

1 MILFORD PLANNING BOARD MEETING MINUTES  
2 December 17, 2019 Board of Selectmen's Meeting Room, 6:30 PM

4 **Members Present:**

5 Tim Finan, Vice Chairman  
6 Paul Amato, Member  
7 Laura Dudziak, Selectmen's Rep.  
8 Pete Basiliere, Alternate Member  
9 Jacob LaFontaine, Member  
10 Susan Robinson, Member

**Staff:**

Kellie Shamel, Planner  
  
Alex Berry, Videographer  
Lincoln Daley, Community Development Director

12 **EXCUSED:**

13 Doug Knott, Chairman  
14 Janet Langdell, Member

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17 **1. Call to order:**

18 Tim Finan, Vice Chairman is filling in for Chairman Knott this evening. T. Finan called the meeting to order  
19 at 6:30 p.m. then introduced Board members and staff, indicating P. Basiliere is sitting in tonight for J.  
20 Langdell who is excused.

22 **2. Public Hearing:**

- 24 a. **Corey R. & Sarah J. Chappell (applicant/owner)** – Review for acceptance and consideration of final  
25 approval of a lot line adjustment between two existing lots. The parcels are located at 17 Federal Hill  
26 Road and 0 Emerson Road in the Residence R, Floodplain Management, Wetland Conservation and  
27 Groundwater Protection Districts. Tax Map 48, Lots 19 and 78.

29 The application is complete. S. Robinson motioned to accept the application as complete. P. Amato  
30 seconded. All were in favor. Abutters were read into the record. There were no abutters present, only  
31 the Surveyor M. Ploof. P. Amato moved there is no potential regional impact. L. Dudziak seconded. All  
32 were in favor.

34 Mike Ploof, Land Surveyor with Fieldstone Land Consultants, introduced himself as representative of the  
35 applicants with a Lot Line Adjustment application. Corey and Sarah Chappell are owners of both lots  
36 M/L 48-78 and 48-19, the existing area for 48-78 is 0.23 acres and the existing area for 48-19 is 93.43  
37 acres. This lot line adjustment is taking the common line and moving it to make lot 48-78 a 2.5 acre lot  
38 and with that it will reduce the remainder lot to 91.12 acres and that is basically it. The stone walls work  
39 well for a property line, so only one monument will need to be set. This is in the Rural Residence zone  
40 which requires two acres with 200 feet of frontage which both lots will meet. M. Ploof asked for  
41 questions from the Board.

43 S. Robinson asked about the staff comments which refer to lot 48-79 asking if that should be 48-78? K.  
44 Shamel said it should be 48-78. P. Amato asked when the original lot was created, do we know why it  
45 was created so small? M. Ploof is pretty sure that was when the bypass went through, it was a larger lot  
46 that went across the road and some realigning was done. T. Finan asked if the intention is to put a home  
47 on the smaller lot? M. Ploof answer that it is. T. Finan indicated it is fairly flat there with a little bit of a  
48 knoll. P. Basiliere indicated he hopes they never spoil that spectacular view across Hampshire Hills.  
49 There were no other questions or comments from the Planning Board. T. Finan opened the discussion to  
50 the public. Seeing none, the public hearing was closed. P. Amato moved to conditionally approve this  
51 Lot Line Adjustment. P. Basiliere seconded. All were in favor

- 53 b. **Capital Improvements Plan Public Hearing.** Lincoln Daley, Community Development Director, and  
54 Jason Plourde, Capital Improvement Plan Citizens Advisory Committee Chairman, stepped up to the table  
55 to present the Draft CIP for 2020-2025. J. Plourde said he enjoyed this experience on this committee.  
56 The Draft CIP is being presented for Planning Board review and comment. L. Daley added that this

Each project was reviewed in order of priority. The items related to town water and sewer were questioned as they benefit the entire town, not only water and sewer users. It should be brought up to the Water / Wastewater Commissioners that with the recent 25% rate increase for users, these items should be supported not only by users, but by the entire town as a whole, because they benefit the town as a whole. P. Amato said these water utilities items on the CIP are a lot of money. \$7 million for the water/sewer upgrade warrant articles. L. Daley asked for guidance from the Planning Board on prioritizing and is just looking for input this evening, then will come back in early January with more definition.

### 3. Approval of Minutes: November 5, and November 19, 2019

4. **Work Session:** T. Finan requested the video be terminated as the Planning Board is now entering into a work session. All concurred.

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

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