



**TOWN OF MILTON, NH  
PLANNING BOARD  
PUBLIC HEARING**

**Meeting Minutes  
February 15, 2011**

Members in attendance: Chairman Brian Boyers, Peter Hayward, Joseph Michaud, Tom Gray, Robbie Parson, and Bob Bourdeau. Also in attendance was Wendy Keane, Recording Clerk.

Public in attendance: Charlie Karcher, Aaron Picard, and David Paey.

Meeting called to order at 6:30 pm

Public Session:

David Paey stated that a housing developer he has worked with in the past has contacted him in regards to his property. Mr. Paey spoke with the Board in regards to various options he could have for his property including a potential subdivision with modular homes. He further made the Board aware that he is under contract with SWS until July 2011.

Approval of meeting minutes from January 18, 2011.

MOTION: Bob Bourdeau moved to approve the meeting minutes from 1.18.11. Seconded by Peter. Motion carried 6-0.

Discussion with Charlie Karcher of Norway Plains.

Charlie Karcher spoke on behalf of Aaron Picard and what Mr. Picard would like to do with his property. He handed out a visual aid to help the PB properly see what is proposed to be done. He stated that Mr. Picard would like to know what the possibility is of leaving the road as just gravel since it will only be his house in the rear of the subdivision.

Brian Boyers stated that this is a conceptual conversation. Bob Bourdeau stated that he would like to see 200 feet of frontage on all of the lots and not building to road standards for the rear lot (at a quick glance) would not be in keeping with the town rules. Charlie Karcher stated that what he is asking is if he would have to pave it right now and that Mr. Picard also owns a back piece of land which is land locked with only a ROW through someone else's land to access it.

Charlie Karcher stated that the property owner has a lot of decisions to make, and they are only here to get the feeling of the Board on the proposed project. Mr. Picard is hoping to use the money from the sale of a lot to fund building the road.

Charlie Karcher stated that it would be a town road when constructed, but kept private. Brian Boyers asked if it was a steep area. Charlie Karcher stated that there are steep areas and that he has had Pat Smith out there to look at it.

Tom Gray asked about a bond for the construction.

Brian Boyers stated that this project would potentially open the back lot of this property up for a subdivision down the road.

Bob Bourdeau stated that this may never be a future subdivision and all the Planning Board will have done is given someone a long driveway.

Brian Boyers asked if there were any other comments from the Board.

Charlie Karcher asked where they stood. Bob Bourdeau stated that our town road standards do not have "standards" only top standards.

Charlie Karcher said that what they are asking for is a waiver for the pavement on the road. Mr. Bourdeau stated that it is his opinion that this should not be allowed. This was the general consensus of the Planning Board without any formal vote as this was a conceptual discussion.

Charlie Karcher stated that Aaron Picard was the person who tried to put in the petition for the lessening of acreage and frontage which was denied due to a timeframe issue.

Other Business:

Bob Bourdeau asked if he wanted to put an addition on one of his buildings does he need to come to the PB? Brian Boyers stated that he would need to come for a site plan review.

MOTION: Bob Bourdeau moved to adjourn. Seconded by Robbie Parsons.  
Motion carried 6-0.

Meeting was adjourned at 7:15 pm.

Respectfully submitted,

Wendy L. Keane, Land Use Clerk

