

**Town of Milton**  
424 White Mtn Highway  
Milton NH, 03851



**Planning Board**  
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March 1, 2022  
Meeting Minutes  
6:30 PM

**Present Members:** Brian Boyers, Chair, Ryan Thibeault, Vice-Chair, Anthony Gagnon, Paul Steer, Matthew Morrill, Joseph Michaud, Larry Brown, alternate, Robert Graham, alternate, Jonathan Nute

**Absent Members:** None

**Staff Present:** Bruce Woodruff, Town Planner; Suzanne Purdy, Land Use Clerk

- I. Call to Order:** B. Boyers called the meeting to order at 6:32 PM. He declared that all elected members were in attendance, therefore no alternates were seated
- II. Public Comment:** There were no speakers for the public comment item of the agenda.
- III. B. Boyers introduced Joe Berry from Berry Surveying & Engineering to the podium to speak for his clients Judith Gilman and Susan Liberi regarding their application for a two lot Minor Subdivision at 240 Hare Rd.**  
J. Berry stated Berry Engineering conducted a full perimeter survey and a topography map of the original 28.6-acre lot with frontage on Thurston & Hare Rds. The applicants would like to subdivide off a 9.59-acre lot with all its frontage on Thurston Rd. This would leave 19.1 acres with existing house on Hare Rd.

Berry conducted a partial wetland survey along with topography as shown on sheet two of their plan set. This sheet also shows a proposed house, a proposed well, test pit locations, and wetlands down by the existing house, showing that the proposed lot is a buildable lot. It already has a State of NH approved septic design.

B. Boyers asked the board if they had any comments on this so far, adding that Planner Woodruff believes this proposal will have no regional impact. It was the consensus of the Board that there was no regional impact with this proposal.

**M. Morrill made a motion to accept the application for purposes of holding the public hearing. R. Thibeault seconded. All in favor. Motion Passes.**

J. Berry asked if the board would grant a waiver from Subdivision Regulation section 9.5 (A) 7 to not complete the wetland delineation for the entire new lot, noting that the



plans show all existing features, and reiterated that the new and existing lots will remain buildable.

**R. Thibeault made a motion to grant the requested waiver. M. Morrill seconded. All in favor. Motion passed.**

B. Boyers opened the public hearing. No one from the public had any comments. He asked the board members if they have any comments on the application.

J. Nute said he has hired Berry Engineering in the past and they have done a great job. He stated this for full disclosure.

He stated that the cost for the applicant to take the 9.59 acres out of current use could cost them 5-6 thousand dollars in land use change tax. He added if they had at least 10 acres in current use, there would be no change fee.

S. Liberi stated she didn't know that and asked if the meeting could be recessed for 10 minutes so they could discuss this with their engineer.

B. Boyers granted the recess.

J. Berry returned after a short recess and addressed the board, asking if the applicant could be granted more time for his team to adjust the lot lines to create approx. an 11 acre sub lot.

B. Boyers suggested they ask for a continuation of this Public Hearing and revise their application and plans. He noted the next meeting available for the continued Public Hearing would be April 5, 2022; the revised application and plans need to be submitted to the town at least 10 days prior to this date.

**R. Thibeault made a motion to continue the Public Hearing to April 5, 2022. P. Steer seconded. All in favor. Motion passed.**

B. Boyers noted the next item on the agenda is the minutes of the PB from 2.15.22.

**J. Michaud made a motion to approve the minutes of the 2.15.22 PB meeting. M. Morrill seconded. All in favor. Motion passed.**

**VI. Other Business:** Planner Woodruff reported that the updates on the Site Plan Regulations revisions with staff from SRPC, to ensure the regs are in line with the MS4 regulations are ongoing.

A. Everything that is required by the MS4 manual will be added, but some sections will have wiggle room for the Board to consider. The proposed revisions will be coming to the board soon, hopefully in April.

B. Renewal of Economic Revitalization Zones application completed by B. Woodruff in January 2020 was finally approved by NH Department of Business and Economic Affairs over a year later. The three zones are Exits 17 & 18, and the village. This will be a great segue into the revitalization of the village overlay zoning district if it is approved at Town Meeting.



Planner Woodruff made a comment that the Public Hearing Notice for this meeting did not appear to be on the Town website, but that since the notice was posted in three separate public places, the public notice met the statutory requirements. Clerk Purdy verified later that it was indeed there; posted on the meeting date of 3.1.22, on the Planning Board Calendar.

B. Boyers mentioned the BOS Chair asked him if the PB could have representative at the Town Meeting to interact with the public and share with them what the PB does and answer any questions they may have. Discussion ensued. No PB members will be available to host a table at the Town Meeting.

## **VII. Adjournment:**

**\*J. Michaud motions to adjourn, Seconded by M. Morrill. The vote is approved unanimously. The Motion Passes adjourning the meeting at 6:52 PM. \***