



APPROVED

**TOWN OF MILTON, NH
PLANNING BOARD
PUBLIC HEARING
May 03, 2011**

Members in attendance: Brian Boyers, Bob Bourdeau, Joseph Michaud, Stan Nadeau, Peter Hayward, Bob Graham, Alternate. Also present was Wendy Keane, Recording Clerk.

Absent and excused were Robbie Parsons and Tim Molinero.

Public in attendance: John Campbell, Carl Haines, Carl Woods, Mark Phillips and Debbie Ellis.

Meeting called to order at 6:35 pm.

Public Comment: Chairman Boyers opened the floor to public comment. There being none he closed the floor to comments.

Discussion with Carl Haines and Carl Woods from PLC Construction. Mr. Haines explained that they are looking to purchase property in the Industrial Park which is presently owned by John Campbell/Lilac City Sealcoating, and would like to know prior to purchase what is allowed by the Town before they follow through. Mr. Haines explained that their business assists PSNH and they have two people in the office and a crew of 20-30 at any time.

Brian Boyers asked Carl Woods if the question is if it is an allowable use in the Industrial Area. Brian Boyers explained that they will need to go through site plan review and that there is no reason this use would not be allowed on the site.

Carl Woods asked what other than a site plan, building permit, and septic approval would be needed. Brian Boyers stated that what he (Mr. Woods) has mentioned has been covered. Bob Bourdeau stated that their site plan would cover all of that information. Carl Woods stated they would be using a site plan that they obtained from Mr. Campbell (present owner of the site) which had been previously approved. Bob Bourdeau stated that if they took the existing site plan and drew the building a little larger and requested a waiver he does not see a problem with it. Mr. Campbell was in the audience at the time of the hearing and approved the use of the previous plan. Mr. Haines stated that on the plans there are contingencies for additions and they would like to use the same setbacks.

Brian Boyers and Bob Bourdeau stated that it should be pretty easy. Carl Haines stated that if there is a possible snag then they would like to know about it previous to the meeting. Brian Boyers stated that Jerry Coogan would let them know if there were any problems and that they could discuss waivers to use the existing plan with him. Brian Boyers made them aware that the

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deadline for the June meeting is May 17 to have applications in. Bob Bourdeau stated that some of the guidelines have loosened up over the years which may be to their benefit. Also, that they are using a pre approved plan, it should be a smooth process.

Carl Woods asked that as far as the building, he noticed there are all metal buildings in the area and inquired if theirs have to be the same style. Brian Boyers stated that it does not. Mr. Woods stated that they can give a floor plan.

Stan Nadeau stated that the plan will need abides by the deed which has a minimum size for a building. Stan Nadeau also stated that there is a time frame on when they have to have the building up which is one year.

Discussion was held on the ball park and the dangers of the balls being hit out of the park.

Discussion was held on a property on Sleeping Bear Lane regarding multiple vehicles and also of the present owners of Lilac City parking their vehicles at their residence. The question is if it is allowed in their zone.

Approval of minutes from April 5th.

MOTION: Peter Hayward moved to approve the minutes from April 5th, 2011. Stan Nadeau seconded. Motion carried 5-0 with Bob Bourdeau abstaining.

Other business. Mark Phillips came in to speak on a subdivision which was previously approved on Mason Road in 2008. Had been approved for 15 lots primarily and there is a bond in place for 1/4 million dollars which does not expire until October 2011. He is asking to now merge the site into three lots with existing frontage. It will utilize the stone walls to separate the properties. Lot one will be of 10 acres for current use purposes. Mr. Phillips brought in visual aids for the PB to review. Mr. Phillips stated that he is looking to make lot line adjustments not a new subdivision so does not think he would have to abide by newer regulations. Bob Bourdeau stated that we (the Planning Board) could look at it in the perspective that the lots will be made more conforming because of increasing of the lot size even though the frontage does not meet the current regulations. Mr. Phillips stated that other towns recognize back lots but Milton does not. Bob Bourdeau stated that he thinks this is a much better plan. Brian Boyers stated that he would like to have Jerry Coogan look at the plan. Mr. Phillips stated that he has a lot of subdivisions in other states and that he would like to dispose of having to have this bond. Mr. Phillips stated that Rochester does not require the bond until the construction has begun which gives some breathing room to developers.

Bob Bourdeau stated that there will be conditions such as new pins are set within a time frame.

Discussion was held regarding Joseph Michaud's attendance of a meeting with the Conservation Commission and the Master Plan.

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MOTION: Bob Bourdeau moved to adjourn. Seconded by Peter Hayward. Motion carried 6-0.

Meeting adjourned at 7:35pm.

Respectfully submitted,

Wendy Keane
Land Use Clerk.