

5:30 - 2nd public hearing on Acquisition of Land - Map 19 Lot 29-5 (Dog Park) - Community Development Director, Lincoln Daley



**TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT**

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMORANDUM

Date: June 8, 2022
To: Board of Selectmen
From: Lincoln Daley, Community Development Director
Project: Brookstone Manor, LLC, Tax Map 19, Lot 25-9, 135 Elm Street. Donation of 7.1 acres of the subject property to the Town Pursuant to RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both. (Second Public Hearing)

PURPOSE:

The purpose of this public hearing is for the Board to discuss the donation of the undeveloped 7.1 acre portion of the 11.9 acre property owned by Brookstone Manor, LLC. The property is located at Tax Map 19, Lot 25-9, 135 Elm Street. The donated area is represented in the attached Lot Line Adjustment Plan and labeled as "Parcel A". In order to accept the donation of the property, the Board of Selectmen is required to hold two public hearings in accordance with NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both. This will be the second of two public hearings on the proposal. The Selectmen's final vote would take place at the June 27th meeting after the two public hearings occur.

BACKGROUND:

Brookstone Manor LLC, Town of Milford, Boards/Commission/Committees, and the Milford Dog Park Association have partnered to construct a proposed a municipal dog park and passive recreation area on the rear portion of the 135 Elm Street property. The project represents the culmination of many years of collaboration, planning, and vested stakeholders. The Brookstone Manor LLC property was identified as the preferred location by an established selection committee in 2017-2018 after a comprehensive analysis that and included 10 identified properties. The Board of Selectmen formally supported the location of dog park at the Brookstone Manor LLC property in mid-2018.

Since that time, the parties have been working together to develop a mutually beneficial project and pathway to effectuate the proposal. The final determination was for Brookstone Manor LLC to donate the 7.1 acre portion of their property to the Town and said property would then be incorporated into the abutting Town owned property located at Tax Map 19, Lot, 127 Elm Street. The donation is conditional upon the creation of the dog park, a dedicated/private path for the Brookstone Manor tenants, and potential future allowances for park related amenities (e.g. benches, tables). Lastly, the donation is conditional upon placing a permanent conservation and recreation deed restriction on the 7.1-acre area. The deed restriction would define the desired uses and ensure that the property to be donated will be permanently limited to conservation and recreation purposes/uses. The property would become an extension of the municipal park system (e.g. Keyes Memorial Park) for the benefit of the general public and tenants of Brookstone Manor.

This process required multiple steps that included receipt of a Variance before the Board of Adjustment and approval of a Lot Line Adjustment before the Planning Board. With both approvals recently received, the next step is for the Board of Selectmen to consider accepting the donation of the 7.1 acres and codify terms of the deed restriction with the Brookstone Manor, LLC.

The dog park layout and design are currently being vetted by the Town Staff and the Dog Park Association. The final design and layout will be presented to the Planning Board for input and administrative approval. The proposed park will be centrally located and consist of an area totaling one acre. The development and construction of the dog park and related pedestrian/vehicle access will be funded by the Milford Dog Park Association. Maintenance of the dog park and donated area would become the Town's responsibility and primarily consist of trash pickup. Parking and access to the 7.1 acres and dog park will be from 127 Elm Street property. Please refer to the attached Milford Dog Park Association project summary for more details. Members of the Association will be present to respond to any questions.

REVIEW/RECOMMENDATIONS:

The donation of property is the result of a mutually beneficial and collaborative process involving the property owner, Town, and Milford Dog Park Association. The donation of the property represents a unique opportunity to acquire 7.1 acres abutting the Souhegan River that will become an extension of the municipal park system and essential connection to other Town owned properties and established/future trails systems (See 2014 Pedestrian Connectivity Plan). In addition, the donation of the property will allow the construction of the dog park, an identified need and asset within the community. Staff supports the donation of 7.1 acres and recommends that the Board accept the donation as described.

The Conservation Commission met on May 12, 2022 and upon review and consideration voted unanimously in support of the Board granting the easement. See attached letter of recommendation. The Planning Board will be meeting to discuss this item at their June 21, 2022 scheduled meeting. It is anticipated that a letter of support will be provided by the Planning Board prior to the next Selectmen's meeting.

Staff recommends that the Board review the request, receive public comments, and then continue the public hearing to June 27th.

Enclosed, please find the following:

Attachment 1: Approved Lot Line Adjustment Plan showing the Brookstone Manor LLC property and 7.1 acres to be donated to the Town.

Attachment 2: Draft Conservation & Recreation Deed Restriction

Attachment 3: Milford Dog Park Association Project Presentation

Attachment 4: 2014 Milford Pedestrian Connectivity Plan

Attachment 5: Letters of Support

ATTACHMENT 2: Draft Conservation & Recreation Deed Restriction**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **BROOKSTONE MANOR, LLC**, a Massachusetts limited liability company, with an address of P.O. Box 15228, Springfield, Massachusetts 01115-5228 (Grantor), for nominal consideration paid, grants to the **TOWN OF MILFORD**, a New Hampshire municipal corporation, with an address of 1 Union Square, Milford, New Hampshire 03055 (Grantee), with **QUITCLAIM COVENANTS**, the following described premises:

A certain tract or parcel of land located off of Elm Street in the Town of Milford, County of Hillsborough and State of New Hampshire depicted as "Parcel A" (the "Property") on a plan of land entitled "Lot Line Adjustment Plan, Tax Map 19, Lots 10 & 25-9 (127 and 135 Elm Street), Milford, New Hampshire, Prepared for and Land of (Lot 19-10) Town of Milford, 1 Union Square, Milford, NH 03055 and Land of (Lot 19-25-9) Brookstone Manor, LLC, 1 Monarch Place, Suite 1300, Springfield, MA 01144" prepared by Fieldstone Land Consultants, PLLC, dated April 5, 2022 and recorded at the Hillsborough County Registry of Deeds as Plan # _____ (hereinafter "Plan"); said parcel is more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the within described premises as shown on said Plan; thence running N02°14'28"W a distance of 232.62 feet to a point as shown on said Plan; thence running northerly a distance of 15 feet, more or less, to the bank of the Souhegan River as shown on said Plan; thence turning and running along the Souhegan River a distance of 1,191 feet, more or less, to a point at Map 25, Lot 133 as shown on said Plan; thence turning and running along in a southwesterly direction along Map 25, Lot 133 and Map 19, Lot 10 a distance of 900 feet, more or less, to an iron pin at Map 19, Lot 25-9 as shown on said Plan; thence turning and running N66°06'53"W a distance of 213.88 feet to the iron pin at the point of beginning.

Said parcel contains 308,256 square feet (7.1 acres), more or less, according to said Plan.

The Property is conveyed subject to the following conservation and recreation restrictions:

USE LIMITATIONS

- A. The Property shall not be subdivided.
- B. The Property shall be maintained in perpetuity in a natural condition without there being conducted thereon any industrial or commercial activities, except as described below, and provided that such uses shall not degrade the conservation and recreation purposes of this conveyance. Except for the “Permitted Uses” specifically set forth below, no use shall be made of the Property, and no activity shall be permitted thereon, which is inconsistent with the intent of this conveyance, that being the perpetual protection and preservation of the Property for conservation and passive recreation.
- C. No residential, commercial, or industrial structures or related improvements shall be constructed, placed, or introduced onto the Property. This shall include, but not be limited to, any portion of a septic system, tower, wireless facility, solar array, conduit or utility line, impervious driveway or road, or other associated temporary or permanent structure or improvement. Existing utilities shall be permitted to remain and be maintained routinely and repaired or replaced as necessary.
- D. No removal, filling, or other disturbances of soil surface, nor any changes in topography, surface or subsurface water systems, wetlands, or natural habitat shall be allowed unless such activities:
 - i. Are commonly necessary in the accomplishment of the conservation or noncommercial passive outdoor recreational uses of the Property specifically reserved by Grantor and as allowed under the “Permitted Uses” provisions of this conveyance;
 - ii. Do not impact wetland soils or hydrology unless permitted by the NH Department of Environmental Services and in compliance with the Shoreland Protection Act; and
 - iii. Are not detrimental to the purposes of these restrictions.Prior to commencement of any such activities, all necessary federal, state, and local permits and approvals shall be secured.
- E. Except as provided in the “Permitted Uses” provisions set forth below, no billboards or other means of advertising display shall be permitted and no outdoor signs shall be displayed on the Property except (i) for signage relating to the dog park described below and (ii) as desirable or necessary in the accomplishment of the conservation or noncommercial passive outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of this conveyance. Any signage shall not be internally lit or illuminated.
- F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property, except in connection with any improvements made pursuant to the “Permitted Uses” provisions below. No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.
- G. There shall be no dumping, storage, injection, burning, or burial of refuse, trash, rubbish, debris, junk, waste, man-made materials, petroleum products or materials then known to be environmentally hazardous, including vehicle bodies or parts, or other similar

substances.

- H. The use of motorized vehicles such as, but not limited to, automobiles, trucks, motorcycles, trail bikes, off-road vehicles, all-terrain vehicles and electric or otherwise motorized bicycles, and mountain bikes are expressly prohibited for use on the Property. Use of motorized vehicles by the Grantee, but not the general public, is permitted in connection with installation, construction, maintenance/repair and replacement of any improvements constructed upon the Property, including, but not limited to, the dog park.
- I. There shall be no parking of automobiles on the Property.

PERMITTED USES

1. The Grantee may conduct forestry and forest management activities for habitat management or forest health and safety of the general public.
2. The Grantee reserves the right to control or remove non-native or invasive species in accordance with the New Hampshire Department of Transportation “Best Management Practices for the Control of Invasive and Noxious Plant Species, Env 1, Manual 1” as may be revised, updated, or superseded from time to time, or by other successor governmental natural resource conservation and management agencies then active.
3. The Grantee may construct a dog park and associated improvements including, but not limited to the thinning/removal of trees, grading, filling, pathways, trails, access for maintenance vehicles, stormwater management, fencing, installation of receptacles for trash and pet waste, and installation of directional signage and signage related to the dog park rules and regulations. The Grantee shall be responsible for ensuring that trash and pet waste are regularly removed from the Property.
4. The Grantee may construct, place or introduce onto the Property ancillary structures and improvements including, but not limited to, a road, (limited to a pervious maintenance road), fence, pathway (including pervious and impervious treatments), trail, shelter, shed or similar structure in aggregate of 500 square feet and limited to a single-story in height, picnic tables, benches, limited downcast, safety lighting, drainage and stormwater management mitigation facilities, and water and electrical utilities but only as necessary in the accomplishment of the conservation, or passive outdoor recreational uses of the Property and provided that they are not detrimental to the purposes of this conveyance. Any such ancillary structure or improvement shall be constructed in a manner least detrimental to the conservation and passive recreation purposes of this conveyance.
5. The Grantee may construct bridges from its existing properties and future properties, including, but not limited to, Map 19, Lot 10, Map 25, Lot 133, and Map 8, Lot 11 over the brook and the Souhegan River to permit access from the Grantee’s abutting properties to and from the Property.

