

MILFORD PLANNING BOARD MEETING  
June 21, 2011 Town Hall Auditorium, 6:30 PM

**Members present:**

Janet Langdell, Chairperson  
Paul Amato  
Kathy Bauer, BOS representative  
Chris Beer  
Steve Duncanson  
Judy Plant  
Susan Robinson, Alternate member

**Excused:**

Tom Sloan, Vice chairman

Gary Williams, Alternate

**Staff:**

Sarah Marchant, Town Planner  
Shirley Wilson, Recording Secretary  
Dan Finan, Videographer  
Feral McElreavy, Videographer  
Mike McInerney, Community Media Director

Matt Sullivan, Perspective member

**MINUTES:**

1. Approval of minutes from the 5/17/11 meeting/public hearing.

**NEW BUSINESS:**

2. **Town of Milford/Conservation Commission and Anne M Zahn Rev Trust, Trustee – Hartshorn Mill and Mont Vernon Rd – Map 2, Lots 28-2 & 29.** Public Hearing for a lot line adjustment. (New application)
3. **Soiland, Inc. and State of NH, DOT – Hayden’s Ln and Buxton Rd – Map 8, Lots 38, 39, 65, & 69-1.** (New application)
  - Public Hearing for multiple lot line adjustments, eliminating parcel 8/69-1, and
  - Waivers from Development Regulations Article V, Sections 5.06.K & I.
4. **James, Beverly & Scott Brown – Union St – Map 42, Lot 37.** Public Hearing for an amendment to a conditionally approved site plan to revise the phasing schedule. (New application)
5. **East Milford Self Storage/Birdland Properties LLC – Nashua St – Map 32, Lots 23-2, 23-3, & 23/5.** Public Hearing for a major site plan to construct a multi-building self storage facility with associated site improvements. (New application)

**OLD BUSINESS:**

6. **Pine Valley Subdivision/37 Wilton Road Milford LLC & Pine Valley Business Center- Wilton Rd – Map 6, Lot 14.** Design review of a proposed subdivision creating ten (10) residential lots. (Tabled from 5/17/11)

**NEW BUSINESS (Cont’d):**

7. **Pine Valley Subdivision/37 Wilton Road Milford LLC, 282 Route 101 LLC & Etchstone Properties, Inc. - Wilton Rd –Map 6, Lot 14.** Public Hearing for a proposed subdivision creating ten (10) residential lots. (New application for final plan)

Chairperson Langdell called the meeting to order at 6:30PM, introduced the board members and staff and reviewed the ground rules for the meeting.

**MINUTES:**

S. Duncanson made a motion to accept the minutes from the 5/17/11 meeting. J. Plant seconded and all in favor.

**NEW BUSINESS:**

**Town of Milford/Conservation Commission and Anne M Zahn Rev Trust, Trustee – Hartshorn Mill and Mont Vernon Rd – Map 2, Lots 28-2 & 29.** Public Hearing for a lot line adjustment.

*Abutters present:*

*Sally Wilkins, Wilkins Lumber, St Rte 13 N  
Kelly & Michael Carter, Hartshorn Mill Rd*

Chairman Langdell recognized:

Dawn Tuomala, Monadnock Survey, Inc.  
Karl Zahn, Representing Anne M Zahn  
Fred Elkind, Milford Conservation Commission  
Chris Costantino, Milford Conservation Commission  
Kim Rimalover, Milford Conservation Commission

P. Amato made a motion to accept the application. S. Duncanson seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. S. Wilson read the abutters list into the record. P. Amato made a motion that this application did not pose potential regional impact. C. Beer seconded and all in favor.

D. Tuomala presented plans dated 5/17/11 and stated that the Zahn family is giving a gift of two (2) acres of land to honor the memory of Bud Zahn. This green area will be adjacent to Hartshorn Pond to enrich the ten acres.

Chairperson Langdell asked for questions from the board; there were none.

Chairperson Langdell opened the meeting to the public.

S. Wilkins said she was generally supportive of this idea and we love this pond, but was wondering if there would be a site plan for future plans. S. Marchant replied that it would depend on what will be done out there; if there will not be any structures, there will be no additional Planning Board review. S. Wilkins then brought up litter maintenance and a potential footbridge location. J. Langdell said there could be some type of public input session when plans are finalized.

