

**Planning Board
Town of Milton, NH
Meeting Minutes
May 1, 2012**

Members in attendance: Peter Hayward, Joseph Michaud, Chairman Brian Boyers, Vice Chairman Tim Molinero, Bob Bourdeau, Robbie Parsons and Bob Srnec, Selectman Representative. Also present were Bob Graham, Alternate, Jerry Coogan Town Planner and Wendy Keane, Land Use Clerk.

Public in attendance were: Brett McKenzie, Jason Pohopek, Charlie Karcher, Gary and Susan Marique, Nick Marique, Pastor Robert Walsh, Ray Cook, and George Ellis.

The meeting was called to order at 6:33pm.

Chairman Boyers opened the session for public comment, there being none it was then closed.

MOTION: Tim Molinero moved to approve the meeting minutes from April 3, 2012 as written. Seconded by Robbie Parsons. Motion carried 5-0. Peter Hayward and Bob Bourdeau abstained as they were not present at that meeting.

Lot line adjustments between S. & A. McKenzie Map 23 Lot 1, Brett McKenzie Map 19, Lot 21, Area to be conveyed from TM 19 L 21 to TM 23 Lot 1 is 5.69 acres. Furthermore, a line adjustment which shall not change total acreage for either lot between Brett McKenzie Map 19, Lot 21 and J & J Thibodeau Map 23 Lot 5.

Mr. Pohopek spoke on behalf on Mr. McKenzie. He stated that this will be a lot line adjustment that will include three lots. The intent is to return some of the land back to the farm and to adjust land with the Thibodeau's as their driveway slightly encroached on their property (McKenzie on Thibodeau's).

Chairman Boyers inquired if fees were paid. Wendy Keane stated that they have been paid.

Bob Bourdeau stated that the application seems to be very straight forward.

Tim Molinero inquired if the existing house will remain within the setbacks. Jason Pohopek stated that they will.

MOTION: Bob Bourdeau moved to accept the application as complete. Seconded by Joseph Michaud. Motion carried 7-0.

Public Hearing was opened. Chairman Boyers inquired if there were any questions from the public. There being no comments it was closed.

MOTION: Robbie Parsons moved to approve the application for lot line adjustments as presented. Seconded by Peter Hayward. Motion carried 7-0.

Jason Pohopek inquired if there was a monument certification procedure in Milton. Chairman Boyers Brian replied that there is. Mr. Pohopek stated he will provide the town with such.

Site Plan Review. MTJ Realty, LLC property owner. Site plan review for proposed additional building, property located at 111 Mi-Te-Jo Road, Tax Map 28 Lot 4 in Milton, NH

Bob Bourdeau inquired if the Board could act on the waivers first and act on them as one entity instead of separate items.

Chair Boyers read the waiver requests (from MTJ Realty, see attached).

Brian Boyers then read in a letter to the record from Tony Mincu Town Administrator (see attached).

MOTION: Bob Bourdeau moved to grant the 7 waivers sought by MTJ Realty as submitted. Seconded by Joe Michaud. Motion carried 7-0.

MOTION: Bob Bourdeau moved to accept the application as complete. Seconded by Robbie Parsons. Motion carried 7-0.

Jerry Coogan stated that as we know this property has been a subject for some time now and has been before the Board twice. At this time he feels that the information which was previously requested has been provided. A complete boundary survey was completed and the current use marked by Mr. Zuzgo and additional information provided as requested by Mr. Varney. Mr. Coogan stated that the information provided meets the requirements of the application.

Tim Molinero inquired about storm water management for the site. Mr. Coogan explained that this is addressed on the plan and that Mr. Varney reviewed and feels that the existing storm water management plan would be adequate for a 25 year storm. He feels that the site plan meets all of the requests of the Board and in the future will also make it easier for the applicant if they should apply for a future site plan.

Chairman Boyers opened the public hearing. There being no comments the public hearing was then closed.

MOTION: Peter Hayward moved to approve the site plan application. Seconded by Joseph Michaud. Motion carried 7-0.

Site Plan Review: Proposed 40' x 80' addition to the Nute Chapel. Property located at Map 44 Lot 26, Nute Road: Charlie Karcher spoke on behalf of the site plan application. He first showed the existing plan. The well is on the abutting lot which is owned by the Church. What they are hoping to do is to add a building with a full basement with a deck around it which would be accessible by a ramp for wheelchairs and handicapped compatible.

Charlie stated that there would not be any changes to the current storm water management plans that are in place. There is not an expected surge in membership and the addition is simply for more room. The existing septic that was installed in approximately in 2000 should be adequate.

Mr. Karcher further stated there will not be any new signs or lights.

