

**Town of Milton**  
424 White Mtn Highway  
Milton NH, 03851



**Planning Board**  
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**Meeting Minutes**  
**August 2, 2016**  
**6:30 PM**

Members in Attendance: Brian Boyers, Bruce Woodruff, Tim Long, Joseph Michaud, Tom Gray, Larry Brown, Alternate Bob Graham,

Also in attendance, Dana Smith Land Use Clerk, Bruce Woodruff Town Planner

Excused Members: Peter Hayward

Public Attendance: Bob Frizzell, Bob Carrier, Jason Pohopek, Mike Nye, Chris Jacobs, Seth Cohen, Yogi Patel, Chris Berry, Andrew Ward

Chairman Boyers called the meeting to order at 6:30.

Chairman Boyers brought B. Graham to the board to sit for P. Hayward.

Public Comment: None

Continuation Public Hearing: Site Plan Review: Gold River, LLC applicant/owner. Site plan review for a proposed Multi Restaurant Facility located at 584 White Mountain Highway, Tax Map 42 Lots 128& 129 in the Commercial/Residential Zone, Milton NH: Jason Pohopek Land Surveyor for the project was present at the meeting to inform the board they are still seeking their driveway permits from District 6 DOT, DOT have some concerns with how the proposed site is laid out. They are in touch with an individual in the Concord office now who should be able to make some decisions, they have not made changes to the plans because they are waiting to get answers from DOT before making any changes in order to reflect their wishes. He explained that they met with the Economic Development Committee, the tentative plan through them and eventually the Selectmen is that the EDC is going to draft a letter in support of this project and they are going to advocate for the DOT to work with the applicant in a manner that behooves the town. At this time there are no changes to plans, still waiting for answers from DOT.

B. Bourdeau asked if any interior layouts have been decided. J. Pohopek replied that he was unaware the Planning Board would like to see the interior layout, but they would be happy to supply that, M. Nye has been working with another architect on the interior plans. B. Bourdeau asked if from the restaurant side they have come up with plans for a grease trap to be approved through the Sewer department, he asked if there was going to a grease trap installed or if there was permission from the Sewer Department to put the two restaurants through the Sewer. J. Pohopek replied that they have not solicited that permission yet as this is the first time it has come up, he can talk with the Sewer Department and do as they request. B. Bourdeau's only other concern with the property is the last addition was an office and the corner that is located does not drain well during heavy rain and ramping for ADA approval, he is unsure where the water will go. J. Pohopek replied that the applicant M. Nye has some plans for these issues.

B. Woodruff talked with the gentleman from District 6, he reminded him that exceptions for parking have been going on for decades, he was told they are looking for more control on where the vehicles would enter and exit the site. B. Woodruff told the applicant he is available to work with them and District 6.

J. Pohopek asked for a one month extension on the public hearing. **L. Brown motions to continue the public hearing and review of the site plan till the next meeting September 6<sup>th</sup> at 6:30. B. Bourdeau seconds the motion, all in favor. Motion passed.**

Continuation Public Hearing: Yogi Patel applicant. Site Plan review for a proposed Gas Station with Convenience Store located at Commerce Way, Farmington Rd, Milton NH. Tax Map 45 Lot 76-1 in the Industrial Zone. Chris Berry attended the meeting to represent the applicant, they are here for a brief update to the board, answer any more questions and inform the board on permit statuses. Chris Jacobs started with the driveway has come to attention of Jim Hewitt of District 6 who has requested a traffic study. He explained ten years ago he tried to move the curb cut away from the turn pike, District 6 said they could not move it unless they went through Washington and the Federal government. He does not think the curb cut will move, there might be additional lines, signage but nothing major.

L. Brown asked if they are trying to salt the minds from doing a traffic counts. C. Berry said they have a traffic count in the works. C. Jacobs replied he is not trying to do that, the State has requested one.

C. Berry updated the board that they have talked with B. Woodruff and worked with Land Use Clerk D. Smith on getting the plans to White Mountain Survey and Engineering's Mark Lucy for the third party review, and the applicant will be submitting the funds for the review tonight. He explained some of the analysis they have done for the traffic. They have applied for the UTS systems with the state, they will be applying for the public water supply system, B. Woodruff had requested a proper easement for the water supply area and they are in the works to do this, the septic system has also started to be designed. The applicant has started discussion with Eversource on the Three Phase Power supply. None of the other design aspects have changed. One of the major concerns B. Woodruff expressed is the way the intersection interacts with the rest of the traffic on site, they agreed some improvement needed to be made. They have briefly looked at site distance requirements, there would be the need for some vegetation removal. They are still working with the architect to get the full architectural plans. They are waiting to see final comments from Mark Lucy and then wanted to make changes.

B. Bourdeau wants to clarify where the septic is going, easement wording, NH DOT approval, building design and signage is what he would still want to see.

L. Brown commented he hopes for an echo of traditional New England style building, but his concern is that he has seen some commercial convenience stores which have so bathed their premises in light beyond the requirements of visibility so that they had used the light itself as a sign and shoe box structures are very nice, but shoebox structures that are 21 feet high creates great capacity for bounce lighting and he thinks it will be a signature gateway entrance for the town. C. Berry tried to address L. Brown's concern, the lighting package they have proposed is a perimeter lighting package, so most of the lighting is at the perimeter. He continued the lights they have chosen throw forward, down and are night sky compliant, some of the pole heights are 22 feet but they are under what the ordinance requires, the average lumen on site is about a three foot canvas, within the calculation zone (the actual traveled area) the average is 1.5 foot canvas

and they have a 7:1 ratio. His general point the lighting proposed as part of the project is not excessive for this kind of project.

T. Long asked for an example of the buildings. S. Cohen can send pictures of their most recent project which is a liquor store.

**B. Bourdeau motions to continue the application and public hearing to September 6<sup>th</sup> at 6:30. J. Michaud seconds the motion. All in favor, motion passed.**

CIP/Master Plan Discussions: B. Woodruff presented to the board a draft of the CIP report. He mentioned a couple of edits that need to be updated and welcomes any more corrections. B. Woodruff went over the Executive summary with the board, the recommendation report, he is looking from the board to get their recommended changes. L. Brown asked who reads the Executive Summary. B. Woodruff replied the Budget Committee, Selectmen and hopefully the public. Board members agreed that the document reads well and B. Woodruff did a good job. B. Woodruff asked what the board thought about the max 3%. Chairman Boyers expressed he thought it was fine, it can be argued to stay lower, but 3% is a good cap. B. Woodruff told the board he will make the slight changes they have noticed and send the document back out to the board. **B. Bourdeau motions to approve the draft as revised and to hold a public hearing for the CIP September 6<sup>th</sup> at 6:30pm. T. Gray seconds the motion. All in favor, motion approved.**

Approval of Minutes: July 19, 2016 meeting minutes **T. Long motions to approve the minutes, B. Graham seconds the motion. All in favor, minutes approved.**

Other Business: B. Bourdeau commented that he thought a few years ago they had voted to change the sign ordinance to a sign regulation. Chairman Boyers said that it can be looked into. B. Woodruff explained the three forms the sign rules can take, Sign regulations (not recommended) , Stand alone ordinance and sign ordinance that is part of zoning (preferable and most common).

L. Brown motions to adjourn, B. Boudreau seconds the motion. All in favor, meeting adjourned at 7:40 pm.

Respectfully submitted,

Dana Smith  
Land Use Clerk

Approved: 9/6/16