

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Planning Board
PO Box 310
(p) 603-652-4501 (f) 603-652-4120

Meeting Minutes

March 5, 2019

6:30PM

Members in Attendance: Peter Hayward, Brian Boyers, Lynette McDougall, Matthew Morrill, Joseph Michaud, Bob Graham Alt, Ryan Thibeault Ex. Officio, Larry Brown, Also in attendance, Bruce W. Woodruff, Town Planner

Public Attendance: Milton Conservation Commission (quorum), R. Burke, J. Bouchier, W. Sylvester, J. King, K. Lydgren, others (on signup sheet)

Chairman Boyers called the meeting to order at 6:32.

Public Comment: C. Wyatt, representing the Conservation Commission, read their letter outlining serious concerns with zoning amendment warrant article 3 to the Board of Selectmen and Planning Board into the record. The letter is appended to these minutes.

R. Burke read his letter into the record that was posted on social media. W. Sylvester read part of N. Turgeon's email correspondence with the Town Planner about the TPPA's concerns with the same article. J. King had questions about the wording and meaning of the article's language. K. Lydgren asked where the definition language came from for the term "recreation facilities". B. Woodruff answered that they came from an American Planning Association Planning Advisory Service publication and that he would send some information on that to her by email after the meeting. All comments were in opposition to the proposed zoning amendment (warrant article 3) changing the special exception process, criteria and the table of principle uses, or were questions regarding how and why the proposed changes were arrived at by the Planning Board.

Town Planner Comments: B. Woodruff spoke about the unintentional errors and misinformation in the letter and asked why the N. Turgeon email letter was read only partially. W. Sylvester stated he knew that the Planner was going to bring up the part that he didn't read, so he did not do that. B. Woodruff then brought up the request from TPPA President Turgeon to have the Planning Board add the following legislative intent clarifying statement for zoning amendment warrant 3 as follows:

"The proposed definition of a Recreational Facility includes amusement parks as one of several examples of the type of leisure activity intended. In addition, the amended Zoning Ordinance would make a Recreational Facility a permitted use by Right rather than by Special Exception in the Low Density Residential (LDR) zone.

The legislative intent of these changes in the LDR zone is to permit buildings or designated areas dedicated to leisure activities that are consistent with the stated purpose of this zone, which is to permit land uses in a low density environment. It is not to permit high density activities of an amusement park as one is traditionally defined."

There was some discussion that this statement was acceptable by the Board and the Town Planner. J. Michaud moved to endorse the statement as read and to add it to the record. Motion was seconded by M. Morrill. Vote was 7-0 in favor motion carried.

Subdivision Regulation Analysis & Revision: B. Woodruff passed out the first 30 pages of a proposed, draft rewrite of the Board's Subdivision Regulations. He explained how he had prepared them and what they would do positively for the Town. He asked the Board members to review the partial draft and bring suggestions to the next meeting. He promised the Board he would finish the next 25 pages or so in the near future. He asked the Board if they also wanted to review a conservation subdivision regulation template for possible enactment as well. It was the consensus of the Board that they did.

P. Hayward asked whether the development of the GIS system was in synch with all the work the Board is doing here. B. Woodruff replied that it was.

Review & Approval of Formal Notice of Decision for David Paey Jr. Excavation Renewal Permit: The Board reviewed the formal NOD with no comment. R. Thibeault moved to approve and have the Chair sign the NOD. B. Boyers seconded. Vote unanimous approval.

Approval of Minutes: February 19, 2019 meeting minutes: M. Morrill moved to approve the February 19, 2019 minutes, R. Thibeault seconded the motion; all in favor, motion carried.

Other Business: No other business.

Adjournment:

M. Morrill moved to adjourn, L. Brown seconds the motion, all in favor: meeting adjourned at 7:34pm.

Respectfully submitted,

Bruce W. Woodruff
Town Planner