

Town of Milton
Planning Board
October 6, 2015
Meeting Minutes

Members in Attendance: Peter Hayward, Larry Brown, Brian Boyers, Bob Bourdeau, Joseph Michaud, Bob Graham, Also in attendance Dana Smith, Land Use Clerk

Missing Members: Tim Long, Tom Gray

Public Attendance: Gerald Coogan (Town Planner), Charlie Karcher, Eric Knapp

Chairman Boyers called the meeting to order at 6:25pm

Chairman Boyers brought alternate B. Graham to the board in place of T. Long.

Public Comment: none

Approval of Minutes: P. Hayward moves to approve the September 1, 2015 minutes, L. Brown seconds the motion. All in favor, September 1, 2015 minutes approved. J. Michaud moves to approve September 15, 2015, P. Hayward seconds the motion all in favor (B. Bourdeau abstained), September 15, 2015 minutes approved.

Conservation Commission Request for a Lot Line Adjustment Map 14 Lots 1&2: Charlie Karcher was present at the meeting to represent Norway Plains and the Conservation Commission. He provided the board with a map showing the requested lot line adjustment. C. Karcher presented the request to the board: Quite a few years ago, the land up on Jones Brook was voted on by the town to go into conservation. The problem that we've had is that the original plan that Berry Engineering Survey did, showed a shed was causing an encroachment but nobody did anything about it. Consequently the Conservation Commission could not find anyone to hold the easement because of the encroachment. The Conservation Commission got together with Mr. Tournas (the current land owner) and have proposed a lot line revision which moves the line around the shed that was partially on the town land and now meets the zoning setbacks. The lot line adjustment cleans it up taking care of the encroachment and the Conservation Commission hopes to find someone to hold the easement.

B. Bourdeau asked why the owner did not move the shed. C. Karcher said it was also his first thought, but it is a big shed. The first time the shed showed up on the tax cards was 1981.

P. Hayward at the last meeting the question was who was paying for the application not about the land. B. Boyers responded that the Board of Selectmen waived the fee for the application.

L. Brown moves to accept the application, B. Graham seconds the motion, all in favor of accepting the application. Application accepted.

Public comment: no comment.

B. Boyers all those in favor of the lot line adjustment of Map 17 lots 1 and 2, the board is in favor. Lot line adjustment accepted.

Charlie Karcher re: zoning map update: C. Karcher explained to the board the work he has been doing for Assessing director Kathy Wallingford and Land Use Clerk Dana Smith on updating the zoning maps. The new zoning map he is working on will have all the lots shown on it. C. Karcher explained the different issues he has run into while working on the update. He explained

to the board that some of the zoned areas of the map do not match the notes on the map, another problem area is in the downtown area it is zoned as both high density and commercial which according to the town attorney is not legal. That is an issue that can be looked at for town vote. The high density zone is shown to go farther than how it is defined to be having both sewer and water. B. Boyers pointed out that the shorefront is mostly low density residential and there is not a conforming lot on the lake. C. Karcher said there are some towns who choose to create a new zone for those areas and is something for the board to think about. B. Boyers said that the zoning map has not been updated for many years even after zoning changes. G. Coogan asked if when we update the maps will there still be overlaying zones in the downtown area. C. Karcher said it would depend on how the town votes for it. C. Karcher is leaving for the winter and will be continuing updating the maps when he returns in the spring, in the meantime he can provide the board with a copy of the map that he has drafted for the update.

Les Elder re: RSA 79-E Community Revitalization Tax Relief Incentive: Les Elder attended the meeting to present to the Planning Board with information on RSA 79-E community revitalization tax relief incentive. The information is mostly for the Board of Selectmen but he thought it would be good to bring to the Planning Board to get their input on the program. L. Elder explained that it is basically an economic revitalization zone where you can create tax write off for the increases, it would need to go to the public for a warrant article. He thinks it is something we should look at for the down town area of Milton, it is another tool to get some improvements for the downtown area. The board held a discussion open to the public on the provided information.

G. Coogan said there are a dozen towns that have used this program in the past. The way the program works is if a person bought a building and made improvements to the building the taxes would freeze at the rate they were prior to the improvements for a specified time period. When the time period is over the taxes would go up to what the full assessment value would be. It is an incentive to encourage development in the downtown area. If adopted the selectmen would have to set up a process with forms and applications for the potential business owners. The economic development committee received the information on the program at their meeting and are taking it under consideration.

P. Hayward is interpreting from the information that they (the board) would have to define the downtown area.

Eric Knapp, his understanding is that if this was adopted there is a state definition for what down town means.

B. Bourdeau we have zoned the downtown as an ERZ zone which is a tax incentive program where the state uses business profit taxes to fund it with state money. He feels this program here is counterproductive and might be a hard sell for those who are paying their taxes when the other program is available and is state money not our money.

E. Knapp the purpose of this program is to give a tax incentive for people who are improving their property. It wouldn't cost Milton anything in tax revenue, it would be encouraging people to make improvements where they may not otherwise. They would still have to pay taxes on the facility that they bought.

G. Coogan suggests that the board does more research on how other towns have adopted this, find out any benefits to the program and discuss it more.

B. Bourdeau thinks it would be beneficial to look at other 'tax-crunch' towns.

Master Plan Update: Town Planner Gerald Coogan, brought his comments on the survey and discussed them with the board: he found that Eric Knapp did a good job on the survey. He thinks the board should review and accept some of the findings, he sees that the results are showing how important it is to protect the lake and water sources just as previous master plans have pointed out. He saw that the town does not want high impact business but rather the low impact businesses. He liked the tables that E. Knapp provided in his synopsis of the survey and found that the results complement the Master Plan.

B. Bourdeau asked if G. Coogan found any information from the survey to be in contrast with the master plan. G. Coogan did not.

G. Coogan digresses that the survey shows a snap shot in time of what the people are thinking during the summer of 2015.

Ground Water Update: The attorney has still not had a chance to respond to questions about hazardous waste. B. Bourdeau's questions that he had previously had for Kyle Plimental, he has answered them for himself.

Other Business: The board received a wetlands permit by notification for a dock repair on Micah Terrace.

The board received a newsletter from NH DES discussing private well owners and water treatment.

B. Bourdeau motions to adjourn. L. Brown seconds the motion. All in favor, meeting adjourned at 7:24pm.

Respectfully Submitted,

Dana Smith
Land Use Clerk