

MILFORD PLANNING BOARD MINUTES ~ APPROVED
JUNE 20, 2023 Board of Selectmen Meeting Room, 6:30 PM

Members Present:

Doug Knott, Chairman
Janet Langdell, Vice Chairman
Peter Basiliere, Member
Dave Freel, Selectmen's Rep
Paul Amato, Member
Susan Smith, Alternate
Susan Robinson, Member
Elaine Cohen, Member

Staff:

Terrey Dolan, Director Comm. Development
Darlene Bouffard, Recording Secretary
Andrew Kouropoulos, Videographer

1. Call to order: Chairman Knott called the meeting to order at 6:30 p.m. indicating that tonight's agenda includes a continued public hearing on the Milford Motel conversion to 12 units as a multi-family apartment use that was continued from April 18, 2023; a Change of Use for Hitchiner Manufacturing at Perry Road; and a Major Subdivision and Major Site Plan for the Q Rental Apartments.

2. Approval of Meeting Minutes: 4/18/23; 5/16/23

The minutes of April 18, 2023 were reviewed by members and had been revised by staff. Two minor corrections were made. J. Langdell moved to approve as amended. E. Cohen seconded. All were in favor with P. Amato abstaining. Motion passed.

The minutes of May 16, 2023 were reviewed by members. J. Langdell moved to approve as presented. P. Basiliere seconded. All were in favor. Motion passed.

3. Public Hearings:

a. Continuation of the Application for Minor Site Plan Amendment SP2022-10. Souhegan Valley Boys & Girls Club Inc. for the property located at 56 Mont Vernon St. located at Tax Map 21, Lot 23. D. Knott indicated that he and Paul Amato initially stepped down for the SV Boys & Girls Club application and will step down again tonight. Vice Chairman J. Langdell stepped up as Chair for this application. J. Langdell introduced the application request from the Boys & Girls Club, explaining they have requested to continue the application to August 15, 2023. T. Dolan asked if the Board would like staff to mail abutter notices again and re-notice in the newspaper due to the length of time? J. Langdell does not believe that is necessary, but by August based on the request made by the applicant to continue to August 15, 2023, is it acceptable to the applicant that the Planning Board decision will be made more than 65 days after application acceptance? P. Amato responded on behalf of the Boys & Girls Club they have no issue with it going past the 65 days. P. Basiliere moved to continue the application to August 15, 2023. T. Finan seconded. P. Basiliere, T. Finan, S. Robinson, D. Freel and S. Smith in favor, with P. Amato and D. Knott abstaining. Motion passed.

b. Application for Minor Site Plan Amendment-Milford Motel (SP #2023-03), Tax Map 16, Lot 1, located at 371 Elm Street, for the purpose of adding a 12-foot-deep single bedroom onto the rear of all existing twelve (12) rental (studio) apartment units, approved under SP #2022-11.

D. Knott stepped back up as Chairman. P. Amato stepped back up as a member. P. Amato moved to accept the application for review. S. Robinson seconded. All were in favor. J. Langdell moved there is no Potential Regional Impact associated with this application. E. Cohen seconded. All were in favor. Motion passed. Abutters were read into the record by D. Bouffard; there were no abutters present, other than the applicant, Fieldstone and the Town of Milford.

N. Chamberlin, representing the applicant, Axis Realty, presented the plan to add the addition to the rear of the current Milford Motel project approved earlier in 2023. N. Chamberlin indicated there were several waivers granted including the size of the parking spaces, the parking lot will remain the same and there is some drainage work being done for the 2100sf change. N. Chamberlin indicated the owner would like to “fill in the notch” in the back area with a 2240sf laundry room. The open area that meets the road will have work done, perhaps river stone will be used. A ridge line will be created and regraded with asphalt. A catch basin and culvert are in that area, drains the swale and will remain. The building needs to be sprinkled and a new water tap will be added, the design needs to be finished. A riser for the fire suppressant will need to be added to the back of the building. A gas line will be reconnected and tie into the existing service as well as sewer. Overhead electrical will have to be re-routed. The back corner will be filled with a utility and laundry room. J. Langdell asked how the residents will have access to the laundry room? N. Chamberlin said we will have to find a way to get access to that for residents. Jim Gebo, Axis Realty, indicated the existing utilities can be used for the laundry room with an entrance in the back. The dumpster would be in the corner and three spruce trees will be added to the area, there is currently some vegetation in that area; the owner does not mind the cornstalks in the field.

