

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
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Meeting Minutes
November 1, 2016
6:30 PM

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

Chairman Boyers called the meeting to order at 6:35pm.
B. Graham sat in as full member for member J. Michaud.
Public Comment: no comment

Discussion of Zoning Districts: High Density Residential/Commercial Residential Double Zone:
Chairman Boyers asked the board if they have any new thoughts on this, he expressed some of his ideas of extending Commercial Residential. L. Brown asked if they had an explicit list by lot number that qualify for both sewer and water, if the board had that then the property not meeting the existing criteria could for good cause with a letter of support from the PB to the ZBA ask for a variance for general conformity of the spirit and intent of the lots that are there. He continued that the zoning will be defensible by the town attorney, he thinks the town attorney needs to make a statement that says to clarify the zoning anomalies he recommends that the PB author the following zoning amendment for the 2017 warrant, he asked if they can get the town attorney to do that. The board held discussion on which way they should go with the change.
B. Woodruff commented which zone they would like to stay is up to the board, there is not a lot of time to fiddle with new zones, he stressed to the board that attorney's do not have the most knowledge about zoning, it is very rare that you find one that does, Planners are the ones that have the knowledge and experience with zoning, and should be the one to advise and draft the zoning changes. If he board asks him to write a zoning amendment, he will do it.
B. Graham asked if they do away with the high density, is there anything lost. Chairman Boyers replied that no, nothing would change for the person there. P. Hayward commented that this board put that in, they tied in the water and sewer, the predominance seems to be commercial residential, rather than high density. **L. Brown motioned to ask the Town Planner to prepare a warrant article for the board's review, for a warrant article to change the present district to a single district having the same borders or of his choice to Commercial Residential. T. Long seconds the motion. Board vote, all in favor. Motion approved.**

B. Woodruff discussed with the board deadline dates that they need to meet for public hearings, for the warrant article. What he understands from the motion that, B. Woodruff advises that the board holds a second meeting in December.

Site Plan Regulations: Technical Review Committee Discussion: Chairman Boyers asked if the board had any comments on the proposed Technical Review Committee that was brought before the board by Town Planner B. Woodruff. D. Crossley informed the board that she spoke with the Fire Chief, Police Chief and Assessing Director and they were all in support of the review committee and would be willing to be a part of it. Chairman Boyers asked B. Woodruff if it has to go to a vote if they changed their site plan regulations. B. Woodruff replied it has to go to a public hearing, but not to town meeting, he advise they make a motion to accept the language that has been put before them, post the language, the public hearing does have to have 10 days notice. **P. Hayward motions to post the Technical Review Committee language and hold a public hearing on Dec. 6 at 6:30 pm. B. Graham seconds the motion. Board vote, all in favor. Motion passed.**

Thursday January 5th

Master Plan Discussion: Chairman Boyers feels that they should wait till the full board is present. The board was in agreement.

Town Planner Comments: B. Woodruff did not have any further comments.

Approval of Minutes: October 4, 2016 meeting minutes, L. Brown moves to approve as written, P. Hayward seconds the motion. All in favor, minutes approved.

Other Business: Voluntary Lot Merger, L. Brown moves to approve the voluntary lot merger and for the Chairman and Vice Chairman to sign off of the merger. B. Graham seconds the motion. All in favor. Chairman Boyers and Vice-Chairman Hayward signed off on the voluntary merger.

T. Long motions to adjourn, L. Brown seconds the motion. Meeting adjourned at 7:04pm.

Respectfully submitted,

Dana Crossley
Land Use Clerk