

Town of Milton
55 Industrial Way
Milton NH, 03851



Planning Board
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September 1, 2026
Meeting Minutes

Present Members: Ryan Thibeault, Paul Steer, Nick Hadiaris, Karen Golab, Larry Brown, Humphrey Williams

Excused: Larry Boise

Staff: Bruce Woodruff- Town Planner

Public: Joe Berry- Berry Surveying, Carol Martin, Denise Woodruff, Terry Martin

- I. Call to Order:** R. Thibeault called the public hearing to order at 6:00PM. There was a quorum.

H. Williams submitted a letter of interest to fill the vacant board position.

P. Steer motioned to approve Humphrey Williams to the Planning Board as a member until March, 2027. Seconded by L. Brown. Vote 5/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, R. Thibeault- Yes); Motion passed.

H. Williams was seated as a member.

II. Public Comment:

L. Brown- Welcome Humphrey to the Planning Board. Upcoming votes in September and November; no issues with voter fraud.

III. Review/Approval of Minutes:

N. Hadiaris motioned to accept the August 4, 2026, Public Hearing minutes. Seconded by K. Golab. Vote 4/0/1 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Abstain, K. Golab- Yes, R. Thibeault- Yes); Motion passed.

P. Steer motioned to accept the August 18, 2026, Public Hearing minutes. Seconded by N. Hadiaris. Vote 4/0/1 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, R. Thibeault- Abstain); Motion passed

IV. Public Hearing for a Minor Subdivision by Susan Langley, applicant & owner at 58 Ashwood Rd. The Minor Subdivision is requested on the applicant's property at 58 Ashwood Rd (Map 43, Lot 27-3). The Application seeks to subdivide 22.8 acres in two

residential lots of 18.69 and 3.46 acres each. One lot is developed, has access on Ashwood Rd, and the second lot will have access off a proposed privately maintained road. The new lot will be supported by an individual well and septic system. The parcels are in the Low-Density Residential Zoning District.

L. Brown- Motion there is no regional impact. Seconded by P. Steer.

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

J. Berry- Berry Surveying provided background. It is a 22.8 acre lot. The plan is to use the existing driveway as a private road with 253ft of frontage on the private road. There is an easement to the landlocked property.

B. Woodruff- All fees have been paid, notices have been sent and abutters are correct. Recommendation for Planning Board members to review the Technical Review Committee notes from July 2, 2026. This application is more complex due to a requirement for a privately maintained road with the possibility of future subdivision and residential development where the new access will end. In addition, construction of the new private access road will require stormwater infrastructure adjacent to the wetlands.

Waiver #1: Appendix A Section E 2; Shoulder Replacement

N. Hadiaris- Motion to grant the Waiver Request of Appendix A, Section E. Seconded by P. Steer. **Vote 4/1/1 (L Brown- No, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, R. Thibeault- Yes, H. Williams- Abstain); Motion passed.**

Waiver #2: Appendix A Section E Sag K Value of 15 and a Crest K Value of 24

R. Thibeault- Motion to grant Waiver Request of Appendix A, Section F. Seconded by P. Steer. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

Waiver #3: Appendix A Section E 2% platform for 50'

R. Thibeault- Motion to grant Waiver Request of Appendix A, Section F. Seconded by P. Steer. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

Waiver #4: Appendix A Section F Base Course Gravel

N. Hadiaris- Motion to grant Waiver Request of Appendix A, Section F. Seconded by L. Brown. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

P. Steer- Motion to accept the application as substantially complete. Seconded by N. Hadiaris. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

J. Berry- We have applied for wetland crossing; not yet approved by NHDES. We are trying to keep this as narrow as possible ² to help minimize impacts. The new lot will be

served by septic; this has been submitted to the state.

N. Hadiaris- With possibility of new residences, a width of 14ft may not meet requirements for emergency vehicle access.

K. Golab- If there is future development, at that point, would have to rebuild the road to meet requirements.

B. Woodruff- While in favor of this application, I recommend reviewing TRC comments regarding cul-de-sac and the Town Planner's 10 conditions for approval. Concern for health and safety for those who potentially live beyond the parcel. Road improvements should be required if further development occurs.

R. Thibeault opened the hearing for public comment.

Denise Woodruff- Concerned the 14.6 acres could be developed and use Ashwood Road as the access. The current road condition is not good especially for increased traffic. We own part of the cul-de-sac.

Carol Martin- Traffic has increased. The only access would be through Briar Ridge. We own part of the cul-de-sac.

