

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



**Planning Board**  
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Meeting Minutes January 7, 2020

**Members in Attendance:** Brian Boyers, Lynette McDougall, Bob Graham, Ryan Thibeault, Peter Hayward, Larry Brown, Matt Morrill, Joseph Michaud. Also in attendance Ashley Morrill Land Use Clerk, Bruce Woodruff Town Planner

**Absent Members:** None

**Public Attendance:** Bob Carrier, Roxane Weymouth, Walter Cheney, Phil Bean

Meeting Called to order at 6:30pm.

**Public Comment:** W. Cheney asked the Board about their opinion on the Northeast Pond Rd development plan proposal, 3 stories vs. 4 stories. R. Thibeault stated that public comment is not the place for this type of discussion.

**Voluntary Merger; Ronald Normand; Tax Map 33 Lots 121 & 123, located on 59 + 65 Felker Drive:** R. Thibeault motions to approve. J. Michaud seconds. Motion passes.

**Continued Public Hearing for Real Estate Advisors; Walter Cheney (Tax Map 42, Lot 168, 460 White Mountain Highway). The applicant is requesting for a change of Condition 3 of the Planning Board's decision made on October 15, 2019 at their regular scheduled meeting for the renovation of an existing building to create three one-bedroom apartments and one two-bedroom apartment:** W. Cheney asked the Planning Board to amend their site plan approval. He also stated he spoke with the Board of Selectmen and they liked having the 4 units without a commercial space.

B. Graham motions to approved amending the Site Plan to remove the requirement of (Condition 3) *having one 1<sup>st</sup> floor commercial unit with approximately 800/1,000 square feet. The commercial unit shall replace one apartment unit and have its own public access.* L. McDougall seconds. Motion passes.

R. Thibeault stated that's not wat the Board of Selectmen agreed to. He also stated the changes being done to the building are within zoning therefore they cannot say no just because they don't agree with it.

B. Woodruff Town Planner stated the decision falls with Planning Board not the Board of Selectmen. B. Woodruff Town Planner also asked W. Cheney if he had a commercial use ready to go into that space if the Board votes to keep the requirement. W. Cheney said no he does not. R. Thibeault also stated that W. Cheney is a developer that never goes after commercial space. L. Brown stated it makes sense to have the property as residential units. P. Bean stated the request is perfectly consistent with the Master Plan 2.7 Housing, *allow for a range of housing opportunities in a manner that protects and enhances Milton's rural and*

*agricultural character while providing housing for the elderly and lower income residents.*

- 1. Review the zoning ordinance and subdivision regulations for their ability to support this goal.*
- 2. Consider allowing the sensitive conversion of abandoned commercial properties in the village zoning districts to housing for the elderly and other uses.*
- 3. Encourage open space/conservation subdivision development in an effort to provide a range of housing opportunities while protecting Milton's rural character.*
- 4. Continue to allow accessory apartments in the existing housing stock where the lot size is adequate.*

P. Bean also stated that the Board of Selectmen have no influence on the Planning Board. P. Bean went on to reference several commercial units that have since been converted to residential units. He stated there are only 3 or 4 rental properties in Milton and there's virtually no housing for younger Milton residents.

**Continued Concept Review for Real Estate Advisors; Walter Cheney (Tax Map 42 Lot 11, Elm Street):** W. Cheney expressed interest in having his property on Elm St. rezoned. He stated the front 200 feet is zoned High Density and the back part is zoned Rural. He would like the Board to get the change out to the voters. He also stated there is water and sewer in that location and its 1 minute from the highway and abuts the highway. W. Cheney stated that over 25% of the population will be 65+ this year in the state of New Hampshire. R. Thibeault stated its too late this year to put it out for a warrant article. P. Hayward stated they are projecting by the year 2050 50/60% of the population will be elderly. B. Woodruff Town Planner stated one of the recommendations on page 78 of the Master Plan Land Use and Economic Development Chapter states: *Research and consider expanding zoning district that requires sewer and water utilities in areas designated as feasible for said utility expansion and that meets the vision of the Master Plan. Recommend requiring clustering of developments in High Density Residential zones.* And stated # 5 for this year's work plan is to develop new zoning districts for zoning amendment. The Town needs influx of people to come to the Town with age diversity in mind. W. Cheney asked what the Board thought about having an assisting living facility in Town. B. Boyers and L. McDougall thought it would be a good idea.

**Minutes: Approval of Dec 3, 2019 Minutes:** R. Thibeault motions to approve as written. B. Graham seconds Motion passes

**Other Business:** B. Woodruff Town Planner went over the draft Planning Board work plan schedule and its 5 items. He also spoke about the Board considering a Capital Improvements Program Committee and moving the CIP from the Planning Board to the Capital Improvements Program Committee. P. Hayward motions to review, discuss and possible vote on the recommending the creation of the Capital Improvement Plan Committee at their next scheduled meeting. L. McDougall seconds. Motion passes. B. Woodruff Town Planner stated he is working with a Conservation Commission member to rewrite the failed zoning amendment. He is hoping to have a draft for the Board to review by May/ early June. He also went over the International Property Maintenance Code item on the work plan which was requested by the Board of Selectmen and rezoning Milton's districts. J. Michaud motions to approve the Work Plan. M

Morrill seconds. P. Hayward asked for more information about the International Property Maintenance Code. B. Woodruff Town Planner briefly went over what the International Property Maintenance Code is.

J. Michaud motions to adjourn. M. Morrill seconds. Meeting adjourned at 7.29pm

