

Town of Milton  
Planning Board - Regular Meeting  
Tuesday April 2, 2013  
Milton Town Hall  
6:30 P.M.  
Meeting Minutes

Members in attendance: Chairman Brian Boyers, Peter Hayward, Bob Bourdeau, Robbie Parsons, Larry Brown and Selectmen's Representative Tom Gray. Also in attendance Jerry Coogan Town Planner and Recording Clerk Wendy Keane.

Public in attendance: Richard & Anna Johnson, Pat Pinault, Phil Massicotte and Nick Golon.

Chairman Boyers called the meeting to order at 6:36 pm.

Election of Officers:

MOTION: Robbie Parsons moved to appoint Brian Boyers as Chairman to the Planning Board. Seconded by Bob Bourdeau. Motion carried 5-0.

MOTION: Robbie Parsons moved to appoint Pete Hayward as the Vice Chairman of the Planning Board. Seconded by Larry Brown. Motion carried 5-0.

- 1. Minor Subdivision Plan: TF Moran/PSNH applicant, Lamoureux Trust owner. Subdivision of Map 47 Lot 16 parcel into 2 lots which one will be 51.2544 acres and the other being 5.0008 acres. Property located on McKeagney Road, Tax Map 47 Lot 16 in the Commercial Residential Zone.**

Robbie Parsons and Bob Bourdeau made the Board and applicants aware that they are abutters to the property that will be discussed this evening, however feel that they can remain impartial and stated that they do not plan to recuse themselves from the case. Chairman Boyers inquired if the representatives from PSNH or TF Moran objected to this. They stated "no".

Nick Golon, TF Moran, inquired if the Board would like to begin with discussion of the waivers.

Chairman Boyers stated they would begin with the waivers.

1. Waiver Request: Article IV Section IV-4 (C) (2) of the Milton Subdivision Regulations, which requires driveway aprons connecting to paved streets be paved a minimum width of 12 feet, maximum of 20 feet between the edge of

the travelled way of the street to which they intersect and the limit of the right of way. The applicant requests to allow the existing gravel driveway which presently services the area to become Lot 47-16-1 to remain in its current state. The existing gravel driveway is suitable for its current and intended use as it will continue to see limited traffic.

Bob Bourdeau inquired where the pavement ends in relation to the property. Nick Golon stated that there is pavement coming off of the smaller lot that will not be an issue, however a paved entrance off of the dirt road onto the proposed 51 acre lot may cause concern.

Larry Brown asked about permeable surface and drainage and asked that there be photographic documentation of the roadway at the time of construction.

MOTION: Bob B. moved to grant the waiver for Article IV Section IV-4 (C) (2) of the Milton Subdivision Regulations. Seconded by Larry Brown. Motion carried 6-0.

2. Waiver request: Article IV Section IV – 1 (f) ROW Dedication Minor Subdivision, which requires dedication of right of way where less than 25 feet exists between the property and the occupied centerline of the public street. The proposed lot consisting of five acres provides in excess of the necessary 25' but a segment of the 50+ acre lot to remain is substandard in that the right of way width from the centerline of McKeagney Rd. varies between 19 and 25 feet. In that the classification of McKeagney Rd. turns to Class VI just beyond the subject lot it would appear providing additional right of way in this area would be unnecessary unless there are future plans to upgrade the remaining Class VI portions of McKeagney Rd.

Nick Golon stated that there is an area that they do not have the required 25' and are not aware of any future improvements to the road by the Town. Larry Brown asked if there were to be any future necessity by the town if it would be a problem for PSNH. Nick Golon stated that it is a 6' area being discussed but would not foresee any objections by PSNH to be approached. Nick Golon also made the Board aware that the 6' is a defined wetlands channel.

MOTION: Larry Brown moved to approve the waiver for Article IV Section IV – 1 (f) ROW Dedication Minor Subdivision. Seconded by Bob Bourdeau. Motion carried 6-0.

3. Waiver Request: Article IV Section IV-2(b) ROW Monumentation Minor Subdivision, which requires stone bounds to be set along all angle points of existing or platted streets. The existing lot contains numerous angle points in close proximity along the property boundary associated with both McKeagney Rd. and Old Wakefield Rd. Due to the impracticality of installing stone bounds in such close proximity to each other the applicant is proposing to permanently monument these turning points with iron rods.

MOTION: Bob Bourdeau moved to approve the waiver for Article IV Section IV-2(b) ROW Monumentation Minor Subdivision. Seconded by Robbie Parsons. Motion carried 6-0.

4. Waiver Request: Article IV Section IV-7(A) Underground Utility Services Minor Subdivision, which requires utilities, including electric, to be installed underground. It is our understanding that this regulation is intended more to govern typical development utility services versus an electrical distribution service entering and exiting a proposed electrical substation. Due to the nature of the project as a public infrastructure improvement it is not prudent or feasible to install these services underground due to; cost, inefficiency in maintaining the integrity of the service and the need to enter into the existing electrical service network which is located overhead and supported by utility poles.

Nick reminded the Board that this site is for existing overhead lines.