R. Thibeault closed the public comment portion.

N. Hadiaris- To serve those properties beyond, will have to meet minimum width for emergency response access. Further development will cause increase in traffic to the road which is already in bad shape.

B. Woodruff- There were several phases to Briar Ridge subdivision-phase 4. The cul-de-sac was put in as a temporary turnaround until the loop road was completed by the town without permission from abutting landowners. The loop road was never completed, so the cul-de-sac has to remain since it's used as a turnaround for the plows. As an abutter, this is not functional and the pavement is in failure. It is a town issue, not an issue for the applicant.

R. Thibeault- Important to note, the current proposal does not discuss further development.

N. Hadiaris- Not Ok with the 18 ft sections due to emergency access requirements. Recommend adding to conditions.

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

1. The owner(s) shall sign the plat prior to the Chair signing the plat sheets.
2. The Engineer shall add their seal and sign the road design plans 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 monumentation and access easement bounds shall be set and verified by the surveyor prior to the Chair signing the plat.
5. A draft access easement instrument shall be prepared and submitted to the Planner for

review and approval prior to the Chair signing the plat. The easement instrument shall be recorded directly after recording the plat sheets.

6. The NHDES Subdivision approval number shall be added to the plat as a note prior to the Chair signing.

7. The issued NHDES Wetlands permit number and Army Corps of Engineers permit number shall be added to the plat as a note prior to the Chair signing.

8. A draft road maintenance association agreement shall be submitted to the Planner for review and approval for the section of driveway from the end of Ashwood Rd to the end of the access easement road at the boundary with Map 40, Lot 25, prior to the Chair signing the plat.

9. Add a note to the plat stating that the Planning Board reserves the right to require improvements in accordance with Subdivision Regulation, Appendix A to the privately maintained road section to Map 40, Lot 25 if said 14.6-acre parcel is subdivided in the future.

10. The applicant's engineer shall confer with the Fire Chief regarding a minimum acceptable width for emergency vehicle access at the private road wetland crossing and revise the plans to reflect the required width prior to the Chair signing the plat.

11. Subsequent Condition- The Planning Board's engineer shall perform very limited construction inspection of proposed stormwater infrastructure and sign off prior to the issuance of building permits. The applicant shall negotiate the extent and fees and then pay the fees for limited inspection with Town Planner coordination.

Seconded by L. Brown. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

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

B. Woodruff- There have been many changes since the last discussion with a lot of additional help provided by H. Williams. Changes include new purpose and overall authority with more emphasis around RSA 41:11-C. This makes it clear this applies only to short-term rentals and does not apply to non-transient rentals with consecutive days of 90+.

Definition has been changed to increase clearness that short-term rentals are an accessory customary and incidental accessory use to the principal residential use of the property. They are not associated with commercial tourist accommodations.

Alternative #1- If the principal dwelling use is commercial and not residential, the dwelling cannot be used for short-term rental accessory use. This would need legal opinion.

Alternative #2- Principal dwelling units owned by commercial entities shall be limited to a maximum of two (or one) residences utilized for short-term rental purposes. This would address concerns previously expressed by residents.

Additional changes to attestation statements and permit criteria were also discussed.

B. Woodruff- If this is sent to the Select Board, it should include the recommendation to review with legal counsel.

B. Woodruff acknowledged the letter received by Mike Kavanaugh who had reviewed the information and thanked the Board for meaningful progress.

H. Williams- This addresses the number one complaint heard from residents that involved commercial companies buying up many of the properties.

H. Williams- Motion to move forward, removing Alternative #1, and changing Alternative #2 wording from two to one, and send to the Select Board with recommendation for legal review. Seconded by L. Brown. **Vote 6/0/0 (L Brown- Yes, N. Hadiaris- Yes, P. Steer- Yes, K. Golab- Yes, H. Williams- Yes, R. Thibeault- Yes); Motion passed.**

VI. Continued Discussion on revision language to MZO Article III, Section 3.5, note 2 in Table of Principal Uses:

B. Woodruff- Changes presented are based on previous board discussions. Change wording of “only one residential structure with an accessory structure is allowed on a lot” to “only one residential structure with subordinate customarily incidental accessory structures is allowed on a lot in the low-density residential zoning district.”

B. Woodruff- This will have to go to the voters. B. Woodruff will provide a list of potential warrants that will require public hearings at the first meeting in October.

VII. Other Business:

There was no other business.

VIII. Planner Comments:

There were no additional Planner comments.

IX. Member Comments, Questions, Concerns:

There were no additional member comments.

X. Adjournment:

P. Steer motioned to adjourn; Seconded by K. Golab. All were in favor. Meeting adjourned at 7:30PM.

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