Chairperson Langdell closed the public portion of the meeting.

P. Amato made a motion to approve the application as presented and amended that motion to include staff recommendations per the staff memo dated 6/21/11. S. Duncanson seconded and all in favor. J. Langdell thanked the Zahn family for such a generous donation to the Town of Milford.

**Soiland, Inc. and State of NH, DOT – Hayden’s Ln & Buxton Rd – Map 8, Lots 38, 39, 65, & 69-1.** Public Hearing for multiple lot line adjustments, eliminating parcel 8/69-1, and Waivers from Development Regulations Article V, Sections 5.06.K & I.

*Abutters present:*

*Todd Morin, Steven Ln*

Chairman Langdell recognized:

Dawn Tuomala, Monadnock Survey, Inc.  
Steve Trombly, Soiland, Inc. & Trombly Land Trust

P. Amato made a motion that this application did not pose potential regional impact. C. Beer seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. S. Wilson read the abutters list into the record. P. Amato made a motion to accept the application. S. Duncanson seconded and all in favor.

D. Tuomala distributed revised plans dated 6/21/11 and explained the adjustments between the State of NH, Soiland Inc. and Trombly Land Trust. Parcel A of lot 8/69-1 would annex to 8/38, Parcel B would annex to 8/65 and also Parcel C, part of 8/39, is to be transferred to 8/38.

We are requesting a waiver from Development Regulations 5.06.I, Property Boundaries. We did precise surveys of the transferring parcels A, B & C but used existing surveys or deed dimensions for the other lots which are back lots without frontage on a class V road. We are also requesting a waiver from Development Regulations 5.06.K, delineation of wetlands and wetland buffers. This plan eliminates one lot entirely and all lots will be more than five (5) acres. The lot line adjustment does not affect any wetlands and will not create more conforming lots. The public can't see these lots and there are no right-of-way ROWs; therefore the public will not be adversely impacted. The town is considering connecting the water line between Rte 13 and the North River Rd/Jennison Rd area and this will make it easier to come in off Steven's Ln to Hayden Ln without getting the State's involvement.

J. Langdell inquired about the spelling of Hayden Ln. D. Tuomala confirmed that it is Hayden. J. Langdell then read the staff recommendations from the staff memo dated 6/21/11.

Chairperson Langdell opened the hearing to public comment; there being none, the public portion of the meeting was closed.

P. Amato inquired if we had the State's signature or letter from the State showing approval for this subdivision. S. Marchant said no, but that the State was not listed as an applicant on the application. The State will have to sign the final plans before recording. S. Trombly said he has the State's signature on the Purchase and Sale agreement and the deed is in process. After a lengthy discussion, P. Amato said that all applications should have the appropriate signatures to make sure everyone is onboard and not waste the Board's time. J. Langdell noted that we will certainly work on the internal process, going forward.

P. Amato made a motion to grant the two (2) requested waivers from Development Regulations 5.06.I and 5.06.K. S. Duncanson seconded and all in favor.

K. Bauer made a motion to grant conditional approval of the application, and amended the motion to include staff recommendations and the signed P & S. J. Plant seconded and all in favor.

**James, Beverly & Scott Brown – Union St – Map 42, Lot 37.** Public Hearing for an amendment to a conditionally approved site plan to revise the phasing schedule.

*Abutters present:*

*Ryan Astin, Moreland St*

*Barbara & Gyle Clapham, Moreland St*

*David & Gina Dube, Union St*

*Greg & Michelle White, Union St*

Chairman Langdell recognized:

Scott Brown

Beverly Brown

C. Beer made a motion that this application did not pose potential regional impact. S. Duncanson seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. C. Beer made a motion to accept the application. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into the record.

S. Brown explained that they are requesting the phasing, for the approved 28 lot subdivision off Union St, be changed. The original subdivision was approved for six (6) houses per year which would take up to five (5) years to develop and we would like to change that to a maximum of ten (10) lots per year to decrease the timeframe for buildout. J. Langdell explained that the original approval came under the GMO with the old phasing schedule and this revision will bring the phasing more in line with our current regulations. P. Amato clarified a maximum of ten houses per year, not a cumulative thirty (30) houses in three years. J. Langdell asked if there was any interest from the Board to specify which ten lots per year; the consensus was to not specify.

