

1 MILFORD PLANNING BOARD WORK SESSION  
2 May 1, 2018 Board of Selectmen's Meeting Room, 6:30 PM  
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4 **Members Present:**

5 Paul Amato, Member  
6 Janet Langdell, Member  
7 Susan Robinson, Member  
8 Jacob LaFontaine, Alternate member  
9 Kevin Federico, BOS rep  
10

**Staff:**

Lincoln Daley, Comm Dev Director  
Darlene Bouffard, Recording Secretary  
Hazen Soucy, Videographer

11 **Excused:**

12 Christopher Beer, Vice Chairman  
13 Doug Knott, Chairman  
14 Veeral Bharucha, Alternate member  
15 Tim Finan, Member  
16

17 **1. Call to order:**

18 In the absence of Chairman Knott and Vice Chairman Beer, the consensus felt J. Langdell should take the  
19 position of Chairperson this evening. J. Langdell called the meeting to order at 6:35 p.m. and introductions  
20 were made of Board members and staff. J. Langdell indicated that tonight's meeting normally a work session,  
21 however this evening we do have an application on the agenda.  
22

23 **2. Public Hearing(s):**

24 **Bailey Brook Revocable Trust for the properties located at Milford Tax Map 59, Lot 8 and Town of**  
25 **Hollis Tax Map 34, Lot 19.** J. Langdell explained this is a site plan application for a minor subdivision to  
26 subdivide and existing lot of record in both the town of Milford and the town of Hollis. Waiver requests have  
27 been submitted. This application was continued from the meeting in April at which time the application was  
28 not accepted. K. Federico moved to accept the application as complete. P. Amato seconded. All were in  
29 favor. Motion passed unanimously. L. Daley read the abutters list, noting if an abutter is present to please  
30 indicate your presence verbally. J. Langdell noted this application was continued from the last meeting in  
31 April 2018. Abutters present this evening were: Hayner/Swenson representing the applicant, Town of  
32 Milford.  
33

34 Dennis Pollock of Hayner/Swenson Inc. was hired by the Town of Hollis to survey the property and he found  
35 that one parcel straddled both Hollis and Milford. It was found that in order to convey a portion to Hollis, a  
36 subdivision plan would be needed which is what is presented this evening. The proposal is to subdivide the  
37 lot in Hollis from the Milford portion. The parcel North of the lot is owned by the Hildreth Trust. At the end  
38 of all this work, an update will be needed to the tax maps to show ownership. L. Daley noted through  
39 discovery, we are encouraged with the level of accuracy of the survey were two other parcels identified  
40 adjacent to the parcel being discussed noted on the plan. Those are not part of tonight's proceeding and if  
41 those owners want to define their property lines, they are encouraged to get a survey as well. J. Langdell  
42 added that a non-buildable lot is also identified. Hayner & Swanson have said there is a non-buildable lot out  
43 there as well; Lot 59-8 is an 15-16 acre parcel that has not been surveyed. J. Langdell asked if lot 59-8-1 will  
44 be the lot number? L. Daley responded yes, that was recommended by the Assessor to identify the newly  
45 created parcel. J. Langdell said the maps we are looking at do not have those numbers. L. Daley said they  
46 will be updated accordingly if approved. P. Amato asked if this goes down to Brookline? Hayner &  
47 Swanson said it does not, there is a gap between. J. Langdell asked if other problems were found in all three  
48 towns? Hayner & Swanson said there was a farm land survey done a long time ago that was pretty accurate,  
49 we were able to cover many acres and parcels doing it with that. J. Langdell appreciates that the owner is  
50 doing this work to protect the towns. There were no comments or questions from the Board.  
51

52 J. Langdell opened the hearing for the subdivision or the waiver requests to the public. There were no  
53 comments or questions from the public. J. Langdell closed the public hearing. J. Langdell noted that  
54 recommendations from staff included additional language relative to the delineations, number 4 adding the  
55 waivers granted notation, however it should show May 1, 2018 not May 1, 2017. L. Daley noted this should  
56 be contingent on approval from the Hollis Planning Board also. This Board can sign the plans once the Hollis  
57 Planning Board approves and signs. Hayner & Swenson said once all comments are on the plan, they will

58 issue the mylars will be issued. P. Amato asked how steep the property is. Anna Birch, Bailey Brook  
59 Trustee, responded it is a downhill slope but the land itself is not steep. P. Amato suggested dealing with the  
60 waivers at the same time.

