

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
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Meeting Minutes
December 20, 2016
6:30 PM

Members in Attendance: Tom Gray, Bob Bourdeau, Peter Hayward, Joseph Michaud, Tim Long, Brian Boyers, Bob Graham Alt. Also in attendance, Dana Smith Land Use Clerk, Bruce Woodruff Town Planner

Excused Members: Larry Brown

Public Attendance: Janice Long

Chairman Boyers called the meeting to order at 6:30.
B. Graham sat in for L. Brown as a full voting member.

Public Comment: no comment

Public Hearing: to receive public input on the language for a proposed Zoning Warrant Article to Amend the Milton Zoning Map by eliminating the areas that are double zoned (High Density Residential and Commercial Residential) along the NH Rte. 125 corridor through Milton village, and that expands the Commercial Residential zoning district along Dawson Street. Chairman Boyers opened the hearing to the public. No comment. Public comment closed.

Board comments: B. Bourdeau commented that he cannot see any reason at all to expand the Commercial/Residential Zone up Dawson St. he thinks that it is a big mistake, he understands the overlapping zones, but really thinks the commercial zone should stay along 125 and where it is. Dawson St. is virtually all built out residential, the road is inadequate, especially during school hours. If we rezone it commercial it opens it up to all these businesses and in all the discussions they've had nothing has ever called for more commercial zone in the village of Milton. He continued that he thinks expanding the commercial zone along Dawson would come back to bite them, and it should just be defined along 125, it might take 20-50 years to get there but he pictures nightmares.

B. Woodruff asked that the board take a look at the regulations in both of the districts, the major difference that he sees between the High Density Residential and the Commercial Residential has to do with requirement for sewer and water and/or the requirement for a developer to bring sewer and water to the property. Secondly he pointed out there is a big difference in dimensional requirements. He continued that the board needs to think about the years down the road, this is a way to hedge bets against future, it may increase property values as well, and people need to look at that their property may not be just a place to hang their hat. B. Woodruff reminded the board that this change is a Band-Aid fix, it helps so the Code Enforcement officer can do his job and making it so the regulations are a little more inviting to come to Milton.

Chairman Boyers commented that the town is limited on what they have for Commercial Residential, it is limited to the one side of the road once you get downtown, it would give a little

bit more, and the Planning Board has the right to say no. B. Bourdeau thinks it is harder to say no in those circumstances.

B. Bourdeau motions to rewrite and take the Dawson St. out of the article and fix the overlapping zones, keep commercial zone along 125. T. Long seconds the motion. Board vote (4-3) Motion passed.

The Planning Board will hold a second public hearing on January 3rd 2017.

Other Business: No other business.

B. Bourdeau motions to adjourn, B. Graham seconds the motion. All in favor meeting adjourned at 6:43pm.

Respectfully submitted,

Dana Crossley
Land Use Clerk