Chairperson Langdell opened the hearing to public comment; there being none, the public portion of the meeting was closed.

J. Langdell read the staff recommendations from the staff memo dated 6/21/11 and noted that the existing conditional approval is good through October, 2011.

S. Duncanson asked about the original conditions of the approval. S. Marchant stated that all other conditions have been met at this time. J. Langdell added that the road will be put in, to the required standards, in order to access the building lots.

S. Duncanson made a motion to grant approval subject to the staff recommendations. C. Beer seconded and all in favor.

A five (5) minute recess was called.

**East Milford Self Storage/Birdland Properties LLC – Nashua St – Map 32, Lots 23-2, 23-3, & 23/5.**  
Public Hearing for a major site plan to construct a multi-building self-storage facility with associated site improvements.

*Abutters present:*

*Bob Moran, Nottingham Place Condominiums – James St*

*Alfred DiBenedetti, Nottingham Place Condominiums- James St*

*Alexandros Giannokopoulos, Nottingham Place Condominiums- James St*

*Ralph Jakubowski, Nottingham Place Condominiums- James St*

*Raymond Beauregard, Nottingham Place Condominiums – James St*

*Michael Ciardelli, Nashua St*

Chairman Langdell recognized:

Earl Sandford, Sandford Surveying and Engineering

Matthew, Michael & Andrew Ciardelli, Birdland Properties, LLC

C. Beer made a motion that this application did not pose potential regional impact. J. Plant seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. S. Wilson read the abutters list into the record. P. Amato made a motion to accept the application. C. Beer seconded and all in favor.

E. Sandford presented plans dated 6/8/11 and described the proposed project for self-storage units to be located off James St. He also distributed an aerial photo of the site showing the greenhouses which look similar to the proposed layout. The project received relief from the ZBA. We have a fully engineered drainage report; the detention pond in the middle will accommodate up to a 100 year storm and the site is stabilized. All staff recommendations are acceptable. He then explained the phasing schedule saying part of the agreement when the Ciardelli's bought the property was for the florist to be able to maintain and use the greenhouse in the future. So initially, the buildings in phase I will be shorter but functional during the interim to allow that greenhouse to remain. Phase I will consist of five (5) buildings. Phase II will add three (3) more storage buildings and phase III will expand the first buildings. We are looking at a long timeframe, possibly sixteen years with the first phase to start in 2011 and then phase II after next year, as the economy dictates and phase III possibly the following year. J. Langdell read the phasing schedule shown on the plan; 2011, 2015, 2021. E. Sandford said that was revised based on staff comments.

E. Sandford explained the drainage and said that everything drains to the depression in the middle of the lot, to a certain extent, infiltrating the existing drainage and we've added a bottom drain and gravel base to keep the basin dry. We will be knocking down a considerable amount of pavement in the building area and this will keep from increasing peak flows off site. For security there will be a six (6') ft stockade fence starting from the corner of the site to the entrance gate and continuing with a six (6') ft chain link fence around the remainder of the site. There will be lighting on all buildings and it will follow operating hours. In addition, there will be motion sensor lights for after hours. This will be a fairly secure site with the fence, gate and lighting. The landscaping will include shrubs along the front of the buildings and some along the end and per staff recommendations we've added a row of six (6') ft trees 10' on center from the driveway to the existing tree line so that there will be a complete screen to the left of the driveway largely for the benefit of the condos across the way. We will try to save the existing trees and will re-plant to meet the regulations of one tree every thirty (30') ft.

C. Beer inquired if the climate control for unit 1 was both heat and A.C, and if it would be rooftop or ground. E. Sandford replied both; there is a specific temperature range for climate controlled rental space that they have to stay within. M. Ciardelli added that the potential two ground units would be within the fence on the back side of

the building. Access to the office will be in front using the same access as the entry of the storage units. M. Ciardelli presented the conceptual architectural drawings dated 6/15/11 and said that the potential sign was not included on the plans. The buildings will have five 10' doors on the sides and six 5' doors on the ends. The colors will be kept consistent between all the buildings and the roofs will be 3-pitch.

