

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



**Planning Board**  
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**June 6, 2023**  
**Meeting Minutes**  
6:00 PM

**Present Members:** Brian Boyers- Chair, Ryan Thibeault- Vice Chair, Karen Golab, Paul Steer, Humphrey Williams Larry Brown, Robert Graham

**Absent Members:** Anthony Gagnon

**Staff Present:** Bruce Woodruff, Town Planner

**Public Attendance:** Kevin Carter, Ryan Robbins, Virginia Long- MCC Chair

- I. Call to Order:** B. Boyers calls the meeting to order at 6:00. There was a quorum. Alternate R. Graham was seated in place of A. Gagnon.
- II. Public Comment:** Kevin Carter, Winding Road: Regarding newly passed ordinance only allowing one to live in RV no more than 21 days affects his livelihood. He currently lives in Florida for six months and Milton from May 1st to October 1<sup>st</sup>. Requesting exception to new ordinance based on: 1.) Has done this past four years with no problem from town - RV on 42 acres of land; 2.) negligible impact on town with self-sufficient septic system; and 3.) gives back to the community, helps out neighbors and volunteers. Septic system installed in 1974 for a camper (not home). Question on septic system – is it approved and inspected? Not state approved, not pumped on regular basis. H. Williams – intent of ordinance is to ensure an approved septic system. B. Boyers – needs to be inspected by a licensed professional.  
  
*L. Brown- Motion to approve subject to showing existing system is sufficient for owner's use or failing inspection, to pump on conditions and documentation as are approved by code enforcement officer. Seconded by H. Williams for discussion. R. Thibeault asked for clarification – the board is asking for inspection; if inspection fails, the system must be pumped. Vote 7/0/0, Motion passed.*
- III. Review/Approval of Minutes:** *B. Boyers made a motion to approve the minutes of May 16, 2023. Seconded by K. Golab. Vote 6/0/1, R. Thibeault-Abstained, Motion passed.*

- IV. Public Hearing for a boundary lot line adjustment for Ryan and Ashley Robbins at 124 Briar Ridge Rd and 120 Briar Ridge Rd (Map 43 Lot 27-13 and Map 43 Lot 27):** Request to transfer 14 acres from 124 Briar Ridge Rd to 120 Briar Ridge Road. The applicants live at 124 Briar Ridge Rd and are developing 120 Briar Ridge Rd, they are requesting the lot line adjustment with the adjacent lot (owned by them) in order to transfer 14.01 acres to their existing house lot. The proposal is for Lot 27 to transfer 14.01 acres to Lot 27-13, leaving Lot 27 5.08 acres and will make Lot 27-13 16.99 acres. Both lots will continue to have the required road frontage along the Briar Ridge Rd.

Town Planner believes the application will not have regional impact.

***R. Thibeault – Motion that lot line adjustment does not create any negative regional impact. Seconded by P. Steer.***

***R. Thibeault – Motion to accept the application. Seconded by K. Golab. Vote 7/0/0, Motion passed.***

B. Boyers – there is a request for one waiver. With the boundary adjustment, they are requesting one waiver from having surveys utilize the State Plane Coordinate System. B. Woodruff favors granting waiver because of the justification letter from the applicant's surveyor.

***R. Thibeault- Motion to approve waiver. Seconded by P. Steer. Vote 7/0/0, Motion passed.***

Public Comment: R. Robbins – 120 Briar Ridge is currently under construction. B. Boyers did a final inspection today.

B. Boyers closed Public Comment. B. Boyers closed Public Hearing.

B. Boyers read submitted Town Planner's comments. Planner recommended approval with four conditions.

1. The owner(s) shall sign the plat prior to the Chair signing the plat.
2. Boundary corner monuments for the new boundaries shall be set prior to the Chair signing the plat.
3. Electronic copies of the plat and draft deeds shall be submitted to the Land Use Office in pdf file format prior to the Chair signing the plat.
4. Submit the deeds for the adjusted lots with the plat for recording directly after recording of the plat.

***R. Thibeault- Motion to approve with the planners' suggested conditions. Seconded by L. Brown. Vote 7/0/0, Motion passed.***

- V. Continued discussion of wetland conservation Zoning article revisions:**

V. Long, MCC Chair suggested items presented by H. Williams during BOS meeting. B. Woodruff discussed wording changes; NHDES regs say there are standards differences between wetlands and shoreland protections. Note there are other functions of wetlands that should be expanded. Further discussions should focus on critically important focal points; emphasize some wetlands are more important than others. The board should not rush; he will do more research.

- VI. Planner/Staff Comment:** GIS Consultant role is to ensure all buildings in GIS are really there. Currently 545 existing buildings are not listed in GIS. I recommend allowing CAI Tech to add 345 buildings at a cost of \$7,000. H. Williams – the BOS voted for a cost up to \$4,000. They are actively working to make the GIS system more useful to the town and residents. L. Brown asked if new construction fees include the cost for adding buildings to GIS? B. Boyers – increased the administrative fee by \$50.00 (\$20 to cover GIS).

K. Golab thanked MCC for their help working with M. Jacobs and with Town Planner.

- VII. Adjournment:** *L. Brown made a motion to adjourn. R Thibeault second. All were in favor. Meeting adjourned at 7:10PM*