

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
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Meeting Minutes
September 4, 2018
6:30 PM

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

Public Attendance: Richard Burke, Rhonda Burke, Kathy Russ, Michele Penta, Sani Woods, Dennis Woods, Jen King, Jim Holway, Chris Penta, Peg Hurd

Chairman Boyers called the meeting to order at 6:30pm.
Chairman Boyers brought B. Graham to the board as a full voting member in place of J. Michaud.

Public Comment: Dennis Woods of the Economic Development Committee- concerned about the number of special exceptions that are required in the table of principal uses, in particular the for commercial uses in the Commercial Residential Zone, big concern really need to be an easy place for businesses to come in to take over the otherwise abandoned facilities. EDC supports updating the Table of Principal Uses especially pertaining Special Exceptions.

Richard Burke of Lakeside Dr. - expressed concern of certain districts on how Special Exceptions are handled, feels this could be a slippery slope, concerned with commercial businesses like MiTeJo being in Low Density, concerned with being too liberal in some of the districts and potential for spot zoning, wants the board to be cautious and feels the LDR is turning into commercial.

L. Brown commented on short term rentals and effect of short term rentals on neighborhoods.

Sandi Woods feels it is very important for Milton to be open for business and that it is important for the boards to encourage new businesses especially in the village of Milton Mills.

CIP 2018-2024 Process:

- *Review & Approve draft report to send to public hearing:* B. Woodruff informed the board that he updated the spread sheet to show the changes they had discussed in previous meetings, added all of the bullets the board discussed, presented an overview of the draft report. L. Brown complimented Town Planner, B. Woodruff on how nicely set out the goals are set out and certain phrases used.

- R. Thibeault motions to approve the draft report to send to public hearing September 18th at 6:30 pm, P. Hayward seconds the motion. All in favor motion carried.

Continued: Discussion of potential Zoning Amendment- Table of Principal Uses, Uses Requiring Special Exceptions: Board discussed current uses that require Special Exceptions. B. Woodruff noted that he felt Rooming Houses should stay as a SE, Mobile Home Parks should have specific criteria and may have State statues that cover some concerns on Mobile Home subdivisions, Child Day Cares have State Requirements that over 6 children must come before the Planning Board anyways, under 6 the State says to leave them be, (Chairman Boyers added that the State requires certain check offs by Fire Dept and others) B. Woodruff feels that that the Child Day Care should be permitted in all zones, Chairman Boyers agreed with that, P. Hayward noted he felt the opposite due to the distance from the Fire Department for certain parts of Milton especially in consideration for Adult Day Cares.

L. Brown expressed confusion with easy and hardship- concerned with protection of neighborhoods.

Chairman Boyers noted that the board does need to go over the table and determine why they would require a SE. B. Woodruff stressed to the board that the uses that require Special Exceptions should have specific criteria for each use that requires a SE.

B. Woodruff noted that the board may want work on the specific uses as well, recommended not allowing medical facility in the industrial zone,

Reviewed the table of uses and uses requiring SE. Discussion of cell towers and that should it have further discussion. B. Woodruff noted importantly that Agribusiness felt it could be permitted across zones, as per the changes in legislature and the accessory structures has to be permitted across the board.

Town Planner Comments: B. Woodruff noted that the report is enjoyable to write, but the numbers in the spreadsheet are the headache of the process.

Approval of Minutes: August 21, 2018 meeting minutes P. Hayward motions to approve, R. Thibeault seconds the motion, (scribner notes to be addressed) All in favor motion carried.

Other Business: Chairman Boyers brought up that campers are becoming an issue with people using campers as places to live in, concerned with lack of zoning backing for it. B. Woodruff replied that enforcement can be done through making sure they have proper hook ups for water and sewer and that one cannot have two residencies unattached on one property.

B. Graham motions to adjourn, R. Thibeault seconds the motion all in favor, meeting adjourned at 7:35.

Respectfully submitted,

Dana Crossley
Land Use Clerk