K. Bauer inquired about the building materials and color. M. Ciardelli said they would use standard building materials; a light gauge steel. He distributed samples of evergreen and classic beige for the colors. S. Robinson asked if the Fire Department had any safety concerns with the materials. M. Ciardelli said the buildings will be non-flammable. P. Amato asked if there would be a sprinkler system. M. Ciardelli answered that the Fire Department will require access to all the building but sprinklers will not required for this application, per Captain Smedick. K. Bauer inquired about snow storage. E. Sandford said there is basically four (4') feet around the outer edges to push the snow back. We will have to contend with the fence but there is also an extra area in back where it is crowned to put excess snow. K. Bauer asked if pushing the snow away will lessen the lane width. E. Sandford replied there is enough pavement to accommodate the snow. M. Ciardelli added that he spoke with Captain Smedick and he wanted twenty (20') ft around all buildings; the plan shows 25-30 ft.

J. Langdell brought up the DPW comments and asked where the drainage will go. E. Sandford said the drainage is not hooked into the town system and explained this system and overflow. There is an existing 270ft of 12" ADS pipe, part of the perimeter drain, that goes around the site into a 300ft long treatment swale. There is also another detention area and if that would overflow it would just go into a wetland. There is also a culvert under the railroad by 101A. The over flow pipe gives us security for a very minimal amount of water and there is a good chance that the pipe will never see water. This design will maintain existing conditions and control the outlet before it gets to the drain.

E. Sandford reviewed staff comments from the memo dated 6/21/11:

1. The lot merger for the three lots will be submitted after approval of this plan.
2. The drainage easement will mainly be for future buyers to allow maintenance and will be included in the property deed as well.
3. It will be an easy fix to correct the fencing on the plan.
4. The phasing has been revised, as discussed.
5. The paving timeline will be added to the phasing plan since they go together. J. Langdell read from the staff memo that each phase will be paved as completed meaning phases II and III will remain gravel until the facilities were constructed. Will that be left as green and undisturbed until the construction of phase II? E. Sandford said green or gravel. M. Ciardelli explained the efficiencies of doing all the excavation work first and said there will be no paving until the building go up for phases I and II; however, the fencing and landscaping will all be done during phase I.
6. No discussion at this time.
7. The revised landscaping plan will show the row of plantings and we request that any minor details be worked out with staff.
8. The architectural details were presented tonight.
9. Note #24 will be revised.
10. Note #12 will be revised.
11. We can certainly address this. S. Marchant said the buffer line on the plan appears to be more of a non-disturbance buffer for vegetation, so you will need to clarify what the buffer is for and label it as such. E. Sandford said we are putting in a treatment swale that straddles that buffer line in places so he will double check.
12. We will add a note regarding the as-builts.
13. There will not be dumpster on site as this will be a bring in/carry out facility.

P. Amato asked if there was a note referencing outside storage. J. Langdell read note #16 on page 1, stating that there will be no outside storage. S. Marchant added that the town ordinance for self-storage also requires no outside storage.

Chairperson Langdell opened discussion to the public.

B. Moran said he believed that the town had given several zoning areas for this particular type of use and there were six or seven options for the use of this land. He wants to know why can things be changed and overlooked when the townspeople and town fathers zoned areas especially for this use. He doesn't have a problem with

storage areas; he does have a problem with putting them in where they are not allowed. J. Langdell explained that it is feasible, possible and legal to go before the ZBA for a variance from the zoning regulations as they are voted in by the community. The applicant went through the process and for more information you are invited to go to the Community Development office to see the Zoning Administrator or Sarah Marchant the Town Planner. S. Marchant stated that staff is available Monday through Friday and would be happy to explain the process. She also noted that the State requires towns to provide relief from the zoning ordinance. J. Langdell said maybe we have an opportunity to put something together on how planning and zoning work that might help to expand public education.

A. DiBenedetti asked if the entrance could be moved from James St to Nashua St. E. Sandford said there is no frontage on Nashua St. J. Langdell clarified that the lots for this proposal do not touch Nashua St. E. Sandford said they looked at the traffic intensity and this use is lighter than an office building. J. Langdell said that is also reflected in the parking requirements which are minimal compared to an office building. P. Amato explained that everyone knows Woodman's greenhouses were accessed from Nashua St but this project does not include that lot. E. Sandford also said that they will be using an existing curb cut for access.

The public portion of the meeting was closed.

