



Milton Planning Board
PO Box 310
Milton NH 03851
Phone (603) 652-4501 x5

Meeting Minutes

October 4, 2011

Members in attendance: Bob Graham, Joseph Michaud, Brian Boyers, Bob Bourdeau, Robbie Parsons, Tim Molinero, Stan Nadeau.

Absent: Peter Hayward, excused.

Meeting called to order at 6:32

Brian Boyers opened the meeting for public comment. There being none he closed that portion of the meeting.

1, Public Hearing Re: Applicant: Thomas Howland-Site Plan, Minor, to create a retail shop in an existing building. Property is located at 27 Church Street in Milton Mills, Commercial/Residential Zone, Map 9 Lot 18.

Thomas Howland stated he would like to put an organic bulk foods store and offer the service to the community. He stated it would be small. They will provide organic food, flour, grain, natural sugars and products similar, which will be less expensive than retail stores in bulk..

Bob Bourdeau inquired if the shed is in place. Thomas Howland stated that it is an existing shed.

Stan Nadeau inquired if there was a permit pulled for the shed. Mr. Howland stated that he picked up the permit yesterday from the building department.

Chairman Boyers made the members aware that they are requesting a waiver from preparer of plat and topography.

Chairman Boyers inquired if there were any further questions.

Bob Bourdeau inquired if setbacks were in accordance with the Milton Zoning Ordinance (MZO). Brian Boyers state that they are.

Stan Nadeau asked if the sign is in accordance with the MZO. Chairman Boyers stated that a permit has not been pulled as of yet, however a permit will need to be pulled.

Bob Bourdeau stated that this is not directly in the home therefore it is not a home based occupation.

Robbie Parsons inquired about the two separate signs showed on the plan.

Mr. Howland explained that one would be on the building and the other would be by the road.

Robbie Parsons inquired about a letter submitted by an abutter.

Chairman Boyers stated that the Police Department has a concern about the parking for the proposed store.

Chairman Boyers then read the letter from an abutter which has several concerns (see attached).

Chairman Boyers inquired about utilities to the building. Chairman Boyers stated that for a commercial building a licensed electrician has to do the wiring. Shelley Howland asked what needed to be done to rectify the homeowner doing the primary electrical. Chairman Boyers explained that a permit would need to be issued and a licensed electrician would have to inspect that the work was in fact done properly and then it would need to further be inspected by the building inspector.

Shelley Howland stated that she will only be opening one day a week to begin with and then opening more as necessary. She further stated the shop will be open on Tuesday's from 11-7 and then when the flag is out at her home.

Chairman Boyers inquire what specifically the "and more" refers to on the proposed sign as addressed in the abutters letter. Shelley Howland stated that it would be herbs, natural toiletries, spices and items in harmony with the organic base of the business.

Bob Bourdeau stated that the "and more" needed to be clearly addressed as the neighbors would not appreciate the "and more" referring to things like fireworks.

Mrs. Howland stated that she has received information from the state that she cannot repackage food items.

Bob Bourdeau stated that a simple letter from the applicant that states that the "and more" would mean in the keeping with the organic type products as well as addressing the hours may be acceptable to the Board.

Shelley Howland stated that she is also a weaver and would to put items of that nature out from time to time.

MOTION: Bob Bourdeau moved to approve the request for waivers from preparer of plat and plat. Seconded by Bob Graham. Motion carried 7-0.

Bob Bourdeau stated that when you look at the plan, the driveway does look to be of ample size and suggested that one other thing to be added in their letter, which shall state the hours and the "and more" aspect, is that they will curb roadside parking and make sure visitors park in the driveway.

Shelley Howland stated that from time to time an employee from the other business they run will come to the office to drop off paperwork. She inquired if it is ok if they were to park out front as they often do?

Stan Nadeau stated that unless it is posted that there is no parking then there is no issue with parking on the street. He thinks that what the police may be concerned with is an abundance of cars.

Chairman Boyers stated his concern is the electricity. Thomas Howland stated that he will take care of that first thing in the morning after this meeting.

MOTION: Bob Bourdeau moves to accept application. Robbie Parsons seconded. Motion carried 7-0.

Chairman Boyers inquired if any members of the Board would like to go for a site walk. The Board unanimously said no.

Chairman Boyers closed the public hearing

MOTION: Bob Bourdeau moved to approve the application with 2 conditions: written hours and products to be sold and to code enforcement office electric and sign permits. Seconded by Joseph Michaud. 6-0 carried.

The Board discussed the meeting minutes from August 2, 2011.

Motion: Robbie Parsons moved to accept the minutes as written. Seconded by Tim Molinero. Motion carried 6-0.

The Board then discussed the meeting minutes from September 6, 2011.

Robbie Parsons stated that he had been in attendance at the meeting, however his name was omitted from those in attendance. Stan Nadeau stated that the word "year" should be added on page 2. Bob Graham also noted that Jerry Coogan's name was incorrectly spelled on page 2.

MOTION: Bob Bourdeau moved to approve the minutes with the above noted corrections to be made. Seconded by Robbie Parsons. Motion carried 4-0, with Tim Molinero and Joseph Michaud abstaining.

Stan Nadeau stated at the last meeting he mentioned the RSA regarding wells and thinks that maybe some of the language should be added to our zoning ordinance language. He further stated that it would ensure safety for all residents in the future.

Brian Boyers stated that any septic system that goes in new has to be inspected by the state and waivers are generally granted.

Brian Boyers stated that in the end it is up to the state to catch any potential problems because they are the approving body.

Joe Michaud stated that this would affect those homes that are within the water district and that they would have to tap in to the water district instead of drilling wells.

Stan Nadeau stated that in reading this RSA, it is his understanding is that if someone were to want to tap a well because they do not like water rates, they would not be able to do so without also putting in a septic system.

MOTION: Bob Bourdeau moved to adjourn. Seconded by Tim Molinero. Motion carried 6-0.

Meeting adjourned at 7:02pm.

Respectfully submitted,

Wendy L. Keane – Land Use Clerk