Without limiting the foregoing, the construction of a bridge, and related trail providing access and related improvements for the purpose of effecting a pedestrian crossing of the

Souhegan River and the construction of a bridge, roadway and related improvements for the purpose of accessing the Property from the existing Lot 19-10 by trucks and construction vehicles for the purpose of constructing and maintaining the dog park and exercising its other rights under this instrument, are expressly permitted. Also, the Grantor, subject to obtaining all applicable permits and approvals, may construct a bridge and pathway leading from the Grantor's remaining land, known as Map 19 Lot 25-9, to the Property and a pathway leading from the Property to Keyes Memorial Park, Map 25, Lot 33.

6. The Grantee may construct, maintain, and improve pedestrian trail and pathways on the Property, and connecting to and from the properties shown as Map 19 Lot 10, Map 19, Lot 25-9, Map 25 Lot 133, and to existing and future conservation trails systems. Such activities are subject to the requirements of Sections B and D above and may only be conducted consistently with the conservation and passive recreation purposes of this conveyance.
7. For purposes of this instrument, "passive recreation" means non-motorized outdoor recreational activities that require a minimum of development and facilities and have limited impact on the natural environment or resources, such as jogging, hiking, biking, canoeing and kayaking, fishing, cross-country skiing, snowshoeing, bird and nature observation, picnicking, gardening and similar activities. In the event the Milford Board of Selectmen, in consultation with the Milford Planning Board and the Milford Conservation Commission, should determine that use of the Property for passive recreation and/or as a dog park has become insignificant, the Board of Selectmen may, after obtaining the prior written consent of the Grantor or its successor in interest which is the then-owner of Grantor's remaining land, not to be unreasonably withheld, permit further recreational use of the Property including, but not limited to, organized sporting activities such as soccer, football and baseball.

The above provisions pertaining to Use Limitations and Permitted Uses are intended to run with the land and shall be enforceable by the Grantor and its successors in interest, including future owners of Grantor's remaining land.

AMENDMENT.

If, owing to unforeseen or changed circumstances, or in the event of a dispute regarding the proper interpretation of the above "Use Limitations" and/or "Permitted Uses" provisions of this Deed, the Grantor and the Grantee agree that an amendment to, or modification of these restrictions and covenants would be appropriate and desirable, Grantor and Grantee may jointly amend the terms and conditions of this deed pursuant to the terms of this section and applicable Federal and State law. Any amendment shall be consistent with the general purposes of these restrictions and covenants and shall not impair to a significant degree the conservation attributes of the Property. Nor shall any amendment affect the perpetual duration of said restrictions and covenants. Any amendment shall be executed by Grantor and Grantee and shall be recorded in the Hillsborough County Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Brookstone Manor, LLC by Deed of Arbor Brookstone Manor, LLC, dated September 19, 2019,

recorded in the Hillsborough County Registry of Deeds at Book 9211, Page 2499.

This is a conveyance to a town pursuant to NH RSA 78-B:2 and is exempt from the New Hampshire Real Estate Transfer Tax.

EXECUTED this _____ day of _____, 2022.

BROOKSTONE MANOR, LLC

Witness

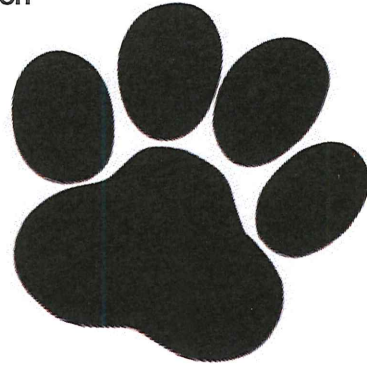
_____, Manager
Duly authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

This instrument was acknowledged before me on this _____ day of _____, 2022, by _____, duly authorized Manager of Brookstone Manor, LLC on behalf of the limited liability company.

Justice of the Peace/Notary Public
Print Name: _____
My Commission Expires: _____

ATTACHMENT 3: Milford Dog Park Association Project Presentation



Milford Dog Park Project

PRESENTED BY:

THE MILFORD NH DOG PARK ASSOCIATION INC.

TOWN OF MILFORD

APRIL, 2022

Purpose & Intent

- Provide brief overview of the Dog Park Project.
- Summarize the proposed acquisition by the Town of 7.1 acres of undeveloped property abutting 127 Elm Street and Keyes Memorial Park (via a donation).
- Receive Board of Selectmen guidance and to support the acquisition of the property and construction of the dog park project.

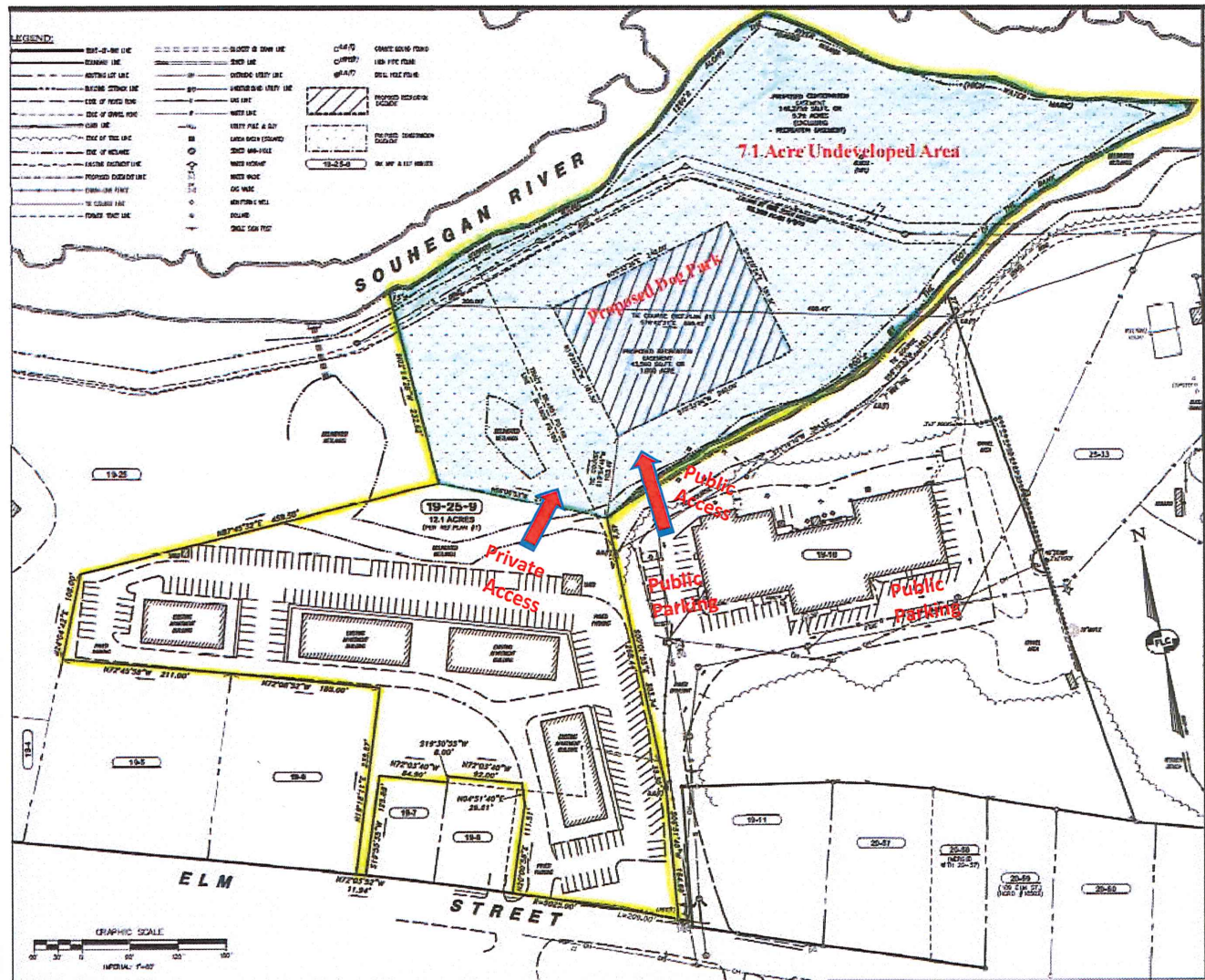
Project Overview

- Represents more than four years of work/ collaboration.
- Subject property: 135 Elm Street, Tax Map 19, Lot 25-9
- Satisfies an identified need within the community.
- Expands recreation opportunities and future connectivity.
- Directly abuts Town owned property and Souhegan River.



Project Overview

- Brookstone Manor LLC. proposes to donate the 7.1 acre area to the Town (via RSA 41:14a).
- Process requires local land-use board approvals.
- Town would place a conservation /recreation deed restriction on the newly created lot.
- Dog Park centrally located.
- Public parking and access via 127 Elm Street / Keyes Memorial Park properties.



Initial Costs

Crow Fencing (Amherst, NH)

- Galvanized Chain Link w/ Gates - \$29,000
- Vinyl Coated Chain Link Fence w/ Gates - \$33,000

Excavation - Tree Removal and Leveling: \$10,000-\$15,000

Trash Bins - \$100-\$600/Each

Blueberry Plants – \$1,000-\$2,000 Total (\$25-40/Each)

Project Financing:

- Total cost to design and construct dog park and pedestrian access would be funded via donations by the Milford Dog Park Association (503c registered non-profit).
- To date, Association has raised in excess of \$27,000.



Insurance, Expenses & Maintenance

Insurance:

The Dog Park would be covered under the existing town insurance and liability policy (Primex). No additional and/or special coverage is needed. Company suggested that all rules and signage be clear and posted accordingly.

Annual Expenses:

Minimal as the property would be an extension of Keyes Memorial Park.

Fee: No fees.



Town Maintenance:

- Trash Disposal
- General park and access maintenance and possible light mowing

Milford Dog Park Association:

Continued raising for maintenance of fencing, equipment, access, and associated structures.



Recommendations

- Upon review of the available alternatives, Staff recommends that the Board support the acquisition of the 6 acre parcel via a donation by Brookstone Manor, LLC.
- Upon receipt of all local land-use board approvals, Staff recommends that the Board of Selectmen schedule the two required public hearing to formally accept donation of land pursuant to RSA 41:14a.
- Town Staff would continue to work with the Dog Park Association to finalize the design/location of dog park and pedestrian access.
- Construction would begin as early as Spring/Summer2022.

Thoughts or Questions?



Thank You!