N. Chamberlin passed out an 11” x 17” copy of the elevation view for members and then explained the drainage and swale. The roofline will be broken up, with a pitch, and they will maintain the existing lighting. J. Langdell said there is a plan with a porch in the packets; N. Chamberlin said that will not be done on these units. The addition is shown on the elevation. P. Amato asked why the peak will not be placed over the doors to keep rain away from residents? N. Chamberlin said he can look at that to be placed in a better position. J. Gebo noted that each unit will have its own electrical panel within the unit. The heat and cooling will be done using mini-splits with the pumps on the backside of the building. J. Langdell asked where the spruce trees will be planted? N. Chamberlin said the trees will be along the side and the large tree on the west side has not been determined yet.

D. Knott asked about an encroachment issue in the back property line did that get addressed? J. Gebo said we are within the property lines and are required to have open space which we are within, with 49%. S. Smith noted the previous notice of approval states there are 15 parking spaces. T. Dolan said the decision was for 12 reserved parking spaces (for residents), one for each unit, plus another 3 spaces for guest spaces, one of which must be handicapped, for a total of 15 spaces. P. Basiliere disagreed, as he felt that 15 were approved plus the 3 for a total of 18 spaces. D. Freel asked if this extra bedroom could open up issues of having another person sleep over, causing a lack of parking? J. Gebo responded by saying this bedroom addition is just to make people more comfortable. D. Knott said parking is not part of this application, there was a lot of time spent at previous meetings regarding the added bedroom and parking is all settled. Mr. Freel was not there at those meetings. D. Knott said parking has already been decided at previous meetings before D. Freel was on the Planning Board, it is not a part of tonight’s application.

Janet Langdell said the applicant should work with staff for the total of 15 parking spaces. P. Amato said the Planning Board granted a waiver for parking for 12 spaces (1 per unit) plus 3 guest spaces with one being handicapped; the Notice of Decision for this case waiver has that total of 15 spaces. T. Dolan said the Town has not received a final plan, since there was a change of ownership. P. Amato said this is a new plan (under new owners). J. Langdell if that is what is being proposed, it is a change to the current site plan, there might have been some assumptions made by staff, does adding this space on to the rear of the building impact parking? P. Amato does not think so; but this plan needs to reference the approved parking waiver. J. Langdell said there might need to be a reference from the case number with the waiver that was approved, the affordable housing that was in the previous plan approved in January 2023 should also be identified on the plan. J. Langdell does not have a copy of the original plan. S. Smith said the original approved site plan is referenced on this site plan.

Jim Gebo said this plan does not create other (additional) guests and parking, if anyone is parked there that does not have a parking sticker, it will get towed. J. Langdell asked N. Chamberlin if the language about affordable housing could be added to this plan, referencing the ZBA requirement for the two units to be considered Workforce Housing for five years. J. Langdell wants that to be a condition if

this is approved. This is the first time we do this in Milford. N. Chamberlin said that language can be added to the plan. J. Langdell said the reference that was requested has been added, thank you. D. Knott said the Board wants language that references the (parking) waiver approved and the affordable housing units and the previous approved plan that had the parking identified. N. Chamberlin said Note 22 has that and the Notice of Decision with the previous approvals can also be incorporated. T. Dolan also wants to include the ZBA approval for the affordable housing piece. J. Langdell wants to see the specific language that was in the previous plan. D. Knott said clarification of the waivers should be on the plan. E. Cohen asked about signage? J. Gebo said it will be nice to get some signage, but at this point signage has not been designed. P. Basiliere still does not agree with the parking. T. Dolan said the prior ownership did execute a drainage easement and it was recorded. Seeing no further comments or questions from the Board, D. Knott opened the discussion to the public. There were no comments from the public. D. Knott closed the public hearing.

