

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



**Planning Board**  
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**Meeting Minutes**  
**October 2, 2018**  
**6:30 PM**

Members in Attendance: Joseph Michaud, Peter Hayward, Brian Boyers, Larry Brown, Lynette McDougall, Matthew Morrill, Ryan Thibeault Ex. Officio. Also in attendance, Dana Crossley Land Use Clerk, Bruce Woodruff Town Planner

Excused Members: Bob Graham

Public Attendance: None

Chairman Boyers called the meeting to order at 6:35pm.

Public Comment: None

Continued: Discussion of Potential Zoning Amendment: Table of Principal Uses, Uses Requiring Special Exceptions-

- *Discussion of Definitions:* Town Planner B. Woodruff provided a list of uses that require a special exceptions that are missing definitions including manufactured housing subdivision, schools-Elementary, schools-Secondary, Colleges-Post Secondary, Adult Day Care, private social club, recreational facility, youth camp, aircraft-TOL as accessory, wireless service facility, public utilities and related, radio/tv station or transmitter and printing & publishing. Provided suggested definitions for those uses. Board discussed the suggested definitions and questions they may have.
- Board discussed the list of uses that require Special Exceptions. Manufactured housing park and manufactured housing subdivision, B. Woodruff noted that these are a common SE required throughout many communities in the State.  
Rooming house requires SE in HDR and CR, B. Woodruff suggested adding it to the LDR, Chairman Boyers noted that there are safety concerns that could be added to the criteria. Board members agreed to keep the requirement of SE. Discussed adding to LDR, P. Hayward felt it should not be allowed in LDR for concerns of the septic, which controls the number of bedrooms not boarders. R. Thibeault noted that if it requires a SE then it would have to meet the specific criteria they put in. Chairman Boyers asked the board for a consensus, board was in agreeance to change Rooming house to a SE in LDR over not permitted.  
Elementary and Secondary Schools, Chairman Boyers felt this was fine to keep as SE required in all zones. Board was in agreeance.  
Post secondary, colleges: board agreed to keep this as a SE.  
Child (day) care facility: B. Woodruff noted that there State requirements for small daycares and that over 6 children requires day cares to come before the Planning Board.

Adult Day Care: board discussed the aspects of having it require a SE in some zones but not all. Board consensus was to change to permitted in all zones, would have to come for PB approval.

Church: currently a SE is required for LDR, board was in consensus to change it to permitted.

Private Social Club: one that does not have a listed definition, discussion of not being allowed in LDR, R. Thibeault felt it should be SE across the zones. P. Hayward felt that they should be permitted in CR. R. Thibeault motions for SE across the board. M. Morrill seconds the motion, vote 6-1. SE across the board.

Recreational Facility: B. Woodruff suggested making it either permitted or SE across the board, does not see the logic in the current set up now. P. Hayward moves to have permitted in all zones. R. Thibeault seconds the motions. 6-1 motion carried.

Outdoor Recreation: Not permitted in CR, IC and HDR but is SE in LDR. B. Woodruff informed the board it could have safety nets to control. Board was in consensus.

Campgrounds, youth camps: B. Woodruff agreed this should remain SE. P. Hayward questioned if it should be separated. B. Woodruff replied it could go either way. Board discussed youth camps.

Medical Facility: Board was in consensus to make this permitted in the CR.

Bed & Breakfast: Board was in consensus to change to permitted in HDR and LDR.

Retail Sales & Service: Board was in consensus to change to permitted in CR.

Shopping Mall/Center: Chairman Boyers felt it should stay SE, B. Woodruff also agreed, would provide criteria that spoke to maximum size and how drainage is to be treated.

Board was in consensus to keep the same.

Auto Sales & Service: R. Thibeault questioned about having Auto Service in LDR. Board was in consensus to keep the same.

Sale, Rental of Recreation Equipment: Board had no issue with remaining the same.

Sale, Rental of Construction Equipment: Board had no issue with remaining the same.

Aircraft, TOL as accessory: B. Woodruff suggested adding SE into the IC, but to remain the same in other zones. Board was in consensus to make that change.

Transportation Center: Board discussed the merits of changing transportation center to permitted. Board was in consensus to change to permitted for the IC and CR.

Wireless Service Facility: B. Woodruff advised retaining the same, provided some requirements that would need to be met. Board was in consensus to have it remain the same.

Public Utilities and Related: B. Woodruff suggested getting rid of 'and Related' not sure what can be asked for SE criteria that could stick. Suggested adding a new item of 'alternative energy' which would cover for solar farms. Can change it to permitted for public utilities and make a new section for the 'alternative energy'. Board was in favor of removing 'and Related' changing to permitted across the zones and creating a new sub category for 'alternative energies'

NEW Alternative Energy Providers/Producers: to have criteria for wind or solar, board was in agreeance to have SE across the board.

Radio/TV Station or Transmitter: Board was in agreeance to keep the same as current.

Printing & Publishing: Board was in agreeance to keep the same as current.

Warehousing & Storage: Board was in agreeance to keep the same as current.

Wholesale Sales: Board was in agreeance to keep the same as current.

Agribusiness: Board was in agreeance to change to permitted in all zones.

Review & Approval of Formal Notice of Decision:

- *McKenzie's Farm the Greenery*: R. Thibeault motions to approve and have the chairman sign. L. Brown seconds the motion. All in favor. Motion carried and Chairman Boyers signed the formal notice of decision.

Town Planner Comments: B. Woodruff brought up with the board pervious discussion about re-zoning areas to make sense. EDC sent B. Woodruff to speak with the board about proposing zoning changes to lots near exit 17, this would assist in keeping a large business in Town. Questioned if the Planning Board is willing to move forward in re-zoning and keeping with their Master Plan. L. Brown does not like the current Index and supports the move, but is concerned for the residents near Brown St.

L. Brown motions the Planning Board supports zoning changes which improve the economic vitality of the Town retain businesses and operate to the mutual benefit of all stakeholders, and urge the governing body (BOS) to pursue all issues under their control regarding M45-L23 (owner CSNH Development) of 52.4acres and M45-L7. P. Hayward seconds the motion (6 in favor-1 opposed)

Approval of Minutes:

- *September 18, 2018 meeting minutes*: R. Thibeault motions to approve, L. Brown seconds, (J. Michaud abstained) 6-0 in favor, motion carried.

Other Business: D. Crossley reported to the board she attended the Solar Law Lecture series which sent home two documents board is welcome to review, B. Woodruff noted the sample ordinance can be reviewed in next year's work plan.

Chairman Boyers reported the PB budget was reviewed by the BOS and it was approved. B. Woodruff reported his contract was approved by the BOS at last night's meeting as well. R. Thibeault reported that the BOS accepted the CIP, and there was discussion of some other projects.

J. Michaud motions to adjourn, L. Brown seconds the motion all in favor, meeting adjourned at 8:55pm.

Respectfully submitted,

Dana Crossley  
Land Use Clerk