Attachment 4: 2014 Milford Pedestrian Connectivity Plan

ATTACHMENT 4: 2014 Milford Pedestrian Connectivity Plan



PEDESTRIAN, BICYCLE, TRAIL & RECREATION CONNECTIVITY PLAN MILFORD, NH - 2014

Town Wide Pedestrian, Bicycle, Trail and Recreation Goals

- Implementation of new sidewalks, trails, marked pavement routes, bike trails, and marked/signalized crosswalks to facilitate:
 - Walking, running, biking, and other opportunities for exercise
 - Safe pedestrian routes of travel to town-wide destinations and within neighborhoods
 - Town-wide connections for those without access to transportation
- Ongoing improvement and maintenance of existing sidewalks, trails, and marked routes
- Implement new sidewalks in locations where there are gaps in existing sidewalks
- Ongoing improvement and maintenance of roadways for the safety of bicyclists
- Implementation of pedestrian bridges to facilitate town-wide trail connections
- Ongoing improvement of parks and implementation of new parks/pocket parks, active/passive recreation areas, playgrounds and/or facilities that connect to the town-wide plan.
- Implementation of new signage to clearly identify access to public trails and parking
- Provide connections from new developments to the town-wide plan
- Provide innovative design in development proposals to enhance neighborhoods and increase safety with elements such as lighted paths and trails, tree coverage over impervious areas, end of bike route facilities, benches, picnic tables, etc.

LEGEND

- Existing Green Space
- Existing Private Green Space
- Existing Water Bodies (ponds, river, brooks, etc.)
- Existing Wetlands
- Existing Railroad
- Existing Managed Trails
- Granite Town Rail-Trail
- 1 MI. Radius from Oval
- Municipal Facilities
- Pedestrian Bridge
- Existing Trail Parking
- Proposed Parking/Bike Racks at Trail Heads
- Major Intersections for Pedestrian Consideration
- Key Destinations (See Town Center Map for a more detailed list of Key Destinations)
- Proposed Town Priority Connections
- Conceptual Town Priority Trail
- Abstract Trail Connections for future consideration & study
- Town Priority Sidewalk
- Project Approved

Pedestrian, Bicycle, Trail and Recreation Action Priorities

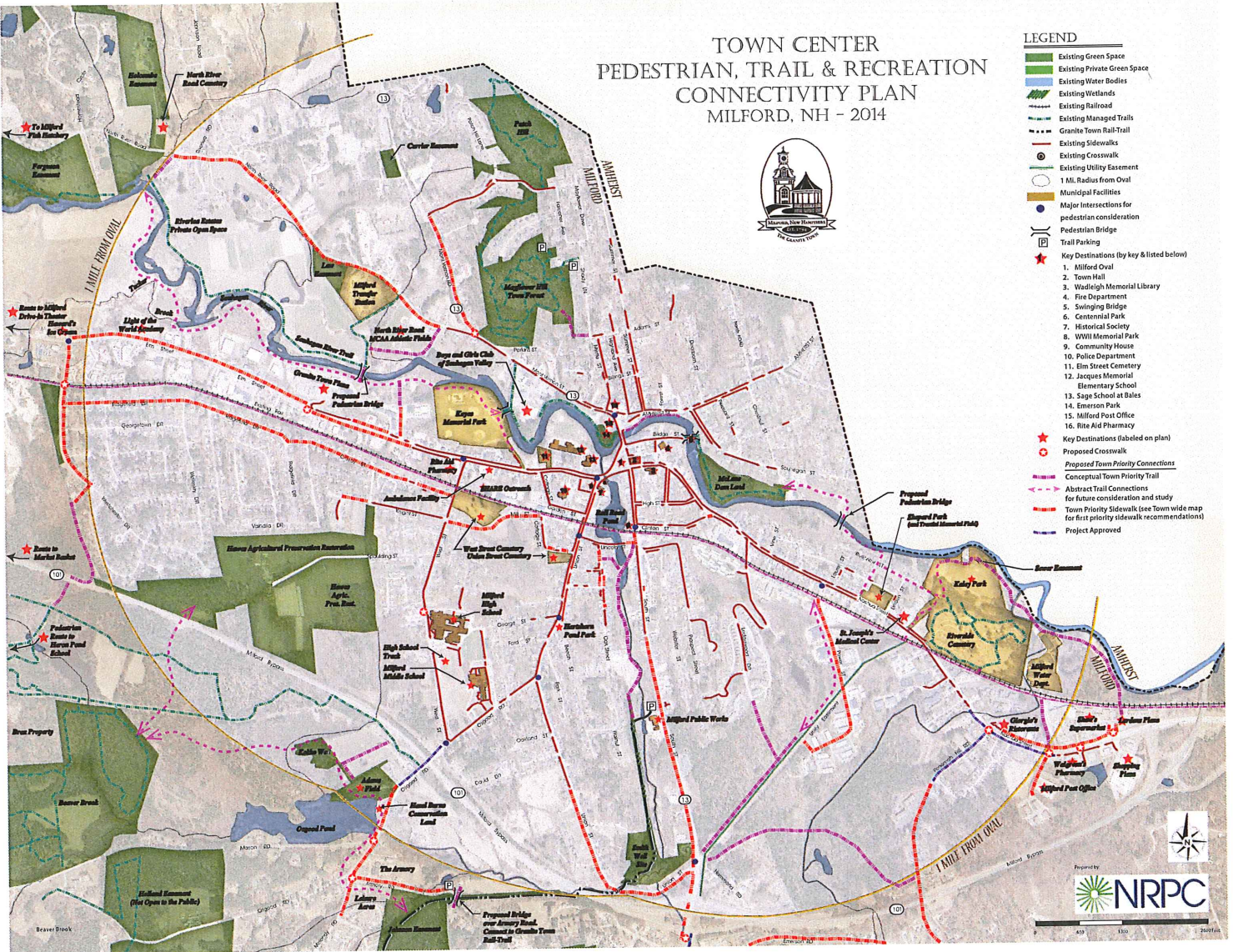
- #### Existing Sidewalk/Roadway Improvements
- Roadway: Mason Road, North River Road, Armory Road, Emerson Road, and South Street
 - Sidewalks: Nashua St, Clinton St, South St, West St, Bridge St, Wilton Rd, and McLane Dam
 - Improve roadways in areas designated as bike routes (see Designated Bike Route Map above)
- #### Proposed Town Priority Sidewalks/Crosswalks
- Complete Nashua Street Sidewalks and Crosswalks (see Town Center Map)
 - South Street, Nashua Street, and Union Street with access to Rail-Trail
 - Wilton Road
- #### Proposed Town Priority Trails
- Extend Rail Trail from Milford Public Works to Oak Street and Town Center
 - Provide connections from existing trails near Milford Elementary School
 - Provide connections within 1-Mile Radius of Town Center to Key Destinations (see map above)
 - Provide trail connections (see map above) to facilitate a town-wide network of walkable and bikeable routes.

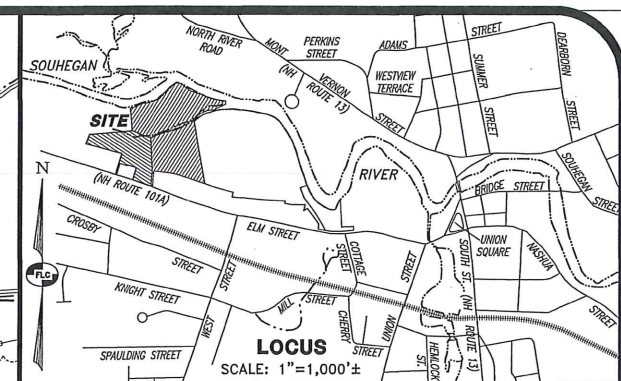
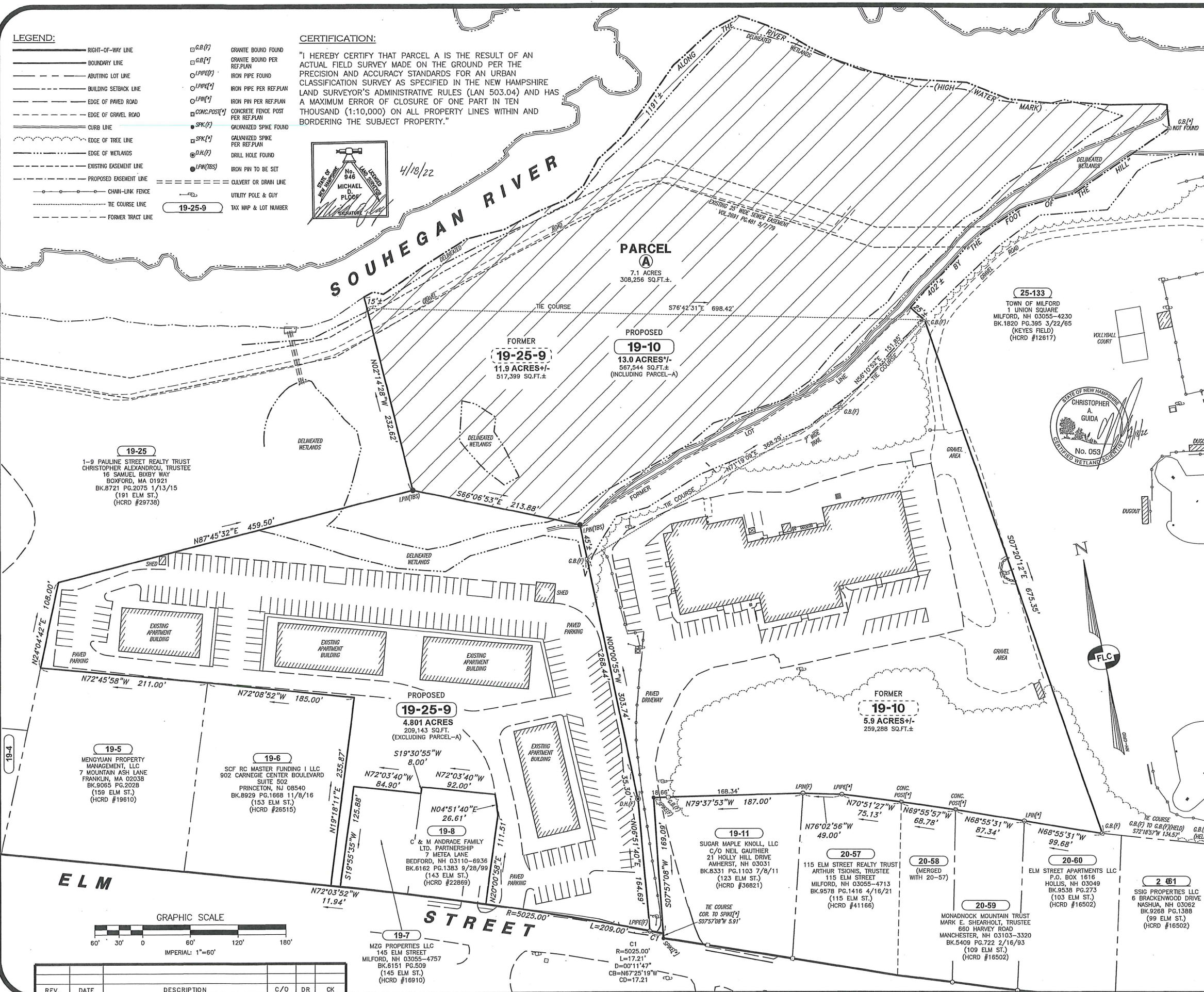
TOWN CENTER PEDESTRIAN, TRAIL & RECREATION CONNECTIVITY PLAN MILFORD, NH - 2014



