

Town of Milton
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Milton NH, 03851



Planning Board
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Meeting Minutes
October 17, 2017
Emma Ramsey
6:30 PM

Members in Attendance: Ryan Thibeault Ex. Officio, Peter Hayward, Bob Graham Alt, Tim Long, Bob Bourdeau, Also in attendance, Dana Crossley Land Use Clerk, Bruce Woodruff Town Planner Excused Members: Joseph Michaud, Brian Boyers, Larry Brown
Public Attendance: Alexx Monastiero

Vice-Chairman P. Hayward called the meeting to order at 6:31pm.

Public Comment: No public comment.

Alexx Monastiero re: Discussion of potential zoning changes: Alexx Monastiero attended the meeting, her company owns a parcel on Elm Street that is in High and Low Density, went to the Zoning Board for a density change and with no success there, did speak with the Economic Development Committee but was advised that they could not help and should speak with the Planning Board, came to the Planning Board to find out what they think the town would like to see on the large parcel adjacent to the downtown area, from discussions and the master plan does not think single family homes are wanted but is interested in ideas from the Planning Board. P. Hayward questioned in their vision how much of the lot should be zoned differently. A. Monastiero replied that for simplicity they believe that the entire lot should be high density. B. Woodruff commented that when a property owner comes to the board for discussion of zoning changes the board can support and put forward a zoning change, not support a zoning change (do nothing) or suggest the property owner put forward a petition article. B. Woodruff asked what A. Monastiero wants to propose, higher density, mix use. A. Monastiero replied a higher density mix use, from what the master plan and speaking to some residents a mix use of housing is what is wanted, such as elderly housing, young people, she showed examples of housing developments that their company has worked on previously. B. Woodruff asked if they had any statistics on where the people who live in their housing units work. She replied just from knowing people and being a leasing agents most work in Dover, Newington, and Portsmouth. P. Hayward commented that other than restaurants it seems it did not generate a lot of businesses. A. Monastiero replied that it was not necessarily true there are some small businesses, but there have been at least 15 new businesses in recent years, and there's a full business park. B. Bourdeau commented that what he does not understand how it will be a community center, due to the elevation it seems it would work against it and would create a lot of traffic and person. She replied that she understood that and recognizes that not everyone would walk but traffic to businesses would be good. A. Monastiero stressed that they have no intention of low income housing, trailers, etc., feels that with the development of the zoning and support need to be in place to have a successful development too. B. Woodruff pointed out that the board had recently

approved in the master plan the land use recommendations with encourages High Density Residential expansion adjacent to villages. Board thanked A. Monastiero for attending the meeting and would forward any additional questions to her.

Board discussed different zoning options, safe guards and options for change. Board discussed doing site walks of areas that is under consideration of zoning amendments. Board decided to look further into mixed use zones and continue the discussion. B. Graham motioned to have B. Woodruff let A. Monastiero know that the board is going to research and review zone changes and be looking for a site walk in the future. R. Thibeault seconds the motion. All in favor, motion carried.

Master Plan Next Steps: Review and Condense Natural Resource Chapter Draft: Board continued the review of the Natural Resource Chapter, B. Woodruff addressed some of the changes he had made after the last meeting. B. Bourdeau motioned to delete the ‘integrate comprehensive land use and environmental planning with floodplain...’ point. R. Thibeault seconds the motion, all in favor motion carried. R. Thibeault motions to remove ‘determine the cost and benefit of installing second gate...’ and ‘consider installing webcam...’ T. Long seconds, all in favor motion carried. P. Hayward motion to remove ‘develop a specific comprehensive...’ B. Graham seconds the motion all in favor motion carried. Board tabled the rest of the review of the Natural Resource Chapter Draft till the next meeting.

Discuss Groundwater Protection Overlay District Zoning Amendment: B. Woodruff addressed the Groundwater Protection Overlay District Zoning Amendment prepared by Strafford Regional Planner Kyle Pimentel, he made some edits to the document for grammar, current statutes, unneeded information, addition of some definitions, etc. Asked the board to review the draft for the future meetings for discussion.

Discuss: Accessory Dwelling Unit Zoning Amendment: B. Woodruff noted that the board looked at the Accessory Dwelling Unit Zoning Amendment earlier in the year, touched upon the requirements that the State puts forward that zoning can and cannot have, suggested that the board does craft the ADU ordinance into zoning to protect neighbors in the community. Board will hold further discussion at future meetings.

Town Planner Comments: B. Woodruff told the board he will be getting examples of ridge line protection ordinances for the board to review.

Approval of Minutes: October 3, 2017 meeting minutes, R. Thibeault motions to approve, B. Bourdeau seconds the motion, all in favor (T. Long abstained) motion carried and minutes approved.

Other Business: No other business.

B. Bourdeau motions to adjourn, B. Graham seconds the motion. All in favor, meeting adjourned at 8:54pm.

Respectfully submitted,
Dana Crossley, Land Use Clerk