

Town of Milton
55 Industrial Way
Milton NH, 03851



Planning Board
PO Box 310
(p)603-652-4501
(f)603-652-4120

August 18, 2026
Meeting Minutes

Present Members: Paul Steer, Nick Hadiaris, Larry Boise, Karen Golab, Larry Brown
Excused: Ryan Thiebalt

Staff: Bruce Woodruff- Town Planner

Public: Steve Panish, Steven Oles- Norway Plains, Paul Zuzgo, Prospect Mountain Survey, +2

- I. Call to Order:** P. Steer called the public hearing to order at 6:00PM. There was a quorum.
- II. Public Comment:**
There were no public comments.
- III. Review/Approval of Minutes:**
As the August 4th minutes were not included in the meeting packet, the approval of minutes was tabled to the next meeting.
- IV. Public Hearing for a Minor Subdivision** by Norway Plains Associates, Inc. for application & owner, Phillip Bean. The Minor Subdivision is requested on the applicant's property at 10 Hopper Road (Map 6 Lot 16). The Application seeks to subdivide 6.244 acres into two residential lots of 2.587 and 3.656 acres each. Both lots are developed, have access on Hopper Rd and are supported by individual wells and septic systems. The parcels are in the Commercial-Residential Zoning District.

L. Brown- Motion there is no regional impact. Seconded by N. Hadiaris.

Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.

S. Oles, Norway Plains- The plan is to subdivide into two lots; there is nothing to be developed. The septic has been approved. We are asking for waivers.

P. Steer opened the public hearing at 6:05PM.

B. Woodruff, Town Planner- The Board should decide whether there is regional impact with this subdivision and recommend there is no regional impact. This is a simple two lot subdivision that proposes a new lot with structures, leaving a residual lot that has an existing dwelling. The size of the proposed lot is 2.587 acres. NHDES approval of the septic design will be required at time of building permit application. Fees have been paid, notices have been sent and abutters are correct.

B. Woodruff referenced a letter received submitted from Conservation Commission Chair, Virginia Long, also noting the referenced buffer is not an easement. The buffer was agreed to by the Board and applicant at the time of the first subdivision and was initially suggested by the applicant. No trees have been cut down and the signs agreed to are still in place. This buffer was created under the authority of the Planning Board and since it is not by definition an easement, there is no entity to deed the buffer to. Recommend the Board accept the application as substantially complete.

The applicant's representative is requesting a waiver of Subdivision Regulations Section 9.5.A.7 that requires wetland delineation, wetland buffers, topography, slopes and minimum contiguous upland areas be shown on the plan. The Surveyor gives his justification on the July 28, 2026 letter and the Town Planner is agreement with the justification and recommend granting the waiver.

L. Brown- Motion to approve the requested waiver. Seconded by N. Hadiaris. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

L. Boise- Motion to accept the application as substantially complete. Seconded by N. Hadiaris. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

P. Steer opened the hearing to public comment.

Steve Panish- MCC Treasurer expressed his concerns based on past experiences. MCC did not want an easement in place of a buffer as it's difficult to enforce and maintain. There were no previous communications to purchases or builders. Now there are backyards that are small which is unfair to owners. Communications outlining the value should be provided to purchaser and builder. It's important markings be correct and obvious.

S. Oles- The property is remaining within the family.

N. Hadiaris- Are the buffer markers shown as part of the plan?

B. Woodruff- If there is a concern, this could be added as a condition.

P. Steer closed the public comment and public hearing at 6:35PM.

N. Hadiaris- Motion to accept the application with the following conditions:

- 1.) The owner(s) shall sign the plat prior to the Chair signing the plat.
- 2.) The Surveyor shall sign the plat prior to the Chair signing the plat.
- 3.) Electronic copies of the plat shall be submitted to the Land Use Office in pdf file format prior to the Chair signing the plat.
- 4.) New parcel boundary corner monumentation shall be set and verified by the surveyor prior to the Chair signing the plat.
- 5.) Upon pending sale of the subject parcels, buffer signage shall be inspected, repaired or replaced if missing or illegible and report issued to the Land-Use office prior to sale.

Vote 4/1/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise-No); Motion passed.

- V. Public Hearing for a Minor Subdivision** by applicant Prospect Mountain Survey for owner, David & Heidi Thayer. The Minor Subdivision is requested on the applicant's property at 534 Governors Road (Map 30 Lot 4). The Application seeks to subdivide 134 acres into two residential lots of 2.37 and 131.63 acres each. The new lot will have access on Governors Rd and will be supported by an individual well and septic system. The parcels are in the Low-Density Residential Zoning District.

N. Hadiaris- Motion there is no regional impact. Seconded by L. Boise. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

Paul Zuzgo, Prospect Mountain Survey- The plan is to subdivide off of Hare Road. An employee is purchasing the property.

