

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
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Meeting Minutes
January 15, 2019
6:30 PM

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

Excused Members: Larry Brown

Public Attendance: None

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 excused member L. Brown.

Public Comment: Board held discussion on recording meetings and having streamed onto Youtube.

No other comments.

Discussion of 2019 Planning Board Work Schedule: B. Woodruff presented a suggested work plan to the board, addressed that the tasks he has suggested need to be prioritized and then the board needs to discuss if it is the appropriate amount of tasks.

- CIP- required for the board to do, will start in late March in hopes to have submitted projects by the end of April, expected 7-8 meetings.
- To move forward with New Zoning District for zoning amendment
- Has been started but not completed, Subdivision Regulation rewrite, expected 4 meetings, most will be Town Planner drafting and then board review and approves
- Preparation of the Community Facilities- goal is to have a draft for public hearing by October, Planner and Department Heads will work on this starting in April.
- Village Center or Performance Overlay District, would need to determine the boundaries and the Performance criteria what uses would not be allowed, Performance is looking at using the existing buildings and construction of similar buildings. Reason for a Village Center is to help businesses start up in unused buildings.

Board Discussion: R. Thibeault, questioned if it would help for the warrant article that is being voted on in regards to 79-E. B. Woodruff replied yes it would along with the ERZ, the overlay district zoning opens up the old time idea that most businesses could come in and open their business, rather than requiring the developers to have to go to Zoning and Planning, makes the villages more welcoming to business owners while keeping the character. R. Thibeault with the warrant article for the 79-E, would the wording support a zone like this. B. Woodruff replied that

most of the warrant article language was taken from State statute, the wording of village center or area would support it.

P. Hayward questioned having the Community & Facilities chapter moved up closer to the CIP since the Department Heads will be focused on their buildings during the CIP process. B. Woodruff agreed to that point.

B. Woodruff polled the board on their top priorities of the suggested tasks.

7- Priority number one for Communities & Facilities

Board members discussed their thoughts on how to prioritize the remaining tasks.

Village Center Priority 4

Subdivision Regulation Priority 3

Highway Limited Commercial Priority 2

Communities & Facilities MP Chapter Priority 1

B. Woodruff questioned how the board felt on the work load: Chairman Boyers and R. Thibeault spoke up that they both felt the task load was adequate especially with a MP chapter since that will be dense work.

B. Woodruff questioned the board if they want to move the scheduled meetings. Board members discussed the different ways to spread out the work load for different meeting dates. It was confirmed that this is a plan and if necessary the board can deviate from the dates.

Finalized approval will take place at the next meeting.

Review Zoning Amendment Warrant Language: Board reviewed the three warrant article languages. B. Woodruff read into the record the three articles and asked for any suggested revisions from the board. P. Hayward noted that in article 3 explanation to notate 'the board' instead of they.

Article 2: Zoning Amendment 1- **Amend Zoning Map**

Are you in favor of the adoption of Amendment No. 1 as proposed by the Milton Planning Board for the Town Zoning Ordinance as follows: To update the Official Zoning Map of the Town of Milton to add the 52.4 acre lot known as Map 45, Lot 23, located off NH Rte. 75 and currently zoned Low Density Residential (LDR) to the existing Industrial-Commercial (IC) zoning district that straddles NH Rte. 75 between the Spaulding Turnpike and NH Rte. 125, thereby enlarging said zoning district by 52.4 acres. Copies of the map depicting the proposed zoning district enlargement are available for review at the Town Office and will be available the day of the election.

Article 3: Zoning Amendment 2- *Are you in favor of the adoption of Amendment No. 2 as proposed by the Milton Planning Board for the Town Zoning Ordinance as follows: To amend Article II, Definitions, to add and modify definitions of special exception uses which have previously not been defined or modified to define specific parameters of such uses, and to modify the definition of Special Exception to clarify that such uses must meet both general and specific criteria; to amend Article III, Section 3.5 Table of Principal and Accessory Uses in Zoning Districts, to modify said table to change a number of special exception uses to uses permitted by right, to change a number of permitted uses to special exception uses, and to change a number of not permitted uses to either permitted or special exception uses. In addition, to modify the table*

to add two new uses; Alternative Energy Producers/Providers as a special exception in all zones and the new use Agritourism as a permitted use in all zones to follow state statute. To amend Article VIII, Zoning Board of Adjustment, Section I. A. Special Exceptions, by clarifying the requirements for approval and by modifying the general conditions required for approval to be in line with state guidelines for such conditions, and to add language requiring that specific criteria be met if included in the ordinance. To amend Article VIII, Zoning Board of Adjustment, by adding a new Section III. Specific Criteria for Certain Special Exception Uses which adds specific criteria requirements for thirteen special exception uses. Copies of the complete text of Amendment No. 2 are available for review at the Town Office and will be available the day of the election.

Article 4: Zoning Amendment 3- Are you in favor of the adoption of Amendment No. 3 as proposed by the Milton Planning Board for the Town Zoning Ordinance as follows: To amend Article VII, Nonconforming Uses and Lots, by deleting Section C. Non-Conforming Vacant Lots, 1 through 3, and replacing it with a new Section C. Nonconforming Lots in Any Zone, and by deleting Section D. Existing Lots of Record in its entirety in order to ensure that small, dimensionally nonconforming lots of record may reasonably be built upon. Copies of the complete text of Amendment No. 3 are available for review at the Town Office and will be available the day of the election.

R. Thibeault motions to approve the three (3) warrant article language with amended explanation. J. Michaud seconds the motion. All in favor (7-0), motion carried.

Town Planner Comments: None

Approval of Minutes: December 18, 2018 meeting minutes, (J. Michaud & R. Thibeault abstained) P. Hayward motions to approve the minutes, B. Graham seconds the motion, 5-0 in favor motion carried. B. Woodruff noted he felt the minutes were very informative in regards to the public hearing and well done.

Other Business: D. Crossley mentioned to the board that J. Michaud and L. Brown's terms are ending this year and if they desire to sign up again signups are January 23rd through February 1st.

R. Thibeault (disclaimer that he is a Historical Society Member) informed the board that the previously discussed Sale of Town Owned School House and Lot across the street has been taken off of the warrant articles and table at the time by the Selectmen.

B. Graham motions to adjourn. J. Michaud seconds the motion. All in favor, Meeting adjourned at 7:06pm.

Respectfully submitted,

Dana Crossley
Land Use Clerk