

**Town of Milton  
Planning Board  
Tuesday, May 6, 2014  
Milton Town Hall  
Meeting Minutes**

In attendance: Chairman Brian Boyers, Peter Hayward, Bob Bordeau, Selectmen Representative Tom Gray, Joe Michaud, Larry Brown and Bob Graham. Also in attendance Kimberly Ladisheff Land Use Clerk and Jerry Coogan Town Planner.

Chairman Boyers called the meeting to order at 6:35pm and appointed Bob Graham as a full voting member.

Discussion with Charlie Karcher to propose a new boundary line for the Lyman Brook properties

Charlie did not make the meeting so Chairman Boyers explained that there is a large conservation area in back of the properties. No markers were ever put up therefore when people built some were in violation of the easement. The MCC met with the Town Attorney and his suggestion was to move the boundary line to bring everyone into compliance.

Public Comment

None

Approval of Minutes

Larry motioned to approve the January 7, 2014 meeting minutes. Motion seconded by Peter. Joe abstained. Motion carried.

Peter motioned to approve the April 1, 2014 meeting minutes. Motion seconded by Bob G. Joe and Larry abstained. Motion carried.

Review the Economic Development Strategy, Design Workshop for Exits 17 & 18

Jerry Coogan, Town Planner stated since the Planning Board is updating the Master Plan he would like to incorporate the Economic Development Strategy into the Master Plan. He stated Robbie was very instrumental in getting the curb cut on Exit 17. He discussed the workshop the EDC held to focus on the future business development around the two exits and some concepts they came up with.

Opportunities for Exit 18 would be forest product industry such as wood processing, natural woods based operations. Concepts for Exit 17 would be to develop a mixed use that includes housing, retail commercial and professional offices. Larry stated part three of the Master Plan already provides for economic development and future land use so it would be useful. He then stated strategic economic development plan is for the entire town not specifically Exits 17 & 18. Jerry stated we want to target economic development to the parts of town that should be targeted. Bob B. agreed that we want to emphasize focus on Exits 17 & 18. Larry asked if the plan would go in in its entirety. Jerry stated it could be an attachment. Jerry asked the board to think about how the strategy plan could fit in with the Master Plan.

The Board would like to have the EDC come in for the next Planning Board meeting. Kim will put out an invitation to them for next meeting.

Discussion on Master Plan

Jerry discussed the outreach meeting with SRPC regarding "What Milton Wants". Larry said the problem with the survey was the questions were set up that you could take them to other towns so some made sense but others didn't. Tom agrees it was very generic. Jerry went over some of the questions that were asked and gave a brief summary of the answers. Regarding transportation the consensus of the survey was maintaining roads, highways and bridges was most important. The majority of people felt housing in Milton for purchase was somewhat affordable but most didn't know as far as rents go because they were all homeowners. Protecting water supplies was important. Planning for weather related events was a big concern for people. There were also questions submitted by the MCC. Majority of people were interested in utilizing trail networks on conserved properties for outdoor recreation. Majority of the people supported a town forest and it was very important to the people to preserve the rural character of Milton. After a brief discussion on these topics Jerry then went on to discuss the Master Plan in more detail. His observation was the Master Plan was very detailed when talking about natural resources especially water sheds and protecting brooks, etc. He asked the board if they liked this approach or would they like to go with a new approach. Peter stated there were 28 pages by the Conservation Commission and they have an additional document with 73 pages from the natural resources section. He feels it is repetitive and too much information. The board agreed conservation is important but it shouldn't dominate the Master Plan. Larry asked about what power the Master Plan has. Jerry stated the Master Plan is an advisory document and provides the foundation and framework for zoning. There was more discussion on the Master Plan and Jerry will start working on updating it and forward the changes to the board for more input.

Other Business

None

Bob B. motioned to adjourn. Motion seconded by Tom. Meeting adjourned at 7:55pm.

Respectfully submitted,

Kimberly Ladisheff  
Land Use clerk