

Town of Milton
Planning Board
Tuesday, March 03, 2015
Milton Town Hall
Meeting Minutes

In attendance: Brian Boyers, Tom Gray, Bob Bourdeau, Peter Hayward, Bob Graham and Larry Brown.
Also in attendance: Kimberly Ladisheff, Land Use Clerk.

Public in attendance: Kari Lygren, Bryan Berlind, George Szirbik, Michael Shea, Downey Shea and Gerald Coogan.

Chairman Boyers called the meeting to order at 6:35pm and appointed Bob Graham as a full voting member.

Public Comment

None

Approval of Minutes

B. Bourdeau motioned to accept the January 20, 2015 minutes. Motion seconded by B. Graham. Motion carried.

Public Hearing Re: Application for Expansion of an existing gravel pit for Jones Brook, LLP. Property located at NH Route 125/Jones Brook Access Road, Milton NH. Tax Map 17 Lot 22 in the Low Density Residential Zone/Excavation Overlay District.

Brian Berlind, agent for Land Tech, Downey and Mike Shea of Eastern Materials and landowner George Szirbik of Jones Brook LLP were present. Brian Berlind stated this is a 550 acre tract of land known as Tax Map 17 Lot 22 located in the Low Density Residential/Excavation Overlay zone. The site currently has 4 current pits now, a 2001 permit now closed and two 2005 permits nearing completion. This application is to open a fifth area that is 8.8 acres in size. If excavated the project will produce 290,000 cubic yards of earth materials. The low area will be contained by a 3 ft. high by at least a 10 ft. wide berm. From thence it goes downhill 3 ft. to a flat floor with a grade of 505, it's then going to be graded in accordance with your rules and 2% where feasible. Work in progress as soil grades will change. End result is all water is contained, there are no outlets. This is the new DES standard as they do not want any more outlet areas. Requires 3 permits, one from the Planning Board, the AOT (Alteration of Terrain) from DES that has been applied for, and lastly before breaking ground there is a notice of intent which is the EPA pollution prevention. The BMP's involved are; all containment, no outflow off the site whatsoever; 2/1 slope, DES has a standard that for every 20 vertical feet a bench needs to be installed and that is a 6 ft. wide bench; stone berm level spreaders will be incorporated along the final slopes; and lastly the vegetation in accordance with the NH Gravel Pit Manual upon completion. Completion is 5 plus years away.

L. Brown asked Mr. Berlind to talk more about bench and what it means. B. Berlind explained the slope and how the benches reduce erosion along the bank as well as enhancing soil stability.

3.3.15 PB

B. Bourdeau then asked about the number of pits. G. Szirbik stated there really aren't 4 active pits. The second pit is closed already. The original pit is primarily a processing area, the 2 pits they did last, the one by the railroad track is virtually done, there is one little corner that has to be dressed up and that's going to be completely closed and the current back pit will be closed off at the same time they open the new one. Therefore there are not four pits they are processing material in. B. Bourdeau stated from a town perspective they just want to understand what truly is open and what the necessary cost is and what they need to be watching out for with all the open areas.

Town Planner Gerald Coogan recommended the board do a site visit in the spring or summer. M. Shea stated what they request is to get approval now and he has always had an open door policy and anyone is welcome at any time, but right now the proposed area is all woodland. Chairman Boyers stated they can do a site walk in about 2 months.

B. Bourdeau motioned to accept the application as complete. Motion seconded by L. Brown. All in favor, motion carried.

Chairman Boyers opened the public hearing for comment.

Kari Lygren asked if everything has been reclaimed. M. Shea stated yes.

Close public hearing

B. Bourdeau stated the board needs to check if the bonding reflects the open area. G. Szirbik stated there is a calculation to do that and they recently bumped the escrow up to \$22,500. There was discussion on the bonding and that it averaged about \$1000 per acre. G. Coogan stated it sounded reasonable to have a 3rd party evaluate this.

P. Hayward moved to allow a conditional approval pending on the NH Alteration of Terrain approval, that the bond is adequate and a site walk is conducted by June 30, 2015. M. Shea was concerned about not being able to break ground before the site walk. The board agreed he can break ground before the site walk. Motion was seconded by B. Graham. All in favor, motion passed.

Review changes on 1st draft of Master Plan

Town Planner Jerry Coogan presented to the board the 1st draft of changes to the Master Plan. The Vision section is based on past vision statement, 2004 Master Plan, 2012 Economic Development Strategy and SRPC's visioning session in late April 2014. "The Town of Milton strives to be a quality residential community with a New England village style town center that preserves and maintains the Town's historic and rural character while encouraging new planned economic development that compliments the Town's natural resources and environment. This unified approach adds value to the Town."

There was discussion on the Land Use section regarding population, development trends, population density, regional trends, existing land use, general policy goals and recommendations. The next steps in the MP update process is to update the Natural Resources Chapter in cooperation with the MCC.

B. Bourdeau stated he thinks we should say village centers to include Milton Mills as we really have two village centers. The board was in agreement.

Jerry stated he had a meeting with the EDC and C. Wyatt asked about public input and having more public meetings. The board discussed that the last time they asked for public input the response wasn't very good.

3.3.15 PB

Other Business

None

L. Brown motioned to adjourn at 7:40pm. Motion seconded by B. Bourdeau. Motion carried.

Respectfully submitted,

Kimberly Ladisheff
Land Use Clerk