

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
PO Box 310
(p)603-652-4501 (f)603-652-4120

Meeting Minutes
September 5, 2017
6:30 PM

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

Public Attendance: Bob Carrier

Chairman Boyers called the meeting to order at 6:30pm.

Public Comment: None

Annual CIP Process: Review Draft Recommendation and Approve for Public Hearing: Chairman Boyers asked the board if they had reviewed the document. Board members were in agreement that they had reviewed it and approve of it. P. Hayward moves to send the Recommendation for public hearing on September 19th at 6:30pm. L. Brown seconds the motion. All in favor, motion carried, board will hold a public hearing to review the CIP Recommendation on September 19th 2017 at the Emma Ramsey Center beginning 6:30 pm.

Master Plan Next Steps: Review and Condense Natural Resource Chapter Draft: B. Woodruff suggested to the board that they begin their review with the document submitted to them from the Conservation Commission titled 'Zoning and Land Use Recommendations' and see where they are at with those, 'issue, goals and recommendations'. Board began the review of the 'Zoning and Land Use Recommendations' document.

1. *Due to small amount of conservation land within the Milton Three Ponds watershed there is a high potential for a rapid increase in development, which would have negative impacts on water quality, wildlife and human enjoyment of the ponds.* Board expressed that the goals and recommendations of this point were already in action and felt it could be removed.
2. *Milton's natural resources play a fundamental role in the town's economy, rural character and quality of life. The decline in these resources would negatively impact tax revenue.* P. Hayward felt the goal of this issue was worth keeping, that it was a reasonable goal to keep. B. Bourdeau added that it is actively being done though already. Board felt that the requirement of notification to conservation commission on building permits was unnecessary and creates a lot of run around for the building permit applicant.
3. *Milton relies solely on groundwater as their source for drinking water, which emphasizes the need to protect identified key aquifers to ensure certain land uses do not impact existing and*

future public and private drinking water supplies. Board felt that this issue had already been dealt with by having a groundwater overlay.

4. *Older septic systems (the typical lifespan is often considered 40 years) carry a higher risk of failure and are known to be potential non-point sources of pollution in the watershed.* Board noted that most septic systems tested during the sales of properties currently, and the requirements from the State are much stricter currently.

5. *Increases in development and the subsequent subdividing of land that results in the construction of on-lot private water supply wells can lead to impacts on the overall availability of groundwater to recharge, which can lead to localized well interference issues, and insufficient capacity supplies for new homes.* Board was unclear on how this would be done without it being extremely costly to the town or residents, discussed if there was a large project that came through like a bottling plant it would be requirement during the review to find out the affect it would have.

6. *Unregulated alteration of disturbance to land in close proximity to wetland areas can adversely impact wetland function, health, and value of such areas.* Board expressed confusion to what wetlands were of concern in their recommendations and the additional setbacks they were adding to.

7. *Damages caused by flooding adversely impacts Milton residents both economically and socially for years beyond any given storm event.* Board noted that the Town does not maintain the dams, it would be something to be done on the State level, Town does not have authority to change the base flood level, but if the Town gets the GIS and then then flood map data layer will help the town's people out significantly.

8. *There are inconsistencies and gaps between local and state records of current conservation lands; this includes incorrect parcels, lack of knowledge on public use and out of date mapping.* Board felt it was very straight forward, but did not agree with adding language to discourage the Planning Board as it is the Planning Board's document. Discussed the procedure that takes place when the Town sells property that the Conservation and PB are asked for input.

9. *In the face of growing development pressures it is important to preserve Milton's most important natural landscapes which impact and shape the town's quality of life.* Discussed if there should be a change in the current use tax, felt the bullet should be removed, was unsure what growing development pressures are being addressed.

10. *Development pressures led to decreases in agricultural land and local farming activities.* Board felt that this was not applicable to Milton as McKenzie's Farm was very prominent in Town and growing and the RSA for Historical buildings had already been passed.

11. *Without proper oversight unwanted development in certain areas may lead to the obstruction of scenic vistas and other features of Milton's natural landscape.* Board discussed how this would be difficult to do, and want to balance the right of the property owner and the right of the views, also that there is already the steep slopes ordinance and building height, decided it would be good to look at other town's ordinances for the commercial end.

12. *Unnecessary and abundant light pollution can have negative social implications and lead to a loss of rural character.* Board discussed that the official policy of NH is dark sky and lights should be limited, B. Bourdeau noted that typically the ordinance is targeted at commercial/industrial and residential is a bigger offender because the commercial/industrial is required to have certain lighted spaces, should educate residential homeowner. Discussed possible light pole height reduction.

13. *Recreational opportunities are an important part of Milton's local economy and need to be protected and promoted.* Board felt that the Town did these things already, but it could be reworded to continue to do these projects.

By the next meeting B. Woodruff will have a draft of the chapter itself with some of the points the board has been aiming towards.

2018 Budget Review: B. Woodruff suggested to the board incorporating a line for the GIS, there is a need for the zoning map to be overlaid onto the town that is the first map layer that he suggests the board do, P. Hayward moves to add a line for GIS Data Sets and Map Layers with the amount of \$500 in the line. J. Michaud seconds the motion. All in favor motion passed. B. Bourdeau motions to leave the rest of the lines in the 2018 request the same as 2017 with the addition of the GIS data and map layer line of \$500 and have Chairman Boyers present to Selectmen and Budget Committee. J. Michaud seconds the motion. All in favor motion passed.

Town Planner Comments: B. Woodruff asked the board to review the schedule to see what they have left to get done for the year.

Approval of Minutes: August 15, 2017 meeting minutes, J. Michaud motions to approve as written, B. Bourdeau seconds the motion, (R. Thibeault abstained) all in favor, minutes approved.

Other Business: L. Brown updated the board on the meetings that he has been attending with Strafford Regional Planning, which discusses different transportation projects. Board received and reviewed an approved shoreland permit for 294 St. James. Board was given an update for the Old Ray's Marina who has continued work with DOT and the Gas station off exit 17 they have received a driveway permit from DOT predicated on changing the way the exit 17 north bound exit ramp, B. Woodruff has explained to them they need to send a copy of that approved permit.

B. Bourdeau motions to adjourn, J. Michaud seconds the motion, all in favor, meeting adjourned at 8:23pm.

Respectfully submitted,

Dana Crossley
Land Use Clerk