LEGEND

- Existing Green Space
- Existing Private Green Space
- Existing Water Bodies
- Existing Wetlands
- Existing Railroad
- Existing Managed Trails
- Existing Granite Town Rail-Trail
- Existing Sidewalks
- Existing Crosswalk
- Existing Utility Easement
- 1 Mi. Radius from Oval
- Municipal Facilities
- Major Intersections for pedestrian consideration
- Pedestrian Bridge
- Trail Parking
- Key Destinations (by key & listed below)
 1. Milford Oval
 2. Town Hall
 3. Wadleigh Memorial Library
 4. Fire Department
 5. Swinging Bridge
 6. Centennial Park
 7. Historical Society
 8. WWII Memorial Park
 9. Community House
 10. Police Department
 11. Elm Street Cemetery
 12. Jacques Memorial Elementary School
 13. Sage School at Bales
 14. Emerson Park
 15. Milford Post Office
 16. Rite Aid Pharmacy
- Key Destinations (labeled on plan)
- Proposed Crosswalk
- Proposed Town Priority Connections
- Conceptual Town Priority Trail
- Abstract Trail Connections for future consideration and study
- Town Priority Sidewalk (see Town wide map for first priority sidewalk recommendations)
- Project Approved





- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 19 LOT 10 IS THE TOWN OF MILFORD, 1 UNION SQUARE, MILFORD, NH 03055. THE REFERENCE DEED IS BK.8816 PG.476 DATED DECEMBER 14, 2015.
 - THE OWNER OF RECORD FOR TAX MAP 19 LOT 25-9 IS BROOKSTONE MANOR LLC, 1 MONARCH PLACE, SUITE 1300, SPRINGFIELD, MA 01144. THE REFERENCE DEED IS BK.9211 PG.2499 DATED SEPTEMBER 19, 2019.
 - THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS 19-10 AND 19-25-9 BY SUBTRACTING PARCEL "A" FROM TAX MAP LOT 19-25-9 AND ADDING IT TO TAX MAP LOT 19-10.
 - THE TOTAL AREA OF EXISTING TAX MAP LOT 19-25-9 IS 11.9± ACRES, RESULTING FROM THE 1988 LOT LINE ADJUSTMENT (HCRD PLAN # 22869). THE TOTAL AREA OF EXISTING TAX MAP LOT 19-10 IS 5.9± ACRES BASED ON THIS PLAN. THE PROPOSED AREA OF LOT 19-25-9 IS 4.801 ACRES OR 209,143 SQ.FT. THE PROPOSED AREA OF LOT 19-10 IS 13.0± ACRES. THE AREA OF PARCEL "A" IS 7.1± ACRES.
 - THE LOTS ARE LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT (C). MINIMUM LOT SIZE REQUIRED IS 20,000 SQ.FT. MINIMUM FRONT YARD SETBACK IS 150 FT. FRONT SETBACK DISTANCE IS 30 FT. SIDE AND REAR SETBACK DISTANCE IS 15 FT.
 - HORIZONTAL ORIENTATION AND DATUM ARE BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 (REFERENCE PLANS 1 THRU 3).
 - THE SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF ON-SITE FIELD SURVEYS PERFORMED BY THIS OFFICE DURING THE MONTHS OF JULY 2017, SEPTEMBER 2018 AND AUGUST 2020.
 - JURISDICTIONAL WETLANDS WERE MAPPED AND LOCATED BY THIS OFFICE DURING THE MONTH OF SEPTEMBER 2018.
 - A PORTION OF THE LOT LIES WITHIN THE AE ZONE OF THE FLOOD HAZARD AREA PER FEMA F.I.R.M. PANELS 33011C0458D AND 33011C0459D DATED SEPTEMBER 25, 2009. THE CALCULATED BASE FLOOD ELEVATION LIES APPROXIMATELY BETWEEN THE 244 AND 246 CONTOURS.
 - THE SUBJECT PARCEL LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT 1.

- REFERENCE PLANS:**
- "BOUNDARY PLAN OF LAND - EILEEN M. RYDER & - ESTATE OF STEPHEN RYDER - MILFORD, N.H., SCALE 1"=100', DATED 1/9/1981 AND LAST REVISED 2/2/1981, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #13826.
 - "SUBDIVISION - CONSOLIDATION PLAN - PREPARED FOR - BIRCHTREE ASSOCIATES - MILFORD, N.H., SCALE 1"=100', DATED 5/18/1984 AND LAST REVISED 7/25/1984, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #16910.
 - "LOT LINE ADJUSTMENT PLAN - LOT 19-8 - PREPARED FOR - JIM STARK - MILFORD, N.H., SCALE 1"=20', DATED 9/30/1988, BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN #22869.
 - "BOUNDARY PLAN OF LAND - ROGER P. & NANCY J. BARRACLOUGH - MILFORD, N.H., SCALE 1"=40', DATED 9/5/1983 & REVISED 3/20/1984, BY MONADNOCK SURVEY. RECORDED IN THE H.C.R.D. AS PLAN #16502.
 - "BOUNDARY PLAN - LAND OF - 123 ELM STREET PROPERTIES, LLC - MAP 19 LOT 11 - ELM STREET - N.H. ROUTE 101A - MILFORD - HILLSBOROUGH COUNTY - N.H., SCALE 1"=20', DATED 7/2/2006 AND LAST REVISED 7/2/2010, BY TODD LAND USE CONSULTANTS. RECORDED IN THE H.C.R.D. AS PLAN #13826.
 - "MINOR SITE PLAN - LAND OF - 115 ELM STREET REALTY TRUST - MAP 20 LOTS 57 & 58 - ELM STREET - N.H. ROUTE 101A - MILFORD - HILLSBOROUGH COUNTY - N.H., SCALE 1"=20', DATED 12/7/2006 AND LAST REVISED 5/31/2007, BY TODD LAND USE CONSULTANTS. RECORDED IN THE H.C.R.D. AS PLAN #41166.

LOT LINE ADJUSTMENT PLAN
TAX MAP 19 LOTS 10 & 25-9
(127 & 135 ELM STREET)
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF (LOT 19-10):
TOWN OF MILFORD
1 UNION SQUARE, MILFORD, NH 03055
AND LAND OF (LOT 19-25-9):
BROOKSTONE MANOR LLC
1 MONARCH PLACE, SUITE 1300, SPRINGFIELD, MA 01144

SCALE: 1"=60' APRIL 5, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 493LR04.DWG PROJ. NO. 493.04 SHEET NO. LR-1 PAGE NO. 1 OF 1

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

Town of Milford
CONSERVATION COMMISSION



May 11, 2022

Board of Selectmen

**RE: Brookstone Manor LLC Land donation
Map19 Lot25-9 to be merged with Map19 Lot10**

To the Board:

The Brookstone Manor LLC owners are donating the open space portion of their property to the Town of Milford. This gift is the result of discussion concerning the location of a proposed Milford Dog Park, which has been an ongoing project for years. In order for this transfer to occur, the Zoning Board of Adjustment approved a variance to subdivide the Brookstone parcel with the condition that the land may only be used for the Milford Dog Park and a trail. This open space will be a good addition to the Keyes Memorial Park with 1) the installation of the dog park, 2) a trail that extends connectivity from Keyes Park to MCAA fields and 3) public access to the wonder of the Souhegan River.

The Conservation Commission members present unanimously agreed to recommend to the BOS, per RSA 41:14-a, that the BOS accept the donation of this property which will enhance passive recreation opportunities, with the Dog Park and trails, to the residents of Milford.

Respectfully,

Chris Costantino
Milford Conservation Commission



Milford NH Dog Park Association Inc.
 20 Riverview St. • Milford, NH 03055
www.milfordnhdogpark.weebly.com
milfordnhdogpark@gmail.com



February 21st, 2022

Milford Board of Selectmen,

The Milford NH Dog Park Association Inc. ("the Dog Park") mission is to bring a safe off-leash area to the town of Milford, NH where canines and their owners can enjoy the outdoors, socialize and exercise. Our committee was established in 2016 and became a 501©3 shortly after, this gives us the ability to accept tax-exempt donations and privately raise funds to build the park.

Over the past 5 years we have privately raised just over \$27,000 dollars.

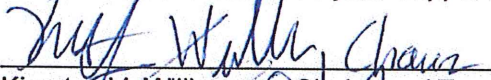
We are looking to help the town build approximately a one acre fully fenced dog park on a parcel on land behind the 127 Elm Property that is also adjacent to Keyes Memorial Park. Currently Brookstone Manor owns this property, and they would like to donate it to the town for the use of a dog park and conservation. We are estimating that this particular property will cost about \$10,000 in excavation for the park area.

This location creates no negative impact on the surroundings and provides the community and the Brookstone Manor residents a place for their dogs to exercise. We also intend to plant blueberry plants to filter antioxidants from reaching the river.

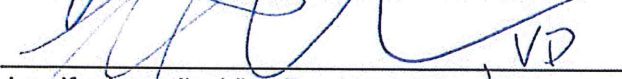
The Dog Park's main role is to raise funds and donate them to the town to build a dog park on this property. Our committee will help with facilitating subcontractors, volunteers and planning of this build. Liability insurance and trash pickup will be covered by the Town with minimal impact. We also plan to continue raising funds after the dog park is built to help maintain and improve the park.

We are looking for your support and approval for the town to accept the land donation which will allow us to begin the process with the planning board, zoning board and conservation commission to move forward with this location.

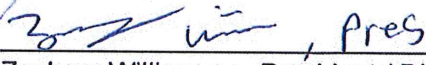
Thank-You in Advance for your Support,



 Kierstyn V. Williamson, Chairman / Treasurer

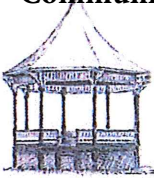


 Jennifer Lemelin, Vice President / Vice Chairman



 Zachary Williamson, President / Director of Operations

**5:40 Public Hearing - Community Revitalization Tax Relief Incentive RSA 79E Map 19 Lot 14 -
Community Development Director, Lincoln Daley**



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: May 4, 2022
To: Board of Selectmen
John Shannon, Town Administrator
From: Lincoln Daley, Community Development Director
Subject: Milford Community Revitalization Tax Relief Incentive Program Application
Wilsky Investments, LLC, Tax Map 19, Lot 14, 154 Elm Street

PROPOSAL

The applicant, Wilsky Investments, LLC, is before the Board seeking approval of their Milford Community Revitalization Tax Relief Incentive Program Application related to the 5,400 square foot building addition and related external and intern rehabilitation of the existing 2,400 square foot building. Total cost of the project totals approximately 2.8 million dollars. See application for details and breakdown of costs. The applicant is seeking a five (5) year property tax exemption period. The applicant previously received Site Plan Approval from the Milford Planning Board for said project.

APPLICATION STATUS:

The application was submitted on March 29, 2022 and the structure is currently being renovated and nearing completion.

STAFF COMMENTS:

To qualify for tax relief under this program, the proposed substantial rehabilitation must provide a minimum of one of the public benefits listed in RSA 79-E:7.