Bob Bourdeau inquired if there is any concern about the old chapel being lost in the construction. Charlie Karcher stated he has not spoken to the Pastor about this. Bob Bourdeau said it was brought up when the original addition was placed on the site and he would hate to see a beautiful piece of architecture be lost in the new construction. Charlie Karcher stated that they had a wetlands scientist review the 15 acre abutting parcel which is jurisdictional wetlands and to place a structure on the property would be difficult at best. He further stated that the piece of property across the road is a parking lot.

Pastor Walsh stated that the original Chapel was built in 1890 and it was discussed some 10 years ago when the original building site plan was proposed. He stated that the first place they thought to build was not a good fit for the abutters. He said that if you stand on the road now the Old Chapel still is the focal point of the site and does not think that this new building would detract from the Chapel. He said they would like to preserve the historical brick chapel; however they are in need of the space.

Bob Bourdeau then asked about the word "functions" on the application and is not sure where a church would fall in relation to the zoning ordinance. Charlie Karcher stated that he spoke with Fire Chief Nick Marique and the Chief wanted to make sure there was access to the rear of the building and sprinklers installed. Brian Boyers stated that once the plans come in for a building permit they will be forwarded to the Fire Dept for review for sprinklers.

Robbie Parsons asked if there will still be enough room for parking with the new building being put up. Charlie Karcher stated that the spaces are essentially being moved on the site and there is also the parking across the street.

Bob Srnec spoke on the setback issue that had recently come before the ZBA if any of the new building would infringe upon the setbacks. Charlie Karcher affirmed that the new structure would not encroach within the setbacks.

Jerry Coogan inquired if the additional water runoff goes on the Doucette property or the church property. Charlie Karcher stated it hits the Doucette property and then back to the church property and has been this was regarding the runoff for a long time.

Bob Bourdeau inquired if fees were paid. Wendy Keane affirmed that they were paid.

MOTION Bob Bourdeau moved to accept the application. Seconded by Joseph Michaud. Motion carried 7-0.

Chairman Boyers inquired if the Board would be interested in a site walk. Everyone on the Board stated they have been to the site at some point.

Jerry Coogan stated that the minimal amount of water which will runoff is not too much of an issue but will be up to the Board to assess if that and parking would be an issue. Jerry Coogan further stated that some landscaping may also enhance the existing chapel.

Charlie Karcher stated that as far as the drainage goes, they reviewed the property to see if there was anywhere they could put in a retention pond, but there is no area that would be 775 away from existing septic in order to place one. He feels that the small increase of water that will come off the site will go into the existing swale and go back on to the church property.

Chairman Boyers opened the public hearing.

Pastor Walsh stated that there was originally a 90' structure in the same area as the proposed structure.

Chairman Boyers inquired if there were any further comments or questions from the public. There being none the public hearing was closed.

MOTION: Tim Molinero moved to approve application. Seconded by Robbie Parsons. Motion carried 7-0.

MOTION: Robbie Parson moved to approve payment for Jerry Coogan's invoice # 2012#3-Part B in the amount of \$350.00. Seconded by Peter Hayward. Motion carried 7-0.

MOTION: Joe Michaud moved to approve payment for Jerry Coogan's invoice # 2012#2-Part B (rev) in the amount of \$1245.00. Seconded by Tim Molinero. Motion carried 7-0.

Bob Srnec inquired why the meeting is not opened with the pledge of allegiance. Chairman Boyers stated that question came before the board in the past and it was decided not to do it.

Jerry Coogan spoke in regards to the SPPR's which are in a draft state and asked if anyone had any questions and said the Planning Board should think about a public hearing date to adopt them. He also stated that the Conservation Commission had expressed concern about Low Impact Development and he responded by saying that in the SPPR's and other documents we refer to the NH DES regulations.

Mr. Coogan also made the board aware of an Economic Development meeting which will be held on May 8th, 2012 from 6-8pm at Town Hall. The last thing Mr. Coogan wanted to bring to the attention of the Board is NH Finance Authority grants which are planning assistance grants for which the deadline for application is June 15th and he will be attending a meeting regarding this topic soon.

Bob Bourdeau asked if that was something that could also be discussed at next weeks Economic Development meeting. Jerry Coogan said yes that it is not a Master Plan but

a smaller plan. Robbie Parsons asked if there are strings attached. Jerry Coogan stated it is a 5% match program where the town would have to come up with 5% of the cash.

MOTION: Bob Bourdeau moved to adjourn. Seconded by Robbie Parsons. Motion carried 7-0.

Meeting adjourned at 7:35pm

Respectfully submitted,

Wendy L. Keane
Land Use Clerk