

Town of Milton
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Milton NH, 03851



Planning Board
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January 3, 2023
Meeting Minutes
6:00 PM

Present Members: Brian Boyers- Chair, Ryan Thibeault- Vice Chair, Anthony Gagnon, Karen Golab, Paul Steer, Johnathan Nute, Robert Graham-Alternate, and Matt Morrill

Absent Members: Larry Brown- Alternate

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

Public Attendance: Glenn Bailey, Virginia Long, Steve Panish, Kathryn Gan, and Jeff LeClair

- 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:** Reviewed December 20, 2022 minutes. A Gagnon made a motion to approve the December minutes. M Morrill second. All in favor. P Steer abstained.
- IV. **Adding language to the Zoning Ordinance that clarifies how long and how many RVs may be occupied on a lot:** This proposal will amend the Zoning Ordinance by adding a new section 3.5 to Article III, that establishes the number of RVs (1) and the timeframe that the RV may be occupied on a lot. The section now clarifies that RVs must have a state approved operational septic system. Owners may apply to the Planning Board for a permit to occupy the RV for a longer time period- Town Planner read the language that is proposed to be added into the ordinance.

B Boyers opened the floor up to the public. Kathryn Gan (town resident) voiced her concerns because it will greatly impact her. G Bailey (state representative) voiced his concern also.

B Boyers closed public comment. More discussion from the board.

B Boyers asked if he had a motion to approve this article and to send it to the BOS to be put on the 2023 Milton town ballot. P Steer made the motion. J Nute second. All in favor.

V. **Adding a definition to the Zoning Ordinance of how building height is measured:**

This proposal will clarify the method to be used to determine the height of buildings, state that the maximum building height is 35-ft and identify structures or parts of structures that are exempt from the maximum building height requirement- Town planner read the language that is proposed to be added to the definition section in the zoning ordinance. Board discussed.

B Boyers opened the meeting to the public. No public comment.

B Boyers asked if he had a motion to approve this article and to send it to the BOS to be put on the 2023 Milton town ballot. K Golab made the motion. J Nute second. All in favor.

VI. **Revising Article VI-Open Space Developments of the Zoning Ordinance:** This proposal will revise the zoning ordinance by clarifying the process for applications, eliminating multifamily uses from open space developments, defining natural resources and other important terms, clarifying the requirements for studies, clarifying wetlands and vernal pools buffer zones, increasing the buffer zone to abutting properties, and reducing the minimum lots size and setbacks to promote clustering of residential uses and thereby increasing the acreage of conserved lands.

The Town Planner went over all the changes that were made by the planning board.

B Boyers opened the meeting to the public. Virginia Long (town resident, chair of Conservation Commission) spoke about an error she had suggested. Urging the PB to keep what was originally in the ordinance.

Jeff LeClair needed clarification on something in the OSD.

B Boyers closed the meeting to the public.

M Morrill made a motion to approve this article as revised and to send it to the BOS to be put on the 2023 Milton town ballot. K Golab second. All in favor.

VII. **Replacing the Flood Plain Development Ordinance:** This proposal will replace the current out-of-compliance ordinance that was adopted in 1992 and amended last in 2004 with a new ordinance based on recommended language from the state planning office. The new ordinance will be in compliance with state statute and the Federal Emergency Management Agency (FEMA) which is required for property owners in the floodplain to avail themselves of Flood Insurance at lower rates through FEMA.

The town planner explained why we needed an update Floodplain Ordinance. He also went over a few of the changes the PB made or added.

B Boyers opened the meeting to the public. No public comments.

B Boyers closed the public comment. No more discussion from the board.

M Morrill made a motion to approve this article and to send it to the BOS to be put on the 2023 Milton town ballot. P Steer second. All in favor.

VIII. Other Business: No other business

IX. Adjournment: M Morrill made a motion to adjourn. R Thibeault second, all in favor.
The motions passes adjourning the meeting at 7:09 PM.