61  
62 P. Amato moved to approve the waiver request regarding Section 5.06FF (relief from specific survey and  
63 permanent boundary monument requirements) of the Milford Development Regulations and 5.06K, L, R, S,  
64 V, X, Z and DD for providing information related to wetland delineations, slopes greater than 25%, building  
65 setbacks, flow of traffic, property history, drainage/stormwater management, groundwater protection district  
66 information and parcel numbering. K. Federico seconded. All were in favor. L. Daley noted one of the  
67 conditions on the plan will be contingent on approval by the Hollis Planning Board.

68  
69 P. Amato moved to grant conditional approval for the subdivision with the three conditions as follows:  
70 updating tax mapping, indicating approval of the waivers and that it is contingent upon the approval by the  
71 Hollis Planning Board. J. Langdell stated given the location and that it is unbuildable, this is a very  
72 reasonable request. K. Federico seconded. All were in favor. Motion passed unanimously.

73  
74 **Donald E. & Pauline Boggis et al, K. Steven & Carmela Horlitz, Olav & Jeanne Niuwejjarr, and Robert**  
75 **& Michelle Moulton – Map 52, Lots 4-2 and 4-3 Scenic Road public hearing and Tax Map 52, Lots**  
76 **4,5,6 & 7 a Six Month Extension.** J. Langdell indicated the applicants are here for two things: a scenic road  
77 hearing and a 6 month extension of the plan. P. Amato moved to open the scenic road hearing. K. Federico  
78 seconded. All were in favor. J. Langdell asked for the abutters list. L. Daley responded that per state statute  
79 it does not require abutters or regional impact.

80  
81 Mr. Moulton, 253 Melendy Road, explained they are in process of getting driveway permits and need  
82 approval of 52-4-3 and 52-4-2 for those permits because Melendy Road is a scenic road and to allow moving  
83 the stone walls back to make room for the driveways. There will be tree removal required and there are stone  
84 walls that will be moved. Mr. Moulton hopes the walls will be pulled back to be parallel to the driveway.  
85 The walls are deteriorated to some point, showing pictures to the Board. The northerly lot might have an old  
86 foundation as well. Meridian is working on getting a driveway at the right slope. P. Amato does not have a  
87 problem with the driveway cuts from a scenic road standpoint. J. Langdell indicated the scattered stones are  
88 just scattered stones. L. Daley indicated the two lots being discussed were approved conditionally last year.  
89 J. Langdell asked how many trees will need to be removed? Mr. Moulton said maybe 3 or 4. L. Daley asked  
90 if the intent is to include the existing stone wall as an entrance to the properties? Mr. Moulton said yes, as  
91 much as possible. K. Federico does not see any issue from a scenic road standpoint. J. Langdell opened the  
92 public hearing. After hearing no comments or questions, the public hearing was closed. K. Federico moved  
93 to allow this stonewall disturbance in the right of way along the scenic road as presented. L. Daley noted the  
94 intent is to allow this work to be done to access the properties. P. Amato seconded the motion. All were in  
95 favor.

96  
97 P. Amato asked if this is only in the right of way? The owner can do whatever he wants on his own property.  
98 J. Langdell thanked L. Daley for including the letters from last year in the packet, that was very helpful. Mr.  
99 Moulton hopes this will be done within six months. The Amherst land Trust is almost done with their part  
100 and he is just waiting for them. He hopes for it to be completed by mid October 2018 when the extension  
101 expires. L. Daley indicated the plans have not been recorded because of the easements that have not been  
102 completed. P. Amato moved to approve an extension of 6 months as requested. K. Federico seconded. All  
103 were in favor. Motion passed.

104  
105 Mr. Moulton said the driveway permits and conservation are the only outstanding items and asked if the plan  
106 can be recorded before the driveway permits are issued? L. Daley responded the driveway needs to be on the  
107 plan before it gets recorded. Mr. Moulton asked if the driveway permits are needed by the owner? P. Amato  
108 said yes, the owner needs to go to DPW for those permits. J. Langdell stated the owner needs to identify  
109 where the driveways will be on the plan before the plan gets recorded. Mr. Moulton said the notes on the plan  
110 would list the driveway permit. Attorney Tom Quinn noted the conditional approval states it needs a curb cut  
111 approval. P. Amato agreed, you need to have a place for the line of site distance for location of driveway.  
112 Then it is on the plan, then the builder meets with the DPW Director and together they agree on where the

### 3. Other Business:

Signature of the Chairperson/Vice-Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

MINUTES OF 5/1/18 MEETING WERE APPROVED ON 5/22/18