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

**Meeting Minutes**

April 05, 2011

Planning Board 4.5.11 Minutes

Members in attendance: Peter Hayward, Joseph Michaud, Brian Boyers, Tim Molinero, Robbie Parsons, Stan Nadeau.

Absent: Bob Bourdeau-excused.

Meeting called to order at 6:30.

**MOTION:** Robbie Parsons moved to appoint Brian Boyers as Chairman and Tim Molinero as Vice Chairman. Seconded by Joseph Michaud. Motion carried 5-0.

Chairman Boyers welcomed Stan Nadeau as the BOS Ex- Officio Representative.

**MOTION:** Robbie Parsons moved to approve the meeting minutes from March 14, 2011, seconded by Peter Hayward. Joe Michaud and Stan Nadeau abstained, motion carried 3-0.

Steve Panish stated that he thinks it is a good idea to add the Conservation Commission (Con Com) directly into the bylaws of the Planning Board so that in the future it is expressly added that the Con Com be notified of future meetings and goings on.

Peter Hayward pointed out RSA 672:6 and how it would apply.

Brian Boyers asked the opinion of Jerry Coogan on the bylaws. Mr. Coogan replied that it is his opinion they are fine. Jerry Coogan stated that there are times when you need to have a variance and a planning site plan done which could be done in one meeting instead of coming for 2 meetings.

Steve Panish stated that the Con Com has an advisory position over the PB and other Boards.

**MOTION:** Robbie Parsons moved to approve the proposed bylaws with changes. Seconded by Peter Hayward. Motion carried 5-0.

Discussion re: Map 30 lot 16. Chairman Boyers explained that Jay McGuire is here to speak in regards to an expired subdivision.

Jay McGuire explained why he would like to complete the creation of the subdivision. He would appreciate guidance or comments from the Planning Board. Brian Boyers stated that this had been sent

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to the Selectmen because we do not have any policy on Class VI roads. Jay McGuire stated that he said at that time that he would have brought the road to a class V standard and Pat Smith said he would sign off on the roadway, however it got sent to the Selectmen and has been in a holding pattern since.

Brian Boyers asked Jerry Coogan how this could proceed. Jerry stated that a class VI road is a town road however not a town maintained road. There has to be taken into account whether the fire dept and emergency services can get up the road and the applicant would also have to sign a waiver with the BOS stating he knows that the road is not maintained. Jerry Coogan further stated that the other alternative is to bring it up to Class V standards done by an engineer and then the PB could approve the application as such. Jerry Coogan inquired if the road profile has been done. Jay McGuire stated it has not been. He stated that he cannot get a definitive answer from anyone.

Brian Boyers stated that there are two choices, that he can go to the BOS and appeal for a building permit from them or reapply to the PB.

Jay McGuire stated that he is willing to bring the road up to a class V standard and will reapply to the PB.

Discussion with Jerry Coogan regarding Site Plan regulations. Jerry Coogan stated that he is working ½ time with Economic Development and ½ time on Planning and that there will be a meeting on April 20<sup>th</sup> regarding Economic Development. He stated he would like to get a feel on what should be done in 2011. The site plan regs were last revised in 2007 and some definitions and item changes have taken place since that time.

Brian Boyers stated that he would like to see the major and minor site plans separated and clarified. Jerry Coogan stated that some towns have a threshold sometimes based on Sq Ftg.

Jerry Coogan stated that some of the information about performance security and guarantee and escrow accounts on work done on the development should be updated. Mr. Coogan also stated that the bonds should be self renewing and must be renewed until project is completed or released and drawn on a NH bank. It was further noted that the PB will then get the report from the engineers and after report is discussed, the PB will vote to release (or not release) funds and then it will go on to the BOS.

Jerry Coogan stated that we should also go out to a third party engineer for assistance.

Mr. Coogan stated that there is some more work that needs to be done in zoning: The Transfer Development rights which was put in 2007 should be updated and the specific lands were never identified.

Robbie Parsons stated that this is an excellent time to be working on these items.

Brian Boyers stated that there has been an inquiry about property up on Mckeagney Rd. Chairman Boyers stated that with inquiries like this we should focus on impact fees. Peter Hayward stated that he has looked into the demographics on this and that in the past 10 years we have only had 20 homes built and also that the school age population growth had slowed and decreased. He stated it would take a huge development to make any impact fees make any sense.

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Peter Hayward stated that he is looking at the Federal information from the census and that the school age children are not going up in population.

Steve Panish stated that that number does not seem accurate and he said that we had a substantial population gain and that he was a census worker. He said it would not surprise him if there were not many houses that had kids included because he has spoken to people that are trying to leave town because of how bad the schools are. Tim Molinero stated that there are a lot of caveats to the impact fees.

Jerry Coogan stated that Peter Hayward makes a good point and if there is a bond and the bond is being paid off then it helps or for future investments. If the school were paid off and there were zero debt it would be hard to justify, however if we were growing and needing more space for the kids then it would make sense. When Bruce Mayberry spoke to the schools they had debt and could justify his projections. Robbie Parsons stated that things can change here at any time and that Milton is the bottom of the feed chain for schools in the state.

Steve Panish stated that he hired kids out of Pineland Park and other kids and it was a real eye opener.

Further discussion was held on the school. Stan Nadeau stated that what he cannot understand about the school is that the Town has no bargaining power however we have to cut them a check whether we have it or not and the town sometimes needs to borrow money and repay interest and it is like taxation without representation.

It was discussed that it may be more beneficial that we look at impact fees for safety and Emergency Services. Tim Molinero stated that we may also ask if there is a way we can do some of the research for Bruce Mayberry to try and save some money. Jerry Coogan stated that impact fees work great for a community that is growing.

**MOTION:** Robbie Parsons moved to adjourn.

Peter Hayward asked if we were going to have a meeting on the third Tuesday. It was general consensus that we are not busy enough to have two meetings a month.

Previous motion seconded by Peter Hayward. Motion carried.

Respectfully submitted,

Wendy Keane

Land Use Clerk