

Town of Milton
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Milton NH, 03851



Planning Board
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September 5, 2023
Meeting Minutes
6:00 PM

Present Members: Brian Boyers- Chair, Anthony Gagnon, Karen Golab, Humphrey Williams, Larry Brown,

Absent Members: Ryan Thibeault- Vice Chair, Paul Steer, and Robert Graham-Alternate

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

Public Attendance:

- I. **Call to Order:** B Boyers calls the meeting to order at 6:03 PM.
- II. **Public Comment:** No Public Comment
- III. **Review/Approval of Minutes:** *H Williams made a motion to accept the August 15th meeting minutes. L Brown 2nd. All were in favor.*

K Golab made a motion to switch the agenda around to have the public hearing for 11 Industrial Dr now and then the continued discussion of the wetlands next. L Brown 2nd. All were in favor.

- IV. Public hearing for a minor Site Plan Review for a proposed 5000 sq. ft. Cold Storage for boat molds building for the existing Boat Manufacturing Business, Applicant, Eastern Boat Works, Owner Lobo Realty, LLC, on property located at 11 Industrial Drive., Milton, NH, (Tax Map 18, Lot 1) in the Industrial-Commercial Zone: Applicant Greg Hopkins, owner of Eastern Boats gave a summary on what he is asking for. He would like to put a cold storage (shed) on his property to store their molds. There will be no utilities hooked up to this cold storage (shed).

All abutters were notified, and all fees were paid.

Planners comment: The board should at some point take the obligatory vote to decide whether this is a regional impact or not and he wants the board to know that this is an amendment to an already approved site plan by a previous planning board. It's very minor. His suggestion is to add a few things to the site plan which can be approved with

the conditions to add those missing items. The important thing that is missing is access to the cold storage unit and then an nod to the fire department. The building would be well within the setbacks.

The applicant stated that there was access to the unit.

L Brown made a motion that there is no regional impact. H Williams 2nd. All were in favor.

L Brown stated that if memory serves when the parcel first came to the planning board, he moved that the topography was superfluous as the ground was essentially flat and the two-foot contours were not needed. Planner agreed that this matter of record carriers through. He suggests having some type of water management in place for the runoff off the back of the structure. L Brown thanked the applicant for having their lights shining down instead of out. H Williams commented on how well maintained he keeps the area and that they do a great job there.

B Boyers made a motion to grant a waiver for the 2-foot topography. H Williams 2nd. All were in favor.

H Williams made a motion to have an access road and to show a fire lane around the building added onto the site plan. L Brown 2nd. All were in favor.

Public Comment: Virginia Long wanted to know a very important question, if there are any wetlands on the property? Needs to be assured that there are no wetlands, and that storm water drainage is very important.

L Brown added a condition that applicant would check with Planner on any additional plan requirements and make those changes.

K Golab made a motion for conditional approval. A Gagnon 2nd. All were in favor.

Conditions are as follows

1. To add an access road and a fire lane around the building to the plat.
2. Have some type of water management for the runoff off the back of the structure
3. Applicant must check with the town Planner on any additional plan requirements and make those changes.

B Boyers closed the public hearing at 6:14 pm

- V. Continued Discussion on draft changes to Wetland Conservation Article in Zoning-Significant Wetlands: The board and the Planner went over suggested changes from the

Conservation Commission. Continue discussion until the next meeting which is September 19,2023.

L Brown suggested there be some comment added on page 39 that says all conditional uses and uses by right shall protect the critical wetlands from erosion, from habitat loss, from ground contamination and preserve flood control.

H Williams and the Planner will make all the changes discussed tonight for the next meeting.

- VI. Planners/Staff Comment:** Last year, in an early October meeting, the board authorized the chair to sign a letter of support for Strafford Regional Planning Commissioner's application for the then 2022 water quality planning 604B funding. We were near the top of the list for funding but didn't receive the funds because they ran out of money. We can apply again this year. There is a pretty good chance that we could get these funds. What results out of these funds is a watershed plan for Milton 3 Ponds and the surrounding waters. That then opens the door for a lot of other funding for clean waters. Having a watershed plan will also address what the source/problems may be for the invasive species such as European Naiade and others. And layout a plan to attack the source problems instead of putting a band aide on them. This is great stuff. Is the board willing to let the chair sign a letter with the exact same verbiage with different dates.

K Golab made a motion to authorize the chairman to write a letter to SRPC in reference to 2023 water quality planning 604 B funding for watershed management planning in support thereof. H Williams 2nd. All were in favor.

- VII. Other Business:** No other business

- VIII. Adjournment:** *K Golab made a motion to adjourn at 7:08 pm. L Brown 2nd. All were in favor.*