1. Enhancement of the economic vitality of the downtown; (RSA 79-E:7, I).

The qualifying structure will significantly enhance and expand an established business along one the primary commercial corridors in Milford. When completed, the building addition and the internal/external renovations will greatly enhance the visual and physical character of the commercial district and extended downtown. The project will add to the diversity of uses and economic vitality of the extended downtown area by creating additional employment opportunities and expanded services to residents and the region.

2. Enhancement or improvement of a culturally or historically important structure; (RSA 79-E:7, II)

Not applicable.

3. Promotion of the preservation and reuse of existing building stock; (RSA 79-E:7, II-a).

The project will reuse and expand to an already established and known building.

4. Promotion of the development of municipal centers, providing for efficiency, safety, and a greater sense of community (RSA 79-E:7, III); or

When completed, the addition and internal/external renovations will greatly enhance the visual and physical character of the commercial district and extended downtown. The project will add to the diversity of uses, economic vitality of the downtown, and contribute to the sense of community.

5. Growth of residential housing in urban or town centers. (RSA 79-E:7, IV)

No housing is being proposed for the site.

STAFF RECOMMENDATIONS:

Staff supports the granting of the requested tax exemption period as it meets several of the required criteria pursuant to RSA 79-E. Barring any further questions and comments from the Board, staff would recommend the following motion for consideration:

1. The Board of Selectmen finds that the proposed use is consistent with the Town's Master Plan, Zoning Ordinance, and development/land use regulations.
2. The Board of Selectmen finds that the qualifying structure satisfies the public benefit requirements set forth RSA 79-E:7 by:
 - a. **Enhancing the economic vitality of the downtown.**
 - b. Promoting the preservation and reuse of existing building stock;
 - c. **Promoting development of municipal centers, providing for efficiency, safety, and a greater sense of community.**
3. The public benefit shall be preserved through the recordation of the required covenant in accordance with the provisions of RSA 79-E for a term of five (5) years, beginning on April 1, 2022.

Aerial Photographs of the Subject Property:

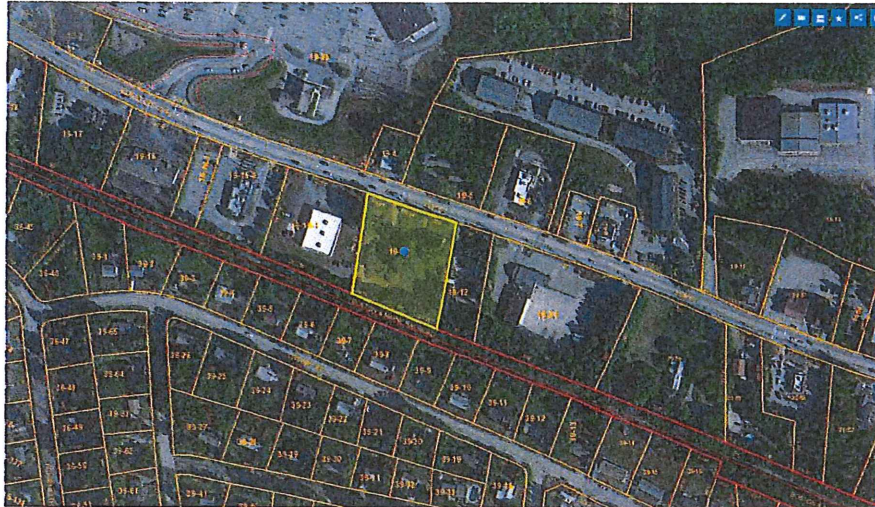


Photo of Current Building & Site: Elm Street Looking North



Photo of Building Addition and Renovations:

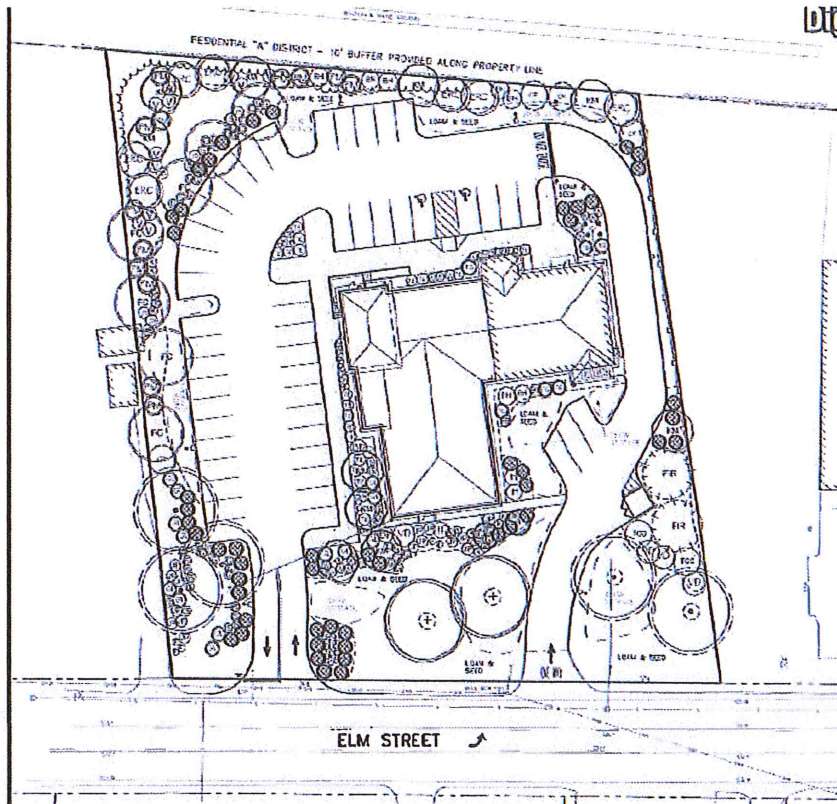
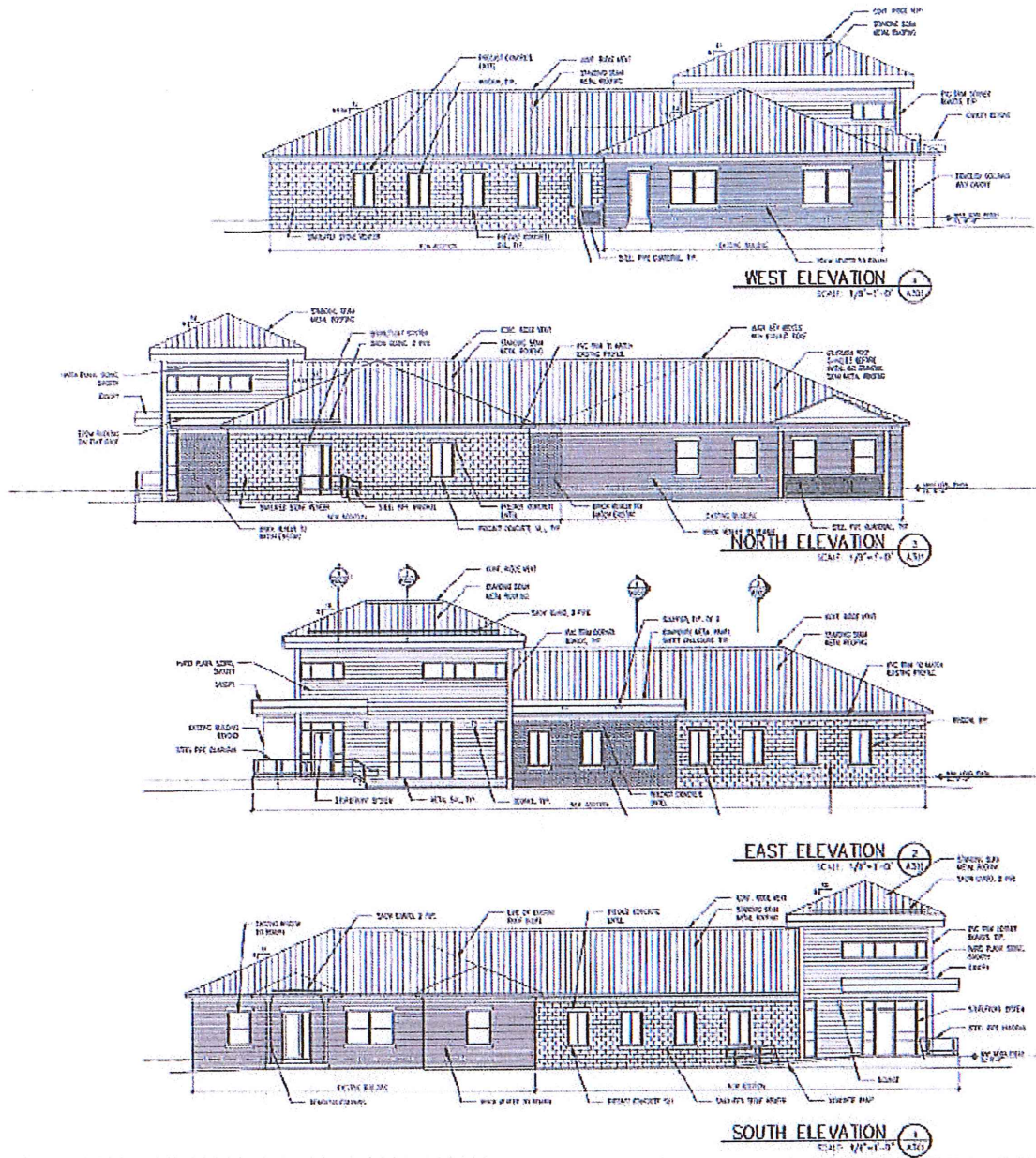


Photo of Architectural Plan:



PROJECT WILLIAM
 HENNING & BROTHERS
 1400 W. 10TH ST.
 MILFORD, NH 03055
 TEL: 603.882.1111

**NOT FOR
 CONSTRUCTION
 SCHEMATIC
 DESIGN**

ADDRESS & PLANNING IS TO
FAMILY DENTAL CARE OF MILFORD
 154 Elm Street
 MILFORD, NEW HAMPSHIRE

EXTERIOR ELEVATIONS

NO.	DATE	BY	CHKD
01	15 MARCH 2011	AS	AS
02	15 MARCH 2011	AS	AS
03	15 MARCH 2011	AS	AS
04	15 MARCH 2011	AS	AS

A501



TOWN OF MILFORD, NH
BOARD OF SELECTMEN

**Community Revitalization Tax Relief Incentive
REVIEW/DECISION**

QUALIFYING STRUCTURE (79-E: 2)		YES	NO
1	To be a <i>qualifying structure</i> , the structure must be 50 years or older, and must be located in the designated parcels, as defined by the Milford Zoning Ordinance. Does the structure meet these requirements?		
2	Will the qualifying structure's rehabilitation be substantial; that is, will it cost at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less?		
3	Does the proposed rehabilitation project meet Master Plan goals and local development regulations?		
PUBLIC BENEFIT (79-E:7) (Must provide at least one of four benefits)		YES	NO
1	Does the proposed rehabilitation enhance downtown economic vitality (Extended Milford Oval and Downtown Area)? (RSA 79-E:7, I)		
2	Does the proposed rehabilitation enhance and improve a structure that is culturally or historically important. (RSA 79-E:7, II)		
3	Does the proposed rehabilitation promote the development of a municipal center, providing for efficiency, safety, and a greater sense of community?(RSA 79-E:7, III).		
4	Does the proposed rehabilitation increase residential housing in the Milford Oval and Extended Downtown Area? (RSA 79-E:7, IV)		
THE APPLICATION IS:		Granted <input type="checkbox"/>	Denied <input type="checkbox"/>

TAX RELIEF PERIOD (assessment freeze up to 5 years) PLUS		
1	Additional 2 years (project resulting in new residential units)	_____ Years
2	Additional 4 years (project including affordable housing)	_____ Years
3	Additional 4 years (rehabilitation of structure in accordance with the Secretary of the Interior's Standards for Rehabilitation)	_____ Years
TOTAL YEARS GRANTED TAX RELIEF: (Covenant to be prepared under RSA 79:E 8)		_____ Years

The above decision was made by majority vote of the Milford Board of Selectmen on _____ after a public held on _____.