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

5. Waiver request: Article III-3(C )(3)(b) Topographic Subdivision Plan Minor Subdivision, which requires the preparation of a subdivision plan containing two topographic intervals, a minimum of two benchmarks, site specific soil mapping, and test pit and well locations. Accompanying our request for a Town Subdivision we have provided a site plan application and associated plans which provide the applicable information requested by the article we are seeking to be waived. In that the information is provided in a suitable format we would ask not to provide duplicate information in the form of a Topographic Subdivision Plan.

MOTION: Bob Bourdeau moved to approve the Waiver from Article III-3(C )(3)(b) Topographic Subdivision Plan Minor Subdivision. Seconded by Larry Brown. Motion carried 6-0.

MOTION: Bob Bourdeau moved to accept the application as complete. Seconded by Robbie Parsons. Motion carried 6-0.

**Public Comments:** Brian Boyers asked if there were any comments from the public. There being none, the public session was closed.

Bob B. stated that in the past the snow machines had access to the site for trails however the new plan shows that it will be blocked off. Nick Golon stated that he believes that PSNH will continue to work with the snowmobile club.

Larry Brown inquired about a marking on Map 44 Lot 14. Nick explained that it is in relation to a grave site that is on the property and the passageway from the discontinued road to the gravesite.

MOTION: Larry Brown moved to approve the subdivision plan for discussion purposes. Seconded by Bob Bourdeau. Larry stated that on the "mother lot" there is an existing billboard that was given approval for a height of 50' which has increased in height. He would like to extinguish any possibility of the potential for another billboard. Brian Boyers stated that issue is not under their purview at this time.

MOTION: Brian Boyers moved to approve the subdivision as presented by TF Moran on behalf of PSNH. Seconded by Larry Brown. Motion carried 6-0.

**2. Site Plan Review. TF Moran/PSNH applicant, Lamoureux Trust owner. Site plan review for proposed 1232 sf building to be utilized as a substation. Property located on McKeagney Road, Tax Map 47 Lot 16 in the Commercial Residential Zone.**

Nick Golon stated that there are two constraints on the frontage of the property in that a large portion of it is on a Class VI road and the other that there are wetlands areas to consider. The proposed site of the driveway is the best given the area.

Larry Brown stated that it was discussed at the ZBA meeting that the location of the driveway is the most reasonable and prudent compromise and the permeable surface of the driveway would be beneficial.

MOTION: Larry Brown moved to approve a Conditional Use Permit. Seconded by Bob Bourdeau. Motion carried 6-0.

MOTION: Bob Bourdeau moved to grant a waiver for Article IV Section IV5C . Seconded by Peter Hayward. Motion carried 6-0.

Discussion was held on a request for waiver from Article IV V-3 Landscape and buffer: Nick Golon explained that most of the existing buffer will remain as screening, however closest to the lines and the immediate site will need to be cleared. He also stated that PSNH is in talks with the Johnsons to purchase their property, however the buffer would most likely remain as is.

Bob Bourdeau inquired if the old substation will remain in place. Nick stated that it will.

MOTION: Robbie Parsons moved to approve the waiver for Landscape and Buffer. Seconded by Peter Hayward. Bob Bourdeau stated that he would like to hold off on a vote for the Landscape Buffer waiver until they have heard from the public. Robbie Parsons withdrew the Motion.

MOTION: Bob Bourdeau moved to accept the Site Plan application as complete with the understanding that this is based on further discussion with the abutters during the public comment session regarding Landscaping and Buffer Waiver. Seconded by Robbie Parsons. Motion carried 6-0.

Public Session was opened. Jerry Coogan stated that he does have concern for McKeagney Rd. and suggested to TF Moran that they should meet with Pat Smith of the Highway Department and document the roads prior to work and after completion.

Robbie asked what the approximate weight of the trucks will be. Nick explained that they will be 53" trailers or shorter and most of the travel will be along Old Wakefield Rd. which is a state road.

Pat Pinault stated that they will require proper permitting from the State of NH to use Old Wakefield Rd and that the trucks move slowly and have a sensor on them that regulates the speed.

MOTION: Peter moved to approve the waiver for Landscape and Buffer. Seconded by Bob Bourdeau. Motion carried 6-0.

MOTION: Bob Bourdeau moved to approve the application for Site Plan with the following conditions:

- a. PSNH to work closely with the Road Agent to document existing McKeagney Road conditions prior to and after construction of the substation; and
- b. PSNH agrees to repair any damage to the Town roads caused by construction of the substation;
- c. Receipt of all required State and local permits including Alteration of Permit (AoT) and others prior to construction

Motion seconded by Larry Brown. Motion carried 6-0.

MOTION: Bob Bourdeau moved to pay the invoice for Jerry Coogan as presented. Seconded by Robbie Parsons. Motion carried 6-0.

MOTION: Bob Bourdeau moved to pay the invoice to White Mountain Survey as presented. Seconded by Peter Hayward. Motion carried 6-0.

MOTION: Bob Bourdeau moved to adjourn. Seconded by Larry Brown. Motion carried 3-0.

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Wendy L. Keane

Land Use Clerk