P. Steer opened the public hearing.

B. Woodruff, Town Planner- Recommend there is no regional impact. This is a simple two-lot subdivision that proposes a new lot for future residential use, leaving a very large residual lot that has no structures. [sic: it was pointed out by the applicant's surveyor that there is a dwelling on the other side of the large residual lot.] The size of the proposed lot is 2.37 acres. NHDES approval of the septic design will be required at time of building permit application. Fees have been paid, notices have been sent and abutters are correct. The large residual lot will become 131.7 acres after subdivision. B. Woodruff recommends the Board accept the application as substantially complete in order to address the requested waiver. The applicant's representative is requesting waivers of Subdivision Regulations Section 9.5.5 that requires surveying the entire parcel, and Section 9.5.7 that requires wetlands and natural features be shown on the plan. The Surveyor gives his justification on the Waiver page located in the application in your packets. The Town Planner is agreement with the justification and recommend granting the waivers. Issuance of a required driveway permit by the DPW Director may require a

NHDES Wetland Bureau wetland dredge and fill permit. After reviewing the plans and meeting with the surveyor, the planner recommends approval of the subdivision application, noting that the surveyor addressed most comments and concerns identified.

N. Hadiaris- Motion to accept Waiver Request 9.5.5. Seconded by L. Boise. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

N. Hadiaris- Motion to accept Waiver Request 9.5.7. Seconded by K. Golab. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

L. Boise Motion to accept the application as substantially complete. Seconded by L. Brown. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

P. Steer opened the hearing to public comment at 6:50PM. There were no comments.
P. Steer closed the public comment and public hearing at 6:50PM.

N. Hadiaris- Motion to accept the application with the following conditions:

1. The owner(s) shall sign the plat prior to the Chair signing the plat sheets.
2. The Surveyor shall sign the plat prior to the Chair signing the plat sheets.
3. The Wetland Scientist shall add his seal and signature to the plat sheets prior to the Chair signing.
4. Revise note 2 on all sheets to reference Tax Map 30, Lot 4 prior to the Chair signing the plat sheets.
5. The surveyor shall set corner monuments and verify same for the new lot prior to the Chair signing the plat sheets.
6. Setback lines shall be added to the new lot prior to the Chair signing the plat sheets.
7. Revise the plat sheets that are to be recorded in the Registry to conform with SCRDR requirements for an empty box in the upper right corner prior to the Chair signing the plat sheets.
8. New parcel boundary corner monumentation shall be set and verified by the surveyor prior to the Chair signing the plat sheets. [sic: this is a duplicate condition to 5. Above.]
9. Electronic copies of the revised plat sheets shall be submitted to the Land Use Office in pdf file format prior to the Chair signing the plat sheets.

Seconded by L. Boise. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

VI. Continued Discussion on second revision draft short-term rental ordinance proposal (possible motion to approve language and recommend to the Board of Selectmen):

B. Woodruff- Changes were made based on previous board discussions.

N. Hadiaris asked about the requirement⁴ for owner to reside in the home for 30

consecutive days.

L. Boise – The public shared feedback over owners who don't live in the home vs. those who do. There are more problems around owners who don't reside in the home. This is a safety valve and addresses companies/corporations who never live there but only purchase the property to rent. This says the owner must domicile for at least 30 days.

K. Golab- The issue is the word 'consecutive.'

P. Steer asked who enforces this?

B. Woodruff- If a company/corporation does not domicile there, we will not give them a short-term rental agreement.

P. Steer asked for public comment.

M. Kavanaugh, Micah Road- I live two hours away. We do offer our Milton property to others. It is impossible to live in the house for 30 consecutive days. We are responsible homeowners. It's better to focus and regulate issues such as parties, noise, etc. vs. personal usage.

L. Brown- The framework can be tweaked to protect those who are trying to do the right thing.

B. Woodruff- Upon approving to send to the Board of Selectmen, can also request the Select Board first get legal opinion.

K. Golab- As Select Board representative, have concerns. The ordinance has taken a lot of work. However, for Milton, this may be slightly over the top and the permitting process may be burdensome to both the homeowner and to town employees. Would like to see this presented to residents, if possible.

P. Steer- There have been a number of residents who attended previous meetings and offered their comments and concerns.

N. Hadiaris- Motion to accept the language with the removal of the word 'consecutive.' Seconded by L. Boise. **Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, L. Boise- Yes); Motion passed.**

VII. Continued Discussion on possible change to MZO Article III, Section 3.5, note 2 in Table of Principal Uses:

B. Woodruff- The note in the use table around allowing only 1 residential structure, with 1 access structure on a lot. This does make sense in the LDR; it does not make sense in any other, especially the high-density residential zone.

B. Woodruff will work on the wording.

VIII. Other Business:

There was no other business.

IX. Planner Comments:

There were no additional Planner comments.

X. Member Comments, Questions, Concerns:

There were no additional member comments.

XI. Adjournment:

L. Brown motioned to adjourn; Seconded by L. Boise. All were in favor. Meeting adjourned at 7:15PM.

**Respectfully Submitted,
Amy Winslow-Weiss
Recording Secretary – Milton Planning Board**