J. Langdell brought up the parking saying seven (7) parking spaces are proposed in front of unit 1 and the balance of the thirteen (13) spaces will be provided in the rear as there is ample space. P. Amato said in looking at other self-storage projects, there are virtually never any cars, so parking is generally not an issue. J. Langdell said the plan seems to provide sufficient space for two-way traffic with or without the snow. J. Langdell asked about the phasing specifics. E. Sandford said the revised phasing schedule will begin in 2011 for the phase I work and buildings. Phase II, units 6-8, would start after 2013 and phase III removing the greenhouse and extending the original buildings would start in 2014 with all work to be completed by 2027. The landscaping and fencing will be completed as part of phase I.

S. Robinson asked if the tree line will be maintained on lot 23-3 around the edge of lot because storage units are not necessarily as attractive as an office building. E. Sandford said we will keep existing trees where ever possible and referenced the note stating they will be replaced if removed; thirty-two (32) trees are to remain. After a brief discussion on the number of trees it was determined that the applicant will work with staff to iron out the details. J. Langdell said we have to manage expectations; there are people out there who would like to see the building hidden in a forest and then there are the absolute minimum requirements of the regulations. M. Ciardelli said they will comply with the minimum requirements and are willing to add more.

S. Duncanson inquired if the propane tank was outside the fence and how would it be accessed. M. Ciardelli said the propane tank will be inside the fenced area, and a hose can reach thirty (30) ft. J. Langdell noted that the fence was labeled differently on different sections of the plan and included the greenhouse. M. Ciardelli clarified that the fence will run in front of the greenhouse while it will be in use and will have direct access from the back. We will relocate the fence in phase III.

K. Bauer asked about the hours of operation. M. Ciardelli said we will abide by the condition of approval for the variance and the operating hours will be within the timeframe of 7:00am to 9:00pm.

S. Duncanson made a motion to grant conditional approval subject to staff recommendations 1-13. C. Beer seconded and all in favor.

J. Langdell thanked the applicant for all the work and effort since the ZBA meeting to come before this Board with a complete set of plans.

**OLD BUSINESS:**

**Pine Valley Subdivision/37 Wilton Road Milford LLC & Pine Valley Business Center- Wilton Rd –Map 6, Lot 14.** Design review of a proposed subdivision creating ten (10) residential lots.

*Abutters present:*

*Lynne Draper, Wilton Conservation Commission*

*Todd Goodnow, Wilton Rd*

Chairman Langdell recognized:

Jay Heavisides, Meridian Land Services, Inc.

Andy Prolman, Prunier & Prolman, PA

Kevin Slattery, Etchstone Properties, Inc.  
Mark Prolman, 37 Wilton Road Milford, LLC

C. Beer made a motion to close the design review process. J. Plant seconded and all in favor.

**NEW BUSINESS: (continued)**

**Pine Valley Subdivision/37 Wilton Road Milford LLC, 282 Route 101 LLC & Etchstone Properties, Inc. - Wilton Rd –Map 6, Lot 14.** Public Hearing for a proposed subdivision creating ten (10) residential lots.

*Abutters present:*

*Lynne Draper, Wilton Conservation Commission*

*Todd Goodnow, Wilton Rd*

Chairman Langdell recognized:

Jay Heavisides, Meridian Land Services, Inc.

Andy Prolman, Prunier & Prolman, PA

Kevin Slattery, Etchstone Properties, Inc.

Mark Prolman, 37 Wilton Road Milford, LLC

J. Langdell noted that Sarah Marchant's father is a principal with Meridian Land Services, Inc.

S. Wilson read the abutters list into the record. J. Langdell noted that the application was complete according to the staff memo dated 6/21/11. C. Beer made a motion to accept the application. P. Amato seconded and all in favor. J. Langdell stated that in the past we've held a separate Regional Impact Hearing when potential regional impact has been determined, but according to staff that is no longer necessary so we will proceed with the application. We will look for any information from the Town of Wilton and the NRPC of any impact as part of these proceedings. S. Marchant said that no information was provided from either the Town of Wilton or NRPC although we were anticipating a memo from the Wilton Water Department.

