

**Town of Milton  
Planning Board  
Tuesday, October 7, 2014  
Milton Town Hall  
6:30PM  
Meeting Minutes**

Members in attendance: Chairman Brian Boyers, Peter Hayward, Larry Brown, Bob Bordeau, and Bob Graham (alternate). Absent with excuse was Tom Gray.

Public in attendance: George Knapp

Chairman Boyers called the meeting to order at 6:37pm and appointed Bob Graham as a full voting member.

Public Comment

None

Approval of Minutes

Bob Bordeau motioned to approve the September 2, 2014 meeting minutes. Motion seconded by Larry. Peter abstained. Motion carried.

Notice of Voluntary Merger re: John and Judith Halbach

The Halbach's own three lots on Heritage Drive; Map 4, Lots 7-1, 7-2 and 7-3 and would like to merge them all together as one lot. Larry motioned to accept the voluntary merger. Motion seconded by Bob B. Motion passed. Chairman and Vice-Chairman signed the Notice of Voluntary Merger paperwork.

Memo from Town Administrator re: Map 37 Lot 3

There is a proposed sale of Map 37 Lot 3 to the abutter, Glen Hyslop, who owns Map 37 Lot 4. RSA 41:14-a requires the Selectmen to submit a proposed sale or purchase to the Planning Board for review and recommendation. After a brief discussion the board decided they did not have any issues and were in agreement with the sale of this property to Mr. Hyslop.

Discussion on memo from Gerald Coogan

The board discussed the approaches to address the two zoning issues that have come to their attention. First was the HDR zone; from the current zoning map, it appears the downtown/village area includes two zoning districts, High Density Residential (HDR) and Commercial Residential (CR). It appears the intent may have been to have the CR zoning district serve as the underlying zone and that those areas served by municipal water and sewer would receive the benefits of the HDR zoning provision. Jerry stated in his memo that if the board agrees with that intent, then the board could add appropriate language in the zoning ordinance. There was a brief discussion on sewer and water and defining density. Brian mentioned also the tax maps would have to be updated. Larry stated the zones should be defined by the Map/Lot with something referring to existing properties. The board supported Jerry's approach to adding the appropriate language to the zoning ordinance. Second issue was the landfill. Jerry's memo stated the board could allow the proposed landfill as a Permitted Use (P) in the Industrial Commercial (IC) zoning district subject to a Conditional Use Permit (CUP) reviewed and granted by the Planning Board. Bob B. stated he doesn't feel the PB should vote on that, it should be up to the people. Larry stated he stands

behind Bob on that. Brian stated we have not seen anything come before us for a zoning change and he also agrees it should go to vote and let the people decide.

Other Business

The Board had received a letter from Ellen Greene-O'Connor of Applebee Rd. concerning the proposed landfill stating it alarms her on a number of levels. Bob B. commented on the letter asking where she is getting the information that "added to the land's own elevation, it will reach a maximum height of 625 ft. Bob feels that number seems to be inconsistent. He feels 125 ft. would be more consistent with what ReEnergy has presented to them so far.

Bob B. motioned to adjourn at 7:05pm. Motion seconded by Larry. Motion carried.

Respectfully submitted,

Kimberly Ladisheff  
Land Use Clerk