

Town of Milton
Planning Board
November 3, 2015
Meeting Minutes

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

Public Attendance: Janice Long, Lisa Lucier, Andy Lucier, Kerry Fox, SJ Wilson

Chairman Boyers called the meeting to order at 6:26pm

Public Comment: none

Approval of Minutes: October 6, 2015 regular meeting minutes: T. Gray moves to approve, J. Michaud moves to approve (T. Long abstained) all in favor, October 6, 2015 minutes approved.

Public Hearing: Lot Line Adjustment Map 42 Lots 51&52: Kerry Fox of Fox Survey Company attended the meeting to present to the board the requested lot line adjustment on Dawson Street for the Lucier's and McIntire's behalf. He explained that when you look at the current tax map it differs from what is depicted on the current plans that the board is looking at. In 1983 there was a survey done of the properties showing the passageway between the homes and was spelling out what was supposed to transpire. K. Fox provided the board with the plan that was drafted in 1983. It is noted on the map that parcel A was to become part of the Lucier lot, which it currently is and the parcel B (the passageway) was to remain in joint ownership with the McIntire lot. The mistake happened when it was integrated with the Lucier lot instead. The tax maps should show both of these owners as the joint owner of the passageway. The request is to adjust the lot lines to equally divide the area of passageway and integrate it with their respective lots. There has been a change in the agreement since the maps were drafted moving the lot line from 28.5 to 27.5 in the front and in the back from 16.5 to 17.5. P. Hayward asked what the point of the one point change was. Fox responded that it is for the entire driveway to be on one parcel. B. Boyers said this agreement seems to have balanced out the lots. T. Long asked if the abutters had been notified and if there were any issues. K. Fox and D. Smith responded that the abutters have been notified and there has been no adverse response from any. L. Brown to summarize things get better, the spirit and the intent of the zoning will be met, both parties are amenable, there will be a written parties documentation in the deed and the deed will run with the land. B. Boyers asked if all fees were paid. D. Smith responded that all application fees have been paid, the only expense will be if approved a recording fee with the registry of deeds. L. Brown motions to accept the application as complete, B. Bourdeau seconds the motion. All in favor, motion carried
Chairman Boyers opened the public hearing for comment. No comment from the public. Close public hearing.

L. Brown motions to accept with the approval with documentation, conditions and subdivision approval. T. Long seconds the motion. All in favor, lot line adjustment approved.

Groundwater Update Continued: B. Boyers got in touch with Attorney Sessler about hazardous waste and his response was that he saw no problem with it, if the board wants to put that in with the Groundwater Update for them to go ahead. The State will step in if they do not like it. B. Bourdeau said if we were going to go ahead with the update we would have to approve the update and then hold public hearings before it could go to the town. Is this something we want to do on its own or are we going to tie it in with the Master Plan. B. Boyers responded that he thinks it should just get tied in with the Master Plan update. The board agreed.

Zoning Map Updates: Charlie Karcher of Norway Plains provided the board with draft maps to look at for updating. B. Boyers explained that the downtown area needs to be updated, since there is an overlay of two zones. L. Brown asked which zone will take precedence. B. Boyers explained that to have High Density Residential it is defined as having water and sewer. And the sewer ends at Depot Pond Road. T. Long thinks the board should continue discussion on the updating of the zones.

Other Business: The board received two wetlands permit applications. One for dredging at 19 Governors Road. Another to install culverts on Hare Road.

B. Bourdeau moves to adjourn the meeting, L. Brown seconds the meeting. Meeting ended at 6:53pm.

Respectfully Submitted,

Dana Smith
Land Use Clerk