J. Heavisides presented plans dated 5/27/11 and reviewed the changes since the May meeting;

- Open space consideration: we are proposing an easement for a future bus stop to be located on the remainder lot 6/14. The specifications of the floating easement will be determined if and when a bus stop is needed. We are also proposing a pedestrian way along lots #4 & #5 for access from the new road to lot #14 to get to the new bus stop. There are provisions for a future sidewalk to come from Wilton Rd down to the project. That portion of the road is already 24ft wide and it will be a simple fix to adjust a couple of sewer manholes for a future catch basin, when the curbed sidewalk goes in.
- Sight distance was achieved and a sight distance profile is referenced on sheet P2. Some unneeded guardrails will be removed from the old bridge to get active sight distance in both directions.
- The drainage has been reconfigured and simplified from the original proposal of four catch basins along the road within the ROW and reduced down to a single recharge basin in the road. All other catch basins are connected and there will only be one area for DPW to have to concentrate on, in front of lot #7. The drainage system has been sized to accommodate a fifty year storm and also has a lot of safety factors as well.
- The driveway crossings for the four (4) lots have been redesigned by Dennis LaBombard who has provided a preliminary plan. S. Marchant said that Code Enforcement and the Fire Department have reviewed the new designs and we are satisfied. K. Bauer asked if those were the lots with the penstock under the driveways that couldn't accommodate fire apparatus. J. Heavisides said yes, we are not using the materials found on site, but new material that can accommodate fire trucks and the span will have smaller footprint; 20' instead of 40'. J. Langdell referenced the memo from LaBombard Engineering dated 6/14/11. K. Bauer asked if the Fire Department was in agreement. S. Marchant replied yes.
- We have come to an agreement in principle with the Wilton Water Commissioners regarding the improvements in that area. Wilton Water is onboard with this project; we had a meeting earlier today and a letter will be forthcoming. J. Langdell asked if a representative from the Wilton Water Commission was in attendance. For the record, there were no representatives at tonight's meeting. J. Heavisides explained that Wilton needs a pump station and somewhere within that gravel parking area on lot 6/14, we will locate a pump station to carry the water under bridge and connect to the Milford Water system. We are giving Wilton an easement but the location has not been worked out yet and the bus stop will be taken into consideration.
- We will file for our sewer discharge application with the State DES.

- The notes will be revised per staff recommendations.

J. Langdell brought up underground utilities for the six (6) houses on the Wilton side. J. Heavisides noted that the overhead line is for the dam control building. K. Slattery said he saw the staff comment but did not understand. Obviously if we could take advantage of the overhead line we would prefer not to further tax the infrastructure after getting it over the penstock; however, we have not communicated with PSNH. J. Langdell said if you are going underground now to deal with the penstock wouldn't it make sense to put in underground cables so you wouldn't see the power lines. K. Slattery said the overhead line goes back to the dam and he doesn't know what PSNH's attitude is towards that. At this time, he doesn't know what the appropriate solution will be or whether the existing overhead will support an additional four houses.

J. Langdell said the Conservation Commission was asked if they wanted easements along the Souhegan River and there was no interest from the Commission regarding this lot; however, there would be interest in the other lot, 6/15, but that is not being considered tonight.

Chairperson Langdell opened discussion to the public; there being none, the public portion of the hearing was closed.

J. Langdell said that the Zoning Administrator's comments for the proposed intersection have been addressed with a note and the Regional Impact has been addressed with the Wilton Water Commissioners. J. Langdell inquired if the easement states bus stop or public transportation and will that limit us in the future? A. Prolman said that can be changed per request.

K. Bauer referenced staff recommendation #11 and said this issue has been brought to the Board of Selectmen from other developments and there has been a lot of confusion about who maintains the road. J. Heavisides said it will be a condition of approval and noted that there is a sign is at the new Falcon Ridge subdivision. J. Langdell added that it is now a requirement of the Development Regulations.

P. Amato inquired about phasing. S. Marchant said that current Development Regulations allow ten (10) lots per year. P. Amato said he felt that the minor issues can be worked out with staff. J. Langdell said this is another example of a lot of work to come in with a very complete plan.

C. Beer made a motion to grant conditional approval of the application subject to staff recommendations. P. Amato seconded and all in favor.

**OTHER BUSINESS:**

There was no other business discussed and the meeting was adjourned at 8:45PM.

**MINUTES OF THE JUNE 21, 2011 PLANNING BOARD MEETING APPROVED JULY 19, 2011**