in size, the Applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting New Hampshire Department of Environmental Services (NHDES) requirements. NHDES approval of all subdivision lots less than five (5) acres in size shall be obtained and a copy of such approval shall be provided to the Board prior to the recording of the approved plat. The soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped by a Certified Soil Scientist. All costs of preparing soil data shall be borne by the Applicant.

The Board accepted the application as complete.

R. Thibeault made a motion to approve the two waivers because both lots have already been developed and these requirements are not necessary. Seconded by A. Gagnon, all approved, motion passed.

The Chair opened the meeting up to comments. There were none.

B. Boyers continued with the planners' comments: The Plat is in conformance with zoning and there are no nonconformities created, therefore I recommend approval of the boundary line adjustment with the following conditions:

1. The Map and Lot numbers shall be added to the title block prior to the Chair signing the plat.
2. All the owners shall sign the plat prior to the Chair signing.
3. All boundary pins shown on the plat "as to be set" shall be set prior to the Chair signing.
4. The new deeds shall be prepared and recorded directly after recording the plat (so the Plan Number can be added to the deeds), and copies of the recorded deeds shall be submitted to the Land Use Office.

R. Thibeault made a motion to approve the Boundary Line Adjustment with the conditions as set forth by the Town Planner. Seconded by M. Morrill. All in favor, motion passes.

V. **Review/Approval of Minutes:** J. Nute made a motion to approve the minutes of the PB Meeting 5.3.22. Seconded by K. Golab. Aye: B. Boyers, K. Golab, B. Graham, , J. Nute. Abstained: M. Morrill, R. Thibeault, A. Gagnon. Motion passed.

- VI. **Other Business:** Recommendation from Planning Board on proposed parcel sale of Map 32 Lot 154 to Map 37 Lot 37, as requested by the BOS at their 4.18.22 meeting. B. Boyers noted that this can be sent back to the Selectmen with Planning Board approval. J. Nute motioned that the PB support the BOS and the TA for the transfer of property to the Pelletier family. Seconded by B. Graham. All in favor, motion passes.

VII. **Adjournment:**

*** B. Graham motions to adjourn, Seconded by B. Boyers. The vote is approved unanimously.**

The Motion Passes adjourning the meeting. *

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Please Print your name clearly and legibly so that it may be recorded correctly. Thank you!

Date of Meeting: Tuesday, **May 17, 2022**

Please Print Name:	Reason for Attending:
1. Steve Olis-NPA	Representing
2. Karen Dwyer	Land Owner
3. Kevin K Egan	land owner
4. Susan Egan	land owner
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