

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
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May 2, 2023
Meeting Minutes
6:00 PM

Present Members: Brian Boyers- Chair, Ryan Thibeault- Vice Chair, Anthony Gagnon, Karen Golab, Paul Steer, Humphrey Williams, Larry Brown

Absent Members: Paul Steer, and Robert Graham-Alternate

Staff Present: Bruce Woodruff- Town Planner; Jennifer Conti- Land Use Clerk

Public Attendance: Gail Pennell- resident, Sally Nelson and James Pennell- Gail Pennell's ride to the meeting. Glen Griswold- NPA for subdivision

- I. **Call to Order:** B Boyers calls the meeting to order at 6:00 PM.
- II. **Public Comment:** No Public Comment
- III. **Review/Approval of Minutes:** Approval of April 18, 2023 meeting minutes.

K Golab made a motion to accept the minutes. R Thibeault second. All in favor.

- IV. **Public Hearing:** Review application for a minor two lot subdivision for Real Estate Advisors, LLC, and Norway Plains at 603 White Mountain Highway (Map 38, Lot 18), located in the High-Density Residential zoning district. One new lot of 1.01 acres is proposed to be subdivided out of the existing 9.99-acre lot. The residual lot will become 8.98 acres. Both lots are to be serviced by municipal water and sewer systems. The intended use is residential: Clarified that that it was commercial residential lot and not high- density residential.

Since the property is in the commercial residential zone, the applicant does not have enough frontage to do this subdivision. Their total frontage is 214.5 ft and they need 300 ft. (150 ft for each lot). They would need to obtain a frontage variance from the ZBA. To move forward with the proposal as presented.

Since this application does not and cannot comply with zoning, the applicant has two choices; they could ask for a continuance to a date specific (to allow time to go to the ZBA or explore a right of way concept) Or to request a withdrawal without prejudice.

The applicant thinks the easiest thing to do to move forward would be to ask for a continuance. In order for this to happen then the Planning Board will have to accept the proposal first. The Planners recommendation is to deny this until the applicant comes back with a plan that is in conformity with zoning.

The applicant decided to withdraw without prejudice.

L Brown made a motion to accept the applicant's withdrawal without prejudice. H Williams second. All were in favor.

V. **Other Business:** The planner will be attending the public hearing on the Solar Farm in Farmington on Thursday May 4th at 7 p.m..

VI. **Adjournment:** ***R Thibeault made a motion to adjourn. K Golab second. All were in favor.***