Chair, Milford Board of Selectmen

Date

Attachment

Milford 79-E Application



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

APPLICATION FOR COMMUNITY REVITALIZATION TAX RELIEF PROGRAM

Instructions to the Applicant:

You will need to fill out the application, provide required documentation, take part in a public hearing before the Board of Selectmen and execute a covenant with the Town of Milford, which will be recorded in the Hillsborough County Registry of Deeds. To the extent that may be required by your specific application, you may also need to submit your proposal to the Planning Board, the Zoning Board of Adjustment and/or the Heritage Commission.

The Office of Community Development will be available to respond to questions the applicant(s) may have regarding the application form, drawings and plans. Legal assistance should be obtained from the applicant's personal attorney.

If you have any questions with the application, the process, or what to expect, please call the Director of Community Development at (603) 249-0620 or email: DirComDev@Milford.nh.gov.

Thank you for your interest in the Community Revitalization Tax Relief Incentive, and good luck with your application and restoration project.

Office Use Only

Date Application Submitted: 3/29/22 Received By: CD (Initials)
Applicant: W:Kskk Investments, LLC Application Fee Received: Yes No
Board of Selectmen Action: Approved Denied Date: _____

COMMUNITY REVITALIZATION TAX RELIEF PROGRAM (RSA79-E)

(To be completed by the Applicant)

Property/Building Information
 Building Name (if any): Family Dental Care of Milford (Wilsky Investments)
 Property/Building Address: 154 Elm St, Milford, NH 03055
 Zoning District: Commercial Tax Map: 19 Lot: 14 Registry Book: ²⁰⁴³9327 Page: ¹⁹⁹⁹595

Contact throughout this application process will be made through the applicant listed below.
 The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendations, staff reports, and will communicate all case information to other parties as required.

The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete owner's information as requested.

<p>Applicant's Name: <u>owner</u></p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-mail: _____</p>	<p>Owner's Name: <u>Wilsky Investments, LLC</u></p> <p>Address: <u>154 Elm St</u></p> <p>City: <u>Milford</u> State: <u>NH</u> Zip: <u>03055</u></p> <p>Phone: <u>603.673.3332</u> Fax: <u>n/a</u></p> <p>E-mail: <u>Marcey@fdcmilford.com</u></p>
---	---

Existing Property/Building Information:
 Existing Uses (describe present use, size, and number of employees, etc.):
General dental practice - approx 5000 sq ft total
9 operatories, 28 team members.

Is the building listed on, or eligible for listing, on the National Register of Historic Places or located within a locally designated State or National Register Historic district? Yes No

If yes, provide a copy of the approved designation by the State or National Register of the building or the district.

Is the building located within and important to a locally designated historic district? Yes No

Existing Property/Building Information (Continued):

Gross Square Footage of Building: 5000 Year Building was built: 1990
Gross Square Footage of Parcel: +/- 1 acre (1.9 Acres) Area of Parcel to be impacted: 1
Square footage of building to be impacted: 2,192 SF
Total assessed value of parcel as of date of application: 587,300
Assessed value of building: NA Assessed value of land: NA

Project Description

Proposed Uses (describe use, size, number of employees, etc.):

expansion of dental office

Is this a change of use associated with this project? Yes No

Will the project include new residential units? Yes No

If yes, please describe:

Will the project include affordable residential units? Yes No

If yes, please describe:

Has an abatement application been filed or has an abatement been awarded on this property within the past year?
 Yes No

Will any state or federal grants, low income subsidies, or any other tax credits be used with this project?
 Yes No

If yes, describe and detail the amount of the aid and terms of repayment:

Number of years of requested tax relief: 5

For any request for tax relief for up to an additional four (4) years for historic buildings, the project described must meet the Secretary of Interior's Standards for Rehabilitation. (See NH RSA 79-E:5, III)

Replacement of Qualifying Structure:

Does the project involve the replacement of a qualifying structure? Yes No

If yes, the owner shall submit with this application the following:

1. A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian.
2. A letter from the Milford Heritage Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located.

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted, if required.

Public Benefit (RSA 79:E-7)

In order to qualify for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure.

Does the project provide the following public benefits? (Check all that apply)

Enhances the economic vitality of the designated area? Yes No

If yes, please describe:

We will be able to offer up to 20 new jobs to the area, as well as provide healthcare to hundreds more residents

Enhances and improves a culturally or historically important structure? Yes No

If yes, please describe:

Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B? Yes No

If yes, please describe:

Improving and revitalizing the Elm St. Corridor. Many businesses have left the area.

Increases residential housing in urban or town centers? Yes No

If yes, please describe:

Promotes preservation and reuse of existing building stock by rehabilitation of historic structures Yes No

If yes, please describe:

Other issues and matters applicant deems relevant to this request? Yes No

If yes, please describe:

We were able to "save" our current building and add on to it rather than moving and starting from scratch.

Substantial Rehabilitation

Describe the work to be done and estimated costs.

1. Attach additional sheets if necessary and any written construction estimates.
2. Attach any project narratives, plot plans, building plans, sketches, renderings, or photographs that will help explain this application

Structural (both exterior and interior):	Estimated Cost: <u>1,897,200</u>
Electrical:	Estimated Cost: <u>270,000</u>
Plumbing/Heating:	Estimated Cost: <u>100,000</u>
Mechanical:	Estimated Cost: <u>432,800</u>
Other: <i>See attached estimate (estimate was prior to COVID and winter conditions increases)</i>	Estimated Cost: <u>300,000</u>
Total Estimated Project Cost:	<u>+/- 3,000,000</u>
Expected Project Start Date: <u>10/1/2020</u>	Expected Project Completion Date: <u>01/31/22</u>



**Milford Family Dental
Dental Office Addition
March 27, 2020**

DESCRIPTION	TOTAL
EXISTING CONDITIONS	
-Sitework	\$250,000
-Demolition	\$4,290
-Landscaping	\$52,500
-Fencing	\$13,110
CONCRETE	
-Material	\$33,147
-Formwork	\$45,600
-Flatwork	\$28,970
-Reinforcing	\$13,018
-Accessories	\$12,726
Masonry	
-Masonry	\$109,391
METALS	
-Structural Steel	\$34,009
CARPENTRY	
-Rough Carpentry	\$124,992
-Rough Carpentry Material	\$70,578
-Trusses	\$49,350
-Finish Carpentry / Architectural Woodwork	\$104,229
THERMAL & MOISTURE	
-Building Insulation	\$35,250
-Waterproofing	\$45,785
-Roofing	\$152,300
-Siding	\$94,127
-Composite Metal Panel	w/ siding
-Joint Sealants	\$5,090
DOORS & WINDOWS	
-Doors/Frames/Hardware	\$92,695
-Glass / Storefronts	\$111,435
FINISHES	
-Drywall	\$75,302
-Acoustical Ceilings	\$44,400
-Flooring	\$103,806
-Painting	\$19,540
SPECIALTIES	
-Toilet Accessories	\$78,400
MECHANICAL	
-Fire Protection	NIC
-Plumbing & HVAC	\$432,800
ELECTRICAL	
-Electrical	\$270,514
GENERAL REQUIREMENTS	
-General Conditions	\$161,438
-General Liability Insurance	\$8,006
-Building Permit Costs	NIC
-Contractor Mark-up	\$120,456
TOTAL PROJECT COST	\$2,797,255

Optional attachments to this application include the following:

Sketches, renderings, photographs, plot plans, building plans, elevations, construction details/costs not included in application, and multi-year cash flow pro forma showing all revenues and expenditures for the project, which might help explain the project.

Applicant/Owner Signature

To qualify for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

I/we certify the estimated costs are reasonable and the costs of the project meet the above requirement.

Initial here: M _____

I/We understand that failure to meet this threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.

Initial here: M _____

I/we have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including a public hearing to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant.

Initial here: M _____

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application as required under RSA 79-E:4, II until the inventory form and letter required by RSA 79-E:4, I-a, and all other required information, have been submitted, if required

Initial here: M _____

IMPORTANT

Per RSA 79-E:13(II), the Base or "Original" Assessed Value for any tax relief is only set after the following two conditions are met:

1. Approval by the Board of Selectmen.
2. The Applicant's entering into a Covenant with the Town of Milford to protect the public benefit.

Therefore, the Applicant and/or property owner shall not commence any of the improvements included in this application until such time as he/she has secured the above. This prohibition shall include any demolition to an existing structure.

Affidavit

I/we have read and understand the RSA 79-E, Community Revitalization Tax Relief Incentive and the March 11, 2017 Town vote and am/are aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to grant a covenant in the deed to the property to the Town and pay all reasonable expenses associated with the drafting/recording of the covenant. The undersigned hereby certifies the foregoing information is true and correct;


Signature

Marcey Masom
(printed name)

3/30/22
Date

Signature

(printed name)

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

DECLARATION OF COVENANTS
TOWN OF MILFORD, NEW HAMPSHIRE
COVENANT TO PROTECT PUBLIC BENEFIT
Per RSA 79-E:8 (Community Revitalization Tax Relief Incentive)

KNOW ALL MEN BY THESE PRESENTS that Wilsky Investments, LLC., a New Hampshire Limited Liability Company/Corporation, having a principal place of business at 154 Elm Street, New Hampshire (the “Grantor”), for consideration of tax relief granted by the Town of Milford, a municipal corporation with a principal place of business at 1 Union Square, Milford, New Hampshire, 03055 (the “Grantee” or “Town”), pursuant to the provisions of RSA Chapter 79-E, grants and agrees to the following COVENANTS for the public benefit of the Town,

These covenants are made in exchange for property tax relief granted with respect to a certain property owned by Grantor, identified in the Town’s records as 154 Elm Street, Milford, NH 03055 and as Map 19, Parcel 14 on the Town’s tax maps, and further described by Exhibit A, attached hereto and incorporated herein (the “Property”). This property tax relief has been granted as the result of the substantial rehabilitation or replacement of a qualifying structure located on the Property by Grantor in accordance with Grantor’s Application For Community Revitalization Tax Relief Program (on file with the Town of Milford, NH Office of the Community Development) (the “Project”), as approved by the Milford Board of Selectmen on May 9, 2022.

