

Town of Milton
Planning Board
September 1, 2015
Meeting Minutes

Members in Attendance: Chairman Brian Boyers, Tim Long, Peter Hayward, Joseph Michaud, Tom Gray, Bob Bourdeau, Larry Brown, Alternate Bob Graham, Also in attendance Dana Smith, Land Use Clerk

Public Attendance: Ronnie Strong, Rachel Meehan, Steve Hayes, Roland Meehan, Bob Frizzell, Nick Marique (Fire Chief), Scott Lawler (Norway Plains Rep), Jerry Coogan (Town Planner)

Chairman Boyers called the meeting to order at 6:32

Public Comment: no comment

Approval of Minutes: J. Michaud motions to accept August 4, 2015 minutes, P. Hayward seconds the motion. All in favor, minutes approved. (B. Boyers abstained)

Hayes Lot Line Adjustment Map 28 Lots 34 & 35: Steve Hayes was at the meeting to represent himself for a lot line adjustment. S. Hayes explained to the board the case to why he is requesting the lot line adjustment. The town tax maps and the Registry of Deeds have differing records of the lot line. The well for the cottage is not located on the same lot as the cottage, would like to move the lot line so the well will be on the same lot as the structure. The board looked over the map that shows S. Hayes lots. The lots are both non-conforming lots, S. Hayes has a building on one of the lots the other lot is vacant, with the lot line adjustment the lot with the building is gaining more land for the setbacks. T. Long motions for the lot line adjustment to be accepted. L. Brown seconds the motion. All in favor, the board approved the lot line adjustment.

Ron Strong Gravel Pit Permit Renewal: Ron Strong was present to continue discussing the process to renew/ or reapply for his past gravel pit permit. R. Strong briefed the board with his current situation, the permit was revoked originally for non-payment of taxes, all the taxes have been paid now and he has secured a bond upon approval of renewal. B. Boyers talked to Mary Pinkham-Langer, State DRA Gravel Tax Appraiser, the state considers the gravel pit to be abandoned, and the pit has not done anything since 2009. The pit is considered abandoned and he would need to start the permit process over again. R. Strong questioned what that means exactly. B. Boyers responded that to open it up as a gravel pit again it has to go through the whole process. He asked Mary Pinkham-Langer about reclamation and she said not to touch it has reclaimed itself already, everything has grown in and over. On the State level the gravel pit is considered abandoned and the process to get a permit would need to start from the beginning again. The Department of Revenue Administration controls gravel pits. R. Strong questioned if he needs to go to them first. B. Boyers said the process would start again here and then we would call the DRA in. R. Strong would like to get in contact with Mary Pinkham-Langer.

Bob Frizzell Map 45 Lot 76.1 Request for Renewal of Site Plan: Bob Frizzell was present to discuss his case for a request for a renewal of his site plan for Map 45 Lot 76.1. B. Frizzell

explained his circumstances for requesting to renew his site plan, he has some interested buyers for the lot. The last time he was here he went through the third party review, White Mountain Survey reviewed to make sure that the site plan still met the laws in 2013. The board approved it in March 2013, two years have gone by since the last approval for a renewal of the site plan. T. Long questioned if the taxes have been paid. B. Frizzell responded that he just paid some taxes but they were not for this past year. B. Boyers stated that this has been ongoing since 2006 the initial site plan approval was in condition six the approval shall expire within two years of this date if the conditions were not met. The site plan has been extended throughout the years since 2005. L. Brown questioned what the normal number of extensions that are given typically. B. Boyers said there is not a normal number of renewals. L. Brown asked if anyone could put in a gas station with this site plan. B. Boyers said it could be but it would still need to go through site plan approval. He spoke with the town attorney and was told that whatever the board decides it should be the last and final decision. B. Bourdeau said that the Economic Development Committee is trying to promote development along exit 17 and 18 and that maybe the economy is swinging around just now that maybe he could sell the property and he would be willing to grant an extension one last time. L. Brown is concerned that without careful control from the board that there will be a 60 ft. sign and wetlands will be cut and never grow back. B. Bourdeau thinks it is counterproductive for one town committee to promote development and for another to shoot it down. L. Brown does not feel that the board is an obstacle to new businesses. B. Boyers feels that if it comes to the gas station sign they can regulate the sign when it comes before site plan.

Open to public: no comment

Board Comment: T. Gray makes the motion to grant the extension one last time for two years. P. Hayward seconds the motion.

Discussion: B. Bourdeau we have been doing 2 year extensions this whole time and should keep it consistent. L. Brown if you review the previous conditions that there is nothing to do with landscaping. B. Frizzell said the land behind this is not part of the lot, so it would not get cut by the developer who could buy this lot.

The board voted: 4 (in favor) 2 (against) motion passed in favor of a site plan extension for a final two years. (B. Boyers abstained)

Proposed Fire Station Site Plan Review: Fire Chief Nick Marique and Scott Lawler of Norway Plains were present to discuss with the board the proposed site plan for the fire station. N. Marique presented background information to the board, in March the money was approved to continue with the engineering of the fire station based on the preliminary design. The preliminary design put forward last year was a reduced version of the two designs that were previously voted on by the town, it went from 12,000sq ft. down to 9,000sq ft. the roof line changed based on feedback from the residents and in efforts to reduce the cost. The new proposed fire station is located on 865 White Mountain Highway. A landscaping plan was distributed to the board. S. Lawler presented the site plan to the board to get feedback and input. The site is designed with an onsite septic system to replace the existing system, it will be tied with municipal water for domestic service only, N. Marique is still working with the water district on if they will have sufficient water flow to service the building. S. Lawler continued to describe in detail the elements of the site plan for the Fire Department. The site was designed so the runoff water from the roof and front parking lot will circumvent into a storm water

management basin preventing impacts from storm water on the town, state and abutters. B. Bourdeau this lot has provided access to the lake for the snow machine club, is it the fire departments intent that we will lose that right of way or can that be maintained in any fashion? N. Marique would not want to do away with that. B. Bourdeau thinks it's important to keep the right away access. S. Lawler said this is the first he has heard of it and it is something they can consider. P. Hayward questioned the detail the water department went in with them. N. Marique there was no math done, the water department work was supposed to have been done two years ago, there is substantial cost in regards to it, and they are not receiving clear information. T. Long questioned the possibility of having a drilled well. N. Marique a drilled well will not provide enough water pressure for the sprinklers. Once they go through the preliminary stage with the town the next step is to get the permits with the State. N. Marique asked if the board would like him to come back with the architect or just for CIP. They agreed to have the architect come to the CIP meeting.

Groundwater Update Continued: Gerald Coogan, Town Planner brought his comments on the Groundwater Protection Update to present to the board. G. Coogan discussed with the board his thoughts on the suggested updates. The board would like an updated map that allows them to see all the areas being addressed.

Other Business:

Second meeting in September on the 15th. The board would like to have Eric Knapp come and bring the survey results for the Master Plan update.

There is a lot line adjustment coming to the board that is in result of a CE encroachment. Should the conservation commission or the land owner pay for the application fee. B. Bourdeau said if one person is gaining he thinks they should be the one to pay. Board feels they do not have enough background information about the case to make that decision.

L. Brown motions to end the meeting. B. Bourdeau seconds the motion. Meeting adjourned at 7:50pm.

Respectfully Submitted,

Dana Smith
Land Use Clerk