P. Amato stated the Board can move forward; the plan needs to include the language in the Notice of Decision for 15 parking spaces not 18, if there are any questions on that, the applicant can come back. Janet Langdell said the Board can look at the minutes and the video if there is any question. P. Amato is confident it is 15 parking spaces and each waiver has a decision. P. Amato moved to grant a conditional approval for this application based on the parking being defined on the plan as 15 parking spaces; and that the affordable housing reference be added to the plan, reference the waivers and affordable housing the in the ZBA decision, and that the applicant is alright that a decision has gone beyond the 65 days. J. Langdell seconded. P. Amato, J. Langdell, S. Robinson, E. Cohen and D. Knott were in favor, with D. Freel and P. Basiliere opposed. P. Basiliere added that he is opposed to the motion since he disagrees with the approved parking at 15 spaces and indicated the decision was for 18 spaces. Motion passed 5/2.

- c. **Application for a “Change of Use” Request for Hitchiner Manufacturing Co. (SP #2023-04), located at 96 Old Wilton Road, (i.e. Perry Fields Condominiums), Tax Map 7, Lot 20, for a conversion of existing Warehousing Uses to Manufacturing Uses. Manufacturing Uses are an Acceptable Use for the site, located in the existing “ICI-2” (Integrated Commercial-Industrial 2) Zoning District, under Article V, Section 5.09.1.H of the Town of Milford’s Zoning Ordinance.**

Janet Langdell moved to accept the application for review. S. Robinson seconded. All were in favor. J. Langdell moved no potential regional impact for this application. D. Freel seconded. All were in favor. Motion passed. D. Knott asked that the abutters list be read. D. Bouffard needed to get the list; upon return, D. Bouffard read the abutters into the record, the following abutters were present: Hitchiner Manufacturing; Roger Bucknam; Town of Milford, Haynor-Swenson.

Earle Blatchford, Haynor-Swenson representing the applicant, indicated this will be a total of 17500 square feet between the buffer and driveway to allow box trucks to pull to the rear of the structure. This site is served by Town water, sewer and natural gas. Site improvements include trenching for the new gas service, power and communications and the widening on the corners to support the 26’ box trucks used by Hitchiner. Tractor trailers will not be going in the back of the building. There was a site walk with Conservation Commission and Planning Board members and a letter was generated for Zoning; this also was before the ZBA, however with limited time no decision was made and the meeting was postponed to be held July 6, 2023. It was concluded that the Planning Board meeting would move forward and if a decision is made it would be with the condition that it also be approved by the Zoning Board.

The purpose of this application is for any modifications to stay out of the wetland; a modulated lot retaining wall is proposed to keep the work out of the wetland area. Anthony Rodrigues, Hitchiner, spoke with the Sandford representative and has proposed that the two dumpsters need to be combined with what Hitchiner will need which will be one larger dumpster that would work for both Hitchiner and Sandford.

E. Blatchford continued that the total disturbance is 10,000sf within the 25’ buffer with the net increase in pavement of 550sf. D. Freel asked if it does not leave the buffer at all? E. Blatchford said that is

correct, it is all in the buffer, that was the crux of the Special Exception through the ZBA. The larger dumpster enclosure was pulled forward which will allow the turning movement. The area of buffer being worked in is about half paved and half grass. There is no wetland disturbance at all of the conservation easement. Milford Conservation Commission provided a positive letter to the applicant; there were no stipulations. It was positive from the rough slopes from the front to the back. In winter that could be problematic and gutters will be used in the back and Milford Conservation was in support of that. The landscaping was looked at and it was not planned to provide a landscaping plan tonight. The landscape plan just came in today; if there are any questions on that, Anthony can answer them. E. Blatchford said there will be pad-mounted equipment added to the front of the buildings for the equipment used in the process for Hitchiner inside of the building. That equipment will be fenced in. The landscaping will be improved with the current vegetation being cleaned up.

Pete Basiliere said this application is for a Change of Use to manufacturing ceramic products. E. Blatchford said those products are currently outsourced, so Hitchiner is trying to gain better control of that. P. Basiliere indicated that is a good corporate process, and asked about the raw materials to be used in the process and any spoilage that will be stored on site, what kinds of materials are we talking about in this process and being disposed off-site? Anthony Rodriguez, Hitchiner, explained there will be a few deliveries a week of raw materials from our other site down Perry Road, of waxes, zircon, sand and flour, that all gets mixed up and injected into a die then cooked in a kiln. There are no lubricants uses, there is no wastewater coming out, the kiln is monitored by the State. Any waste is disposed of in the dumpster and is sorted to meet the disposal requirements. The kilns will be on the west side of the building right behind the screened pad and be 8' x 8' x 6' tall, it looks like a car that gets rolled out to load all the components in and items get fired for about one day. D. Freel asked if additional positions will be brought in for this, or will it be existing employees? Anthony explained it will be new positions for a pretty small operation with about ten people for 6-12 months and after that it could be 15-20 people, it's a pretty small operation. The gravel portion of the parking lot will be for employees and Sandford parking. D. Freel asked if this is part of the CMAC grant regarding bussing in people from Nashua to Milford for employment or is that something else? J. Langdell said that is something else being discussed and is not this application.