The Milford Board of Selectmen has approved tax relief for a term of five (5) years, beginning April 1st of the tax year coming immediately after the completion of the Project, unless otherwise terminated as described herein. Notwithstanding the foregoing, the tax relief shall be null and void if the Project is not completed by March 31, 2026. These Covenants are to protect the public benefit in accordance with the provisions of RSA 79-E and shall be in effect for twice the number of years of tax relief approved by the Milford Board of Selectmen.

The Grantee agrees that the substantial rehabilitation or replacement of a qualifying structure in accordance with the Project as proposed by Grantor and approved by the Town, provides a demonstrated public benefit in accordance with the provisions of RSA 79-E:7 because the substantial rehabilitation of the Property:

- I. Enhances the economic vitality of the extended Milford Downtown Area.
- II. Promotes the preservation and reuse of existing building stock.
- III. Promotes development of the extended Milford Oval and downtown areas, providing for efficiency, safety and a greater sense of community consistent with RSA 9-B.

The terms of these Covenants hereby granted by the Grantor to the Town with respect to the Property and are stated as follows:

1. REHABILITATION/REPLACEMENT OF A QUALIFYING STRUCTURE LOCATED ON THE PROPERTY. Grantor agrees to substantially rehabilitate or replace a qualifying structure located on the Property in accordance with Grantor's Project as approved by the Milford Board of Selectmen on May 9, 2022.

a) Grantor shall secure a building permit for the project and commence construction no later than May 5, 2022, unless otherwise extended by the Town in writing;

b) The substantial rehabilitation or replacement, as approved, shall be completed and a certificate of occupancy obtained by the Grantor on or before March 31, 2026;

c) All work on the Project must be completed in order for the tax relief to become effective. Should the Project be only partially completed prior to March 31st of any year prior to final completion, the Property shall be fully assessed for the value of the work completed during that year and any subsequent year prior to final completion;

d) If the Property or any portion of the Project at any time is fully or partially exempt from real or personal property tax, the owner of the Property shall make payments in lieu of taxes (PILOT) in an amount equal to the ad valorem tax that would be payable on real and personal property if the Property were not exempt from such tax;

e) [Project specific requirements, such as affordable housing]

2. MAINTENANCE OF THE PROPERTY. Grantor agrees to maintain, use and keep the Property, including any structures thereon, in a condition that furthers the public benefits for which the tax relief was granted.

3. REQUIRED INSURANCE, USE OF INSURANCE PROCEEDS AND TIMEFRAME TO REPLACE OR REMOVE DAMAGED PROPERTY. Grantor agrees and is required to obtain and maintain property and casualty insurance, as well as flood insurance, if appropriate, to ensure proper restoration or replacement of the Project and the Property for twice the number of years of tax relief granted, which shall name the Town as an additional insured by endorsement and shall provide the Town with certificates of insurance. Grantor agrees to collaterally assign to the Town, subject to the rights of any current or future mortgagee of the Property and any structures thereon, all rights to the proceeds of any property or casualty insurance coverage, which collateral assignment may be exercised by the Town to ensure proper and timely restoration or demolition of the Property, including any damaged structures thereon. Grantee further requires that restoration or demolition commence within one year following the date of any occurrence or incident for which an insurance claim is made; otherwise the Grantor shall be subject to the termination provisions set forth in RSA 79-E9, I. The collateral assignment of proceeds and obligation to name the Town as an additional insured shall remain in effect for twice the number of years of tax relief granted.

4. RECORDING. Grantee shall record this Declaration of Covenants at the Hillsborough County Registry of Deeds at the sole expense of the Grantor.

5. ASSESSMENT OF THE PROPERTY. Upon completion of the Project, Grantee agrees that the Property, including all such improvements related to the Project, shall be assessed, during the term of the tax relief period, based on the pre-rehabilitation assessed value, unless Grantor fails to comply with terms of these Covenants or otherwise fails to maintain or utilize the Property and any structures thereon in accord with the Project documents.

6. TERMINATION OF COVENANTS. Pursuant to RSA 79-E:9, if Grantor, its agents, employees, successors, assigns, legal representatives or transferees fails to abide by the terms of these Covenants or otherwise fails to maintain or utilize the Property and any structures thereon in accord with the Project documents, the Town Board of Selectmen shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the Project has been diminished and shall further determine

whether to terminate or reduce the tax relief period in accordance with such determination. If these Covenants are terminated, the Town shall assess all taxes to the owner as though no tax relief was granted, with interest, in accordance with RSA 79-E:9, II.

Grantor shall be bound by all applicable provisions of RSA Chapter 79-E for the term of these Covenants. These Covenants are a burden upon the Property and shall bind all agents, employees, successors, assigns, legal representatives or transferees of Grantor. Such Covenants may not be amended, modified or terminated except by consent of the Town.

Witness my hand this _____ day of _____, 2022.

Wilsky Investment, LLC

By: _____

On this the ___ day of _____, 20___, before me, the undersigned officer, personally appeared Marcey Mason, who acknowledged herself to be a Member of Wilsky Investments, LLC, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Member.

In Witness Whereof, I hereunto set my hand and official seal.

Justice of the Peace/Notary Public

My commission expires:

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 154 Elm Street, Milford NH 03055

Tract One:

A certain tract or parcel of land with buildings thereon, situated on Elm Street in the Town of Milford, County of Hillsborough and State of New Hampshire, and bounded and described as follows:

Beginning at a stone bound at the northeast corner of the land hereby conveyed and the northwest corner of land of Coburn at State Highway Route 101; thence

South twenty-four degrees west, two hundred fifty-nine and $\frac{3}{10}$ (259.3) feet by land of said Coburn to a stone bound; thence

North fifty-four degrees thirty minutes west, one hundred (100) feet by a wall bounding property of Boston & Maine Railroad Company to a stone bound in a drill hole in center of wall at land of Laxson, formerly of Annabell C. Secombe; thence

Northeasterly by land of said Laxson, formerly of said Secombe, two hundred fifty-two and $\frac{8}{10}$ (252.8) feet to a stone bound at State Highway Route 101; thence

Southeasterly one hundred (100) feet by said Highway to the point of beginning.

Tract Two:

A certain tract or parcel of land with the buildings thereon, situated in Milford, County of Hillsborough and State of New Hampshire, and being shown as Lot #19-13 on a certain Plan of Land entitled "Boundary Plan Prepared for William B. and Sandra C. Newbold, Milford, N.H., Scale: 1"=50', dated January 25, 1989", Prepared by Thomas F. Moran, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #25866, being bound and described as follows:

Beginning on the Southerly side of Elm Street, so-called, in said Milford at a point being the Northeast corner of the within described premises at land now or formerly of Roger D. Moge, said point being South $10^{\circ} 49' 00''$ West a distance of 0.87 feet from a stone bound found with drill hole set on the Southerly side of Elm Street as shown on said Plan; thence

South $10^{\circ} 49' 00''$ West a distance of 275.83 feet to a granite bound with drill hole set as shown on said Plan; thence

North $68^{\circ} 17' 00''$ West a distance of 141.21 feet to a granite bound found as shown on said Plan; thence

North $09^{\circ} 10' 35''$ East a distance of 266.73 feet to a point on the Southerly side of Elm Street said point being North $09^{\circ} 10' 35''$ East a distance of 7.94 feet from a granite bound found shown on said Plan; thence

South $72^{\circ} 21' 51''$ East a distance of 147.34 feet to the place of beginning.

Reference is made to voluntary merger of lots recorded at the Hillsborough County Registry of Deeds in Book 9327, Page 595.

EMW
#570
MILford
PLANNING

Doc # 200040116 07/30/2020 11:29:30 AM
Book 9327 Page 595 Page 1 of 2
Edward Sapienza
Register of Deeds, Hillsborough County

TOWN OF MILFORD, N.H.
VOLUNTARY LOT MERGER FORM

(Applicant must file two originals; please type or print legibly in black ink)
Applicant is responsible for Registry of Deeds Fees(s)

As provided for in RSA 674:39-a, the undersigned applicant requests that the Town of Milford, New Hampshire, hereby merge the following contiguous parcels of land for the purposes of land assessment and recognized for regulatory purposes as a single tract or parcel of land:.

Name of record owner(s) (must be identical for all lots consolidated):

Mailing address of owner(s): 154 Elm Street Milford NH 03055

The following existing parcels are to be consolidated into a single parcel:

Map#	Lot#	Street Address	Deed References:		
			Plan#	Book	Page
<u>19</u>	<u>14</u>	<u>154 Elm Street</u>	_____	_____	_____
<u>19</u>	<u>13</u>	<u>150 Elm Street</u>	_____	_____	_____
_____	_____	_____	_____	_____	_____

(Attach additional sheet if necessary)

It is a condition of this application that each of the above parcels shall (i) not be subject to separate liens or mortgages, or (ii) any such liens apply equally to all parcels merged. In

addition, all real estate taxes on all parcels shall be current. By signing below, the owner(s) certifies as to the facts of either (i) or (ii) above.

Dated: 7/28/20

Marcey
Signature of Applicant/Owner

Marcey Mason on behalf of Wilsky Inv. LLC
Printed Name of Applicant/Owner

By signing below, the applicant agrees that (i) this request is subject to approval of the Planning Board* to assure such merger does not create a violation of the current zoning ordinance or subdivision regulations, (ii) that upon approval, this agreement shall be recorded in the Hillsborough County Registry of Deeds, and (iii) subsequent to the approval of this agreement, the owner(s) shall not separately convey or encumber any of the previously existing parcels. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Milford Planning Board, (iv) that this merger be effective as to the foregoing tract(s) and that the same constitute a covenant that shall run with the land and shall be binding on the heirs, successors and/or assigns of the undersigned.

Dated this _____ day of _____, 20____.

Owner's Signature(s): _____

Print Name(s): _____

(For Municipal Use Only)

By signing below, the application has been reviewed by the Milford Planning Board* and the lot merger shall not result in a violation of the current zoning ordinance or subdivision regulations.

Date: 7/27/20

Kellie Walter
Planning Board Chairperson (or designee)

This request has been reviewed by the Milford Tax Assessor, who has assigned the following tax map and

lot number to the resulting parcel: Map #: 19 Lot #: 14

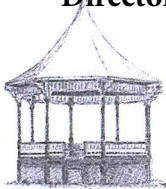
Date: 7/27/2020

J. Reed
Tax Assessor/designee

One original to be retained in the Tax Assessor's and Community Department files. One original shall be forwarded to the Hillsborough County Registry of Deeds for recording upon approval. The Recorded Copy will be returned to the Owner(s).

* Or the Community Development Director or Town Planner, to whom the Planning Board could delegate this responsibility.

