

MILFORD PLANNING BOARD PUBLIC HEARING  
September 16, 2014 Board of Selectmen's Meeting Room, 6:30 PM

Present:

**Members:**

Janet Langdell, Chairperson  
Kathy Bauer  
Chris Beer  
Steve Duncanson  
Susan Robinson, Alternate member

**Staff:**

Jodie Levandowski, Town Planner  
Shirley Wilson, Recording Secretary  
David Bosquet, Videographer

Tim Finan, Perspective alternate member

**MINUTES:**

1. Approval of minutes from the 8/19/14 meeting.

**OLD BUSINESS:**

2. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Design review for a proposed residential subdivision.  
*(Continued from 8/19/14, Request to table until October 21, 2014 meeting)*
3. **Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-175, 26-177, 26-179, 26-180, 26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26-123, 26-125, 26-126, 26-127, 26-152, 26-170, 26-172, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165.**  
Amendment to Conditional Approval received on August 19, 2014.

**OTHER BUSINESS:**

Chairperson Langdell called the meeting to order at 6:30PM. She introduced the Board and staff, and read the agenda into the record. S. Robinson, alternate member was called to sit.

**MINUTES:**

C. Beer made a motion to approve the minutes from the 8/19/14 meeting, as amended per submitted corrections. S. Duncanson seconded, J. Plant and K. Bauer abstained and all else in favor.

**OLD BUSINESS:**

**San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Public Hearing for the design review of a proposed residential subdivision.

Chairperson Langdell read correspondence from Chad Branon, Fieldstone Land Services, PLLC dated 9/10/14.

C. Beer made a motion to table the application to the 10/21/14 meeting. S. Duncanson seconded and all in favor.

**Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-175, 26-177, 26-179, 26-180, 26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26-123, 26-125, 26-126, 26-127, 26-152, 26-170, 26-172, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165.**

Public Hearing for phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots in the Residence R District.

Chairperson Langdell gave a brief overview of the recent history for the conditionally approved project.

J. Levandowski referenced the staff memo dated 9/16/14 and stated that at the 8/19/14 meeting, the Board made a motion to grant conditional approval for the sixty (60) lot line adjustments known as Phase 6 with all staff recommendations and items discussed at the meeting and to add that further sub-phasing of Phase 6 or anything less than the completion of the Timber Ridge Dr loop would need to come back before the Planning Board. From staff review, consequently, we determined this motion would allow the applicant to build out the remainder of Timber Ridge Dr without proper drainage and engineering review, excluding the approved eight (8) lots of 6A. There have been changes to Timber Ridge Dr since the original approval of the subdivision and we do not have any engineering plans on file for Phase 6.

J. Langdell added that Board members may have assumed we had the engineering because under a normal situation, when we approve a plan, all of those details are included in the plan set.

J. Levandowski also noted that after deeming lot 79 unbuildable, it was moved to phase 6 of the development to equal out the maximum build-out of 180 lots. That being said, the motion should have been for 61 lots not 60 as stated on the conditional approval and that was something missed by staff during review.

J. Langdell stated that lot 79 was deemed unbuildable several phases ago and it was moved forward as 180 lots with lot 79 unbuildable. J. Levandowski clarified that it was always considered a lot though, with a deed and restrictions. Now, it has been completely removed from the plan to allow access for a future access point and access into the open space so an additional lot was added to phase 6. When that lot was originally deemed unbuildable, it had an extension with other lots that were included on the conceptual plan for the access points that was submitted with phase IV and counted on the master plan. J. Langdell stated that those were not approved lots and discussion pertaining to the total number of lots followed.

S. Duncanson inquired about lots 182, 183 and 184. J. Levandowski explained that the lots are numbered by tax map numbers and do not go in numerical order; the open space lots are also numbered. There are no additional lots added and the total is still at 180 buildable lots.

J. Langdell noted that these modifications will allow staff to review the road engineering and stormwater plans for the balance of the development. J. Levandowski stated that the developer has been informed and is in agreement with the changes to the conditional approval.

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

C. Beer made a motion to amend conditions #2 and #2.A to read: The application for Phase VI of the overall development consisting of **sixty-one (61)** lot line adjustments be conditionally approved subject to:..... and 2a. A note be added to the plan stating that ***Planning Board approval will be required for any subsequent partial phasing of development, or full completion in a single phase, in accordance with applicable current Development Regulations.*** S. Duncanson seconded. J. Plant abstained and all else in favor.

**OTHER BUSINESS:**

The meeting was adjourned at 6:45.

MINUTES OF THE SEPT 16, 2014 PLANNING BOARD PUBLIC HEARING APPROVED OCT, 21 2014