Janet Langdell mentioned that final plans will be forwarded to Milford to be signed for this Site Plan eventually? E. Blatchford said the dumpster change needs to be made on the plan and has not been formally submitted yet, and the landscape plan just came in today and will be provided. The Current Plan provided for the ZBA should be what the Planning Board has for the Town of Milford and gets signed off. E. Blatchford indicated the plan presented this evening was provided to the Community Development Department with the application. P. Amato said the only reason the plan would change is if the ZBA had an issue and granted the Special Exception if the applicant did something specific. J. Langdell wanted to make sure that the most recent plan is provided to Community Development to have the Chairman sign. D. Freel asked if any sign will be done, E. Blatchford said there is an existing electronic sign that belongs to A-Tek and is not part of the building sale, that sign will be going with A-Tek by the end of 2023 at which time Hitchiner will go through the sign process.

Seeing no further questions or comments from the Board, D. Knott opened the meeting to the public, requesting people to first state their name. On Zoom please raise your virtual hand to speak. Roger Bucknam, abutter, asked how noisy is the dust collector? Anthony Rodrigues answered they have dust collectors at every campus, he would have to find out the decibels, but it would not be any noisier than the ones already out there. Roger Bucknam asked about a traffic pattern being on the original plan? J. Langdell said that traffic pattern was the previously approved plan. P. Amato indicated when there was a plan for two buildings, there was a one way in and one way out. J. Langdell agreed when there was a plan with two buildings there was a different traffic pattern. P. Amato said with the two buildings it was a little tight, it was designed as industrial condominiums so you never know who will move in, but with the current uses that should not be an issue. P. Basiliere asked if Mr. Bucknam has a concern? Roger Bucknam said his only concern is that he thought it was one way in off of Old Wilton Road and two-way on Perry Road. J. Langdell suggested it might have been, but that is not on this particular plan and the uses being discussed do not raise any major concerns. P. Amato indicated when an industrial condominium is designed, the owner does not know what the use will be so the developer tends to be

more conservative with what is allowed. This plan is very clear, Sanford is leaving and Hitchiner owns all of the building and it is clear what it will be used for. There were no further public questions. The public portion of the meeting was closed.

Janet Langdell moved to conditionally approve the Change of Use and Site Plan changes as presented conditioned on a ZBA approval for Special Exception for the wetland buffer disturbance to be heard on July 6, 2023 at the ZBA meeting. D. Freel seconded. All were in favor. Motion passed.

- d. **Application for Major Sub-Division Approval for The “Q” Rental Apartments (SD #2023-01), to be known as Tax Map 43, Lot 69-2, (to be subdivided off of Tax Map 43, Lot 69, located at “0” Ponemah Hill Road). The entire 56.29 acre property is being proposed to be subdivided into two lots. The more southerly residential project lot (i.e. The “Q”) is proposed for 216 multi-family (rental apartment) units, in a community complex with six residential buildings and a clubhouse. It is being built on an approximate 43.39-acre portion of the overall parcel, while the remaining northern-most lot is proposed to equal approximately 12.9 acres, and shall remain as “Map 43, Lot 69”. The overall property shall remain zoned as Limited Commercial-Business (“LCB”) Zoning District, under Section 5.07.1.H of the Town of Milford’s Zoning Ordinance.**
- e. **Application for Major Site Plan Approval for The “Q” (SP #2023-02), Tax Map 43, Lot 69-2, (“0” Ponemah Hill Road).** The residential project is proposed to consist of 216 multi-family (rental apartment) units, in a complex with six residential buildings and a clubhouse, built on approximately 43.357 acres.

