

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



**Planning Board**  
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**Meeting Minutes**  
**October 4, 2016**  
**6:30 PM**

Members in Attendance: Peter Hayward, Joseph Michaud, Brian Boyers, Larry Brown, Tim Long, Tom Gray, Bob Graham, Alternate  
Also in attendance, Dana Crossley Land Use Clerk, Bruce Woodruff Town Planner  
Excused Members: Bob Bourdeau

Public Attendance: None.

Chairman Boyers called the meeting to order at 6:30.  
Chairman Boyers called B. Graham to the board to sit in for B. Bourdeau as a full voting member.

Public Comment: No comment.

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.

Chairman Boyers informed the board that he received a letter from Pohopek Land Surveying and Septic System Design LLC, which states the request to withdraw the application without prejudice, he read into the record the letter. The letter states that the applicant intends to re-submit the application at a later date when more issues have been resolved. **T. Gray motions to accept the letter of withdrawal. L. Brown seconds the motion** and questioned if there was a way to put the application on hold so that the applicant does not have to re-notify abutters and submit payment again. Chairman Boyers replied that he has talked with the owner and surveyor and they choose to go with this route of withdrawal. **Board vote: all in favor to accept the letter of withdrawal without prejudice.**

Bruce Woodruff commented that the board had asked him to try to help the applicant and he did, he met with the State, Pohopek and the owners along with Chairman Boyers, and meetings were set up with DOT. He continued that they worked on parking schemes with DOT and it was found that there needs to be work done for drainage to allow for the parking.

Discussion of Zoning Districts: High Density Residential/Commercial Residential double zone:

Chairman Boyers explained to the board that the downtown being double zoned is the biggest hold up on updating the Zoning Maps, the board needs to decide on a change for this. Charlie Karcher of Norway Plains has everything on the zoning maps done up to this point. T. Long asked if the residents of this double zone had been notified. Chairman Boyers replied they need to make a determination of what they want to do, what happened was a few years ago there was a

petition warrant article that passed and caused the double zoning, which legally they cannot have a double zone. L. Brown asked if the Town Attorney has a particular competence in zoning. B. Woodruff suggested that it goes through the Town Planner rather than the Town Attorney for this zoning change. L. Brown commented that the projected growth rate for Milton in ten years is possibly 1,000 people. Chairman Boyers once the board decides what they want to do it will need to be a warrant article and to go before the voters, he then asked for B. Woodruff's thoughts. B. Woodruff replied he has looked into it some, there are several different ways to go with regard to village zoning. He continued once a certain path is decided upon, the board will need to decide on the dimensional regulations, density regulations, use regulations that go into how the zone works. B. Woodruff said to look at the setbacks for the road, needs to be a discussion among the board about what they see as a vision, they can establish form based zoning, they could go with a village district that tries to incentivizes bringing some developer, the bottom line is whatever they decide to go with it needs to be tailored to the look of what the board wants and what they want to attract to Milton. Chairman Boyers explained to the board that currently the High Density Residential (water district) is combined with the Commercial Residential in that one downtown area, he read to the board the setback differences. L. Brown asked what the minimum that needs to be done to relieve the conflict. Chairman Boyers replied it would be to rescind the Commercial Residential Zone. B. Woodruff recommends the board look at the last legal day for posting a public hearing. D. Crossley added that last day is January 30, 2017. B. Woodruff commented then that the draft zoning warrant article would need to be done by middle of December. B. Woodruff advised that it could take 6 months to do this process, but they can try to straighten out the issue. The board will discuss the issue again at the next meeting.

Town Planner Comments: B. Woodruff commented that he has a proposed change that he would like the board to consider, to institute an informal committee made up of either some planning board members or no planning board members, of a technical review committee. The role of a technical review committee which is made up of usually the town planner and key members of the staff of the town such as Chief of Police, Fire Chief, Code Enforcement etc. The committee would meet in advance of the Planning Board seeing any site plans applications to review the plans and give comments to the Engineer who submitted the plan, and then submits a report to the Planning Board with the application. He informed the board that if they choose to do this it should go into the site plan regulations. B. Woodruff provided additional information on the committee and stressed that it is an informal committee with no decisions made just a report issued to the

Approval of Minutes: September 6, 2016 meeting minutes, T. Gray moves to approve, J. Michaud seconds the motion. All in favor (T. Long abstained) minutes approved.

#### Other Business:

T. Gray reported that at the Selectmen's meeting a representative from Moose Mountain Regional Greenways attended the meeting to talk to the board about their conservation efforts for the region, they asked a list of questions and if the Planning Board had any additional information to answer the questions. If the board has any additional information that was not covered at the Selectmen's meeting please email answers to T. Gray or D. Crossley.

T. Gray reported there is a project in the works for a new solar garden on the Lockhart Field, which has been decommissioned as a baseball field, currently is being reviewed by the

brownfield committee. He reported that the Town has received their first rebate check from the Transfer Station for \$10,757.

D. Crossley reported to the board that she has submitted the request for the 2017 Land Use Books, the cost will be \$42 which is the same as the past year.

The board received and reviewed a Wetlands Permit by Notification for a retaining wall repair and replacement for 46 St. James Ave. No action required.

The board received and reviewed a Permit by Notification- Project specific criteria project number 2, repair or replacement of an existing retaining wall in the dry that meets the criteria in Env-Wt 303.04(c) 48 St. James Ave. No action required.

The board received and reviewed wetlands permit by notification for a retaining wall repair and replacement for 50 St. James Ave. No action required.

The board received and reviewed a wetlands permit by notification for a retaining wall repair and replacement and docking structure repair for 96 St. James Ave. No action required.

B. Graham Motions to adjourn, L. Brown seconds the motion. All in favor, meeting adjourned at 7:22pm.

Respectfully submitted,

Dana Crossley  
Land Use Clerk