D. Knott explained that the Planning Board will discuss both the Subdivision Plan and the Site Plan for The Q at the same time, but decisions will be done separately. P. Amato moved to accept the major Subdivision Plan for review. J. Langdell seconded. D. Knott asked if there are any members with a conflict needing to step down from this application? D. Freel indicated he is on the abutter list but he does not feel there is a conflict. P. Amato indicated that the Board cannot tell a member to step down, but if a member feels there may be a conflict, they should step down. There were no members to step down. All members were in favor. Motion passed. J. Langdell moved there is no potential Regional Impact for this application. P. Amato seconded. All were in favor.

P. Amato moved to accept the Site Plan for review. D. Freel seconded. All were in favor. Motion passed. P. Amato moved no Potential Regional Impact for this application. E. Cohen seconded. All were in favor. Motion passed. Abutters (for Site and Subdivision Plans) were read into the record by D. Bouffard; the following abutters were present: Salt Creek Properties LLC; T.M. Bolduc Holdings LLC; Maureen O’Reilly; Erin White, Keach-Nordstrom Assoc. Inc.; Byron Brandies; Stephanie Sutherland (via Zoom); 42-47 Emerson Road LLC.

Matt Petersen, representative for Keach-Nordstrom, indicated that the owner Steve Desmarais is also present this evening. M. Peterson said this is a large project and he has received comments from Town Staff, the applicant has talked with Water Utilities and there is a plan for that. The plans tonight are the same that were presented at the last meeting (conceptual). The AoT has been received at this point. Tonight M. Petersen wants to do an overview of the plans and he can provide a summary and then come to the next meeting to bring new items that are requested. P. Amato asked if M. Petersen could go through the subdivision. The property is surrounded by Route 101 and Route 13 and was previously the Young Quarry. There are wetland trails and steep slopes. M. Petersen said yes there are these things and the applicant is looking to subdivide 11.1 acres for the project. T. Dolan indicated on the Subdivision Plan the lot numbers (acreage) do not add up. M. Petersen said he will check on those numbers.

Nathaniel Drive comes to an end at the 11-acre parcel and he has the topographic maps which indicate a waiver will be required. The larger lot will be developed for this apartment complex. P. Amato asked why we would have the waiver for a parcel that is not being developed with this Site Plan? T. Dolan said it does state the topographic and wet / steep slopes must be identified when the parcel is subdivided and that is not currently on the plan. It is better to just re-notice both plans with a waiver to the next

date. P. Basiliere asked about the Subdivision and how it would affect the number of units if waivers are submitted? M. Petersen said no, that was part of the conceptual that the Subdivision would include that in the Conceptual design, that is what the number of apartments was based on.

M. Petersen asked if he could also do a brief overview of the Site Plan, the pages identify the location, trails, dumpster, roadways, etc., M. Petersen said the stormwater has not been approved by DES. There will be a 12" line run through Stoneyard Court and Ponemah Hill Road and loop around. D. Freel asked if there are plans for solar panels right now? M. Petersen said they might have that by the next meeting, the height restrictions as approved through Zoning may not allow that. Pages 23-27 identify the road plans. There will be downcast lighting throughout the complex and there will be lights at the entrance. This will have two phases, the first phase will be for drainage and the second phase will be for the buildings. M. Petersen will ask the architect to come to the next meeting. Additionally, there will be a Clubhouse, workout room, dog washing area, passive walking trails, and BBQ pits. P. Amato asked if the complex will be fenced for safety? M. Petersen responded that there will not be a fence around the quarry. Pete Basiliere asked to have the dumpster pointed out on the plan and how far it is from any abutters. M. Petersen said most of the abutters are pretty far away. One is only 35 feet away from an abutter but he can take a look at that. P. Basiliere wants it to be thought about how many times the trash will be picked up, as that makes significant noise. D. Freel asked if the balconies will have downcast lighting only? M. Petersen said that may have recessed lighting. D. Freel indicated if the balcony lighting is downcast, that could be a problem.

M. Petersen will get the town comments addressed; this is a huge plan set submitted to the town and it is a lot to review. D. Freel thinks the second egress would get used more. M. Petersen said that road (Ponemah Hill Road) cannot handle a lot of traffic. Having traffic go out to the interchange is much cleaner. J. Langdell said there is also talk and an application for a gas station at the corner of Nathaniel Drive/Route 13. M. Petersen said the traffic study that was done included both the "Q" and the gas station. The next time the "Q" comes to the Planning Board, there should be only a minor application on the same site.

D. Knott opened the public meeting. Mike Tyrell on Zoom, on behalf of abutter Stephanie Sutherland would like to see the full site plan and meet with the developer on site to see how much clearing will be done; they would like to see the amount of lighting, security and privacy for abutters there will be, as well as anticipated traffic. M. Petersen indicated he will be happy to meet on site with an 11x17" plan, but would suggest it be arranged by T. Dolan. T. Dolan can get the 11x17" plans for the abutter and organize a date. He will arrange a date and time between M. Peterson and the abutter.

Maureen O'Reilly, abutter, explained she is at 91 Ponemah Hill Road so she will look directly at the three-story buildings once they are built; her concern is the traffic on Ponemah Hill Road. Also lighting since she lives right there, she is wondering how much light there will be. M. O'Reilly asked if there will be blasting required? At this point, M. Petersen said they are not sure that blasting will be required.

R. Chisholm, Medlyn Drive, asked if there are any abutters that are concerned with the groundwater, Medlyn Brook is near this location and goes down stream through multiple properties. Mr. Chisholm is concerned that the Brook will be affected and this plan does not show the Brook. Anything that is done on this lot will affect the Town on Medlyn Street. The down stream property lots will get flooded.

On further inspection of the Plan, D. Freel indicated the Brook is far away from where this is being built. M. Petersen agreed stating the way the Brook runs, everything he has reviewed shows the plan is correct. Sheet 10 shows that there is an overflow downstream which is Medlyn Street and Nashua Street. R. Chisholm indicated when Quarry Wood Green was built, it has been continuously wet ever since. D. Freel said the amount of water that they are dealing with, the drainage will be dealt with through culverts or drainage swales. R. Chisholm said whatever they put in there; he feels it will fail. The property may not be owned by these people anymore when it fails.

P. Amato said this property has had a major engineering study by the State, the Alteration of Terrain (AoT) has been approved that says it will work, it does not say it will never be affected. R. Chisholm said it will fail; when you take out all those trees, it will fail. M. Petersen said when the State of NH looks at the water, it depends what type of wetland it is, in NH it is still a wetland. R. Chisholm said the culvert on Nashua Street; can that handle the increased flow? D. Knott said the design will be built so that it does not increase the flow at the culvert. R. Chisholm said when the stream goes over the bank, he will come back and see you all. P. Amato asked if the stream has ever gone over the bank? R. Chisholm has lived here for 21 years and the flow has gone over the bank once. He is concerned about his property and is concerned about there being a major event and appreciated the work and all the maps that have been provided.

P. Basiliere asked if any of engineering work has determined where the water will go? M. Petersen responded the point of interest is the end of the stream. The wetland scientist has been working with M. Petersen for a long time and the 100-year flood plan has the high point, it will always be wet. We analyze what is on our site in town; the piece that is in the 100-year flood plain are likely to be done and it gets passed on to owners. M. Petersen said there are 4-5 catch basins along the way, it does not all go into one area. The State of NH has reviewed all of the data from the Mother's Day Flood and it changed all of the regulations.

R. Chisholm thanked all the Board members and representatives. Erin White, abutter at 79 Ponemah Hill Road, said she has the same concerns as M. O'Reilly and she is on public sewer but still has well water.

Hearing no further comments or questions, D. Knott closed the meeting to the public.

S. Smith asked about the trees and fencing where the buildings are up against the road? M. Petersen indicated they can work with the abutter on screening along Ponemah Hill Road. D. Knott asked if anything can be done? M. Petersen responded there is screening that can be done with shrubbery and the parking lot is also set down from the buildings due to the terrain, screening will be looked at but no fencing will be used around the whole property. The plan is to bring in a revised Subdivision and Site Plan on August 15, 2023 to the Planning Board.

Janet Langdell moved to continue the Subdivision and Site Plans for The Q to the August 15, 2023 Planning Board meeting. P. Basiliere seconded. All were in favor.

4. Upcoming Meetings:

7/18/23- Planning Board Meeting

8/1/23 – Work Session

8/15/23 - Planning Board Meeting

5. Adjournment. The meeting was adjourned at 9:25 p.m. on a motion made by D. Freel and seconded by S. Robinson. All were in favor. The motion passed unanimously.

Date: _____

Signature of the Chairperson/Vice-Chairperson: _____

The Planning Board minutes of 06-20-23 were approved 8-1-23