5:50 Update on Citizens Complaint for 545 Elm Street, Millhaven Park - Community Development Director, Lincoln Daley



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603) 249-0620

WEB: WWW.MILFORD.NH.GOV

MEMORANDUM

DATE: June 9, 2022

TO: Board of Selectmen
John Shannon, Town Administrator

FROM: Lincoln Daley, Community Development Director

RE: Millhaven Park, 545 Elm Street – Resident Complaint

The purpose of this agenda item is provide a summary of the concerns raised by a resident of the Millhaven Park property and actions taken /responses provided by the owner and Town. For initial context, attached, please find the July 27, 2020 letter sent to the concerned resident by the Community Development Office responding to a number of the similar issues being brought forth.

1. Exposed Corrugated Steel Pipe.

In 2020, Staff witnessed an exposed corrugated steel pipe in the rear of Unit #6 that extended vertically approximately 3.5 feet. It was our understanding that this condition had remained for some time and the concern was raised that said pipe posed a potential health and safety issue. Upon further discovery and discussions with the property owner, said pipe served as a former water testing location for a previous contamination issue (petroleum based) long since resolved. The property owner removed said pipe and completed the necessary site improvements to return area to its pre-existing conditions in the fall of 2020. No further action required.

2. Low Hanging Power & Communication Lines.

In 2020, the Staff observed that the utility lines that serviced the southern section of the development hung at a lower elevation in proximity to the existing units and shared area. The concern raised involved the potential health and safety risk to the park residents. In working with the property owner, the companies who owned and maintained the poles and power/communication/cable lines (Eversource, Comcast, and Consolidated Communications) were contacted to inspect and then schedule a time to repair/raise their respective lines.

Eversource subsequently inspected their utility power lines and determined that said equipment/lines were installed/maintained correctly and located at the appropriate height. No further action was required on their behalf. It was determined that the observed lower lying lines were owned by Consolidated Communications and Xfinity/Comcast. Consolidated Communications inspected their lines and determined that Xfinity needed to reposition their lines first before any corrective action could commence. It is my understanding that the property owner continues to work with the companies to correct the issue. We will continue to monitor the situation.

3. Private Sewer System - Sewage Odor & Contamination.

Millhaven Park is comprised of 34 total homes each with three bedrooms. The park is serviced by a private sewer system and pump station which connects to the municipal system at the property line on Elm Street. The private system was originally designed to manage a much higher number of homes and volume/capacity. The private pump station is serviced by AAA Pump Service & Fay Motor Company on a monthly basis (as confirmed by the Company). To date, both the property owner and company confirmed that the pump station continues to function properly as installed. The private system falls under the jurisdiction and approval of the NH Dept. of Environmental Services.

Concerns have been raised by the resident involving an intermittent odor (sewage) emanating from the private sewer lines and pump station. Additional concerns have been raised about the general property conditions (e.g. contamination, soft soil conditions, changing yard vegetation) as a result of a failing and overtaxed private sewer system. The resident contacted both the Community Development Office and the Fire Department/ Town Health Officer on a number of occasions requesting site inspections of the property and the area in proximity to the individual's home. The Fire Department and Community Development Staff performed the requested site investigations, but were unable to verify the odor or evidence of a sewer leakage. Town staff previously suggested, as an additional measure, that the resident may consider testing the soil within the identified area(s) of concern.

Additional concerns were raised involving the age and failing conditions of the private sewer infrastructure. Similar to the municipal water and waste water systems, Millhaven Park's private system requires ongoing maintenance, repairs, and replacement of pipes and related equipment. It is our understanding that the property owner continues to assess and adequately maintain the private system. In addition, when issues have arisen, the property owner has been responsive. However, if there are continued concerns and complaints raised by residents of the Millhaven Park, it is recommended that the resident contact NH Dept. of Environmental Services be brought in to assess the private system.

4. Replacement Of Abutting Units.

Replacement of Unit #4

In 2020, the resident raised concerns involving the replacement an abutting unit, Unit #4, with a larger 24' x 46' manufactured home and potential health and safety issues due to the proximity/distance between the units/homes.

After consulting with Town Counsel, the replacement of the previous manufactured home with the new and larger 24' x 46' manufactured home reflected a natural expansion of the pre-existing, non-conforming use (manufactured home). In accordance with RSA 674:19 (governing law which preempts local ordinances), the enlargement of the pre-existing, non-conforming use (a manufactured home) was determined not to be substantially different from the prior use (a manufactured home and same number of bedrooms). As such, no additional land use approvals were required.

A building permit was issued by Building Department on April 1, 2020 to replace the existing unit and install a new 24' x 46' manufactured home with 10' x 14' deck. The minimum distance between resident's unit and the new home to its east is +/- seventeen feet, and the distance between the new installation and the nearest accessory structure (a Park owned shed housing electrical metering equipment) is five feet. The unit has been constructed in compliance with applicable State building/ fire codes and local regulations.

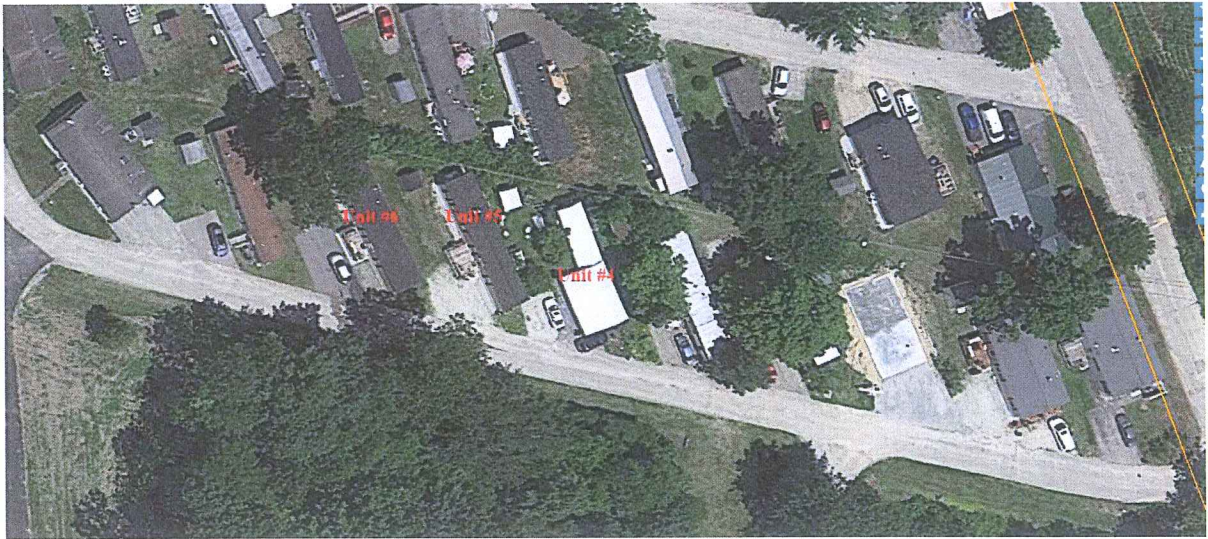
During the construction of abutting Unit #4, the resident's unit experienced an electrical malfunction originating from the buried service line which led to some internal damage and required the replacement of some appliances. The resident asserts that the incident was caused by the property owner's contractor.

Upon review of the incident, the cause is inconclusive. Further, it is Town's staff understanding that the property owner responded to resident accordingly to remedy the issues. The property owner hired a licensed electrician to install a new 3 inch conduct and replaced the main service line. In addition, the property owner replaced the appliances.

Replacement of Unit #6

In 2022, the property owner replaced another aging, abutting unit, Unit #6. The resident raised concerns regarding damage to private property (e.g. garden, plantings, trees) during the construction/installation of the Unit #6. The unit has been constructed in compliance with applicable State building/ fire codes and local regulations. It must be noted that there are no internal property lines within the parcel delineating each individual home. Millhaven Park, LLC. is the legal owner of 545 Elm Street, Tax Map 7 Lot 3. Residents in the park own their individual residential structure and accessory structures (e.g. shed). The area between the units is owned by Millhaven Park, LLC. It is staff's understanding that there was prior communication late last year between the Property and resident asking that any plants and items be moved prior to the start of construction. In addition, the property owner took additional steps post construction to restore and improve the area between the two units.

Aerial Photographs of Subject Property





TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603) 249-0620

WEB: WWW.MILFORD.NH.GOV

July 27, 2020

Cindy Nickerson
545 Elm St, Unit #5
Milford, NH 03055

RE: Millhaven Park, 545 Elm Street

The purpose of this letter is to respond to your verbal concerns raised and provide additional information pertaining to the conditions within Millhaven Park and the recent construction of the mobile home located at 545 Elm Street, Unit 4.

1. Unit #6 – Exposed Corrugated Steel Pipe.

Upon inspection, an exposed corrugated steel pipe extends vertically approximately 3.5 feet in the rear of Unit #6. It is our understanding that this condition has remained for some time and may pose a potential health and safety issue. Upon further discovery and discussions with the Samuel Proctor, said pipe served as a former water testing location for a previous contamination issue long since resolved. Mr. Proctor has agreed remove said pipe and complete the necessary site improvements to return area to its pre-existing conditions. We will continue to monitor the situation.

2. Low Hanging Power & Communication Lines.

The power and cable lines that service the southern section of the development hang at a lower elevation in proximity to the existing units and shared area. The concern raised involved the potential health and safety risk to the park residents. In working with Mr. Proctor, the companies who own and maintain the pole and power/communication lines (Eversource, Comcast, and Consolidated Communications) have been contacted to inspect and then schedule a time to repair/raise their respective lines. As of July 16th, Eversource completed their repairs and raised the power lines. Service requests have been placed with Consolidated Communications and Comcast to inspect and then schedule a time to repair/raise their respective lines. We will continue to monitor the situation.

3. Sewage Odor & Contamination.

A concern was raised regarding an intermittent odor (sewage) emanating from the property and pump station. The pump station is serviced by AAA Pump Service & Fay Motor Company on a monthly basis (as confirmed by the Company). To date, both Mr. Proctor and the company confirmed that pump station continues to function property as installed.

Regarding the possible sewage leak and odor within the park, additional information would be required as to the location(s) where it is believed the leaks may be occurring. It is recommended that you and your neighbors provide specific information relative to the odors at the park to the Town's health officer within the Fire Department so they can conduct a physical inspection of the property. Fire Chief Flaherty (Town Health Official) can be contacted by phone at 603-249-06810.

4. a) 1) Approval of three (3) Report of Wood Cuts, Map 40 Lot 14, Map 48 Lot 22 and Map 53 Lot 67-3

TOWN / CITY: Milford
 COUNTY: Hillsborough
 OWNER: Town of Milford
 COMPANY / OWNER 2: Hopkinton Forestry & Land Clearing
 ADDRESS: PO Box 2089
 TOWN / STATE / ZIP: Henniker, NH 03242

INTENT FILED DURING TAX YEAR: April 1, 2021 to March 31, 2022

ACCOUNT & SERIAL #: M 40 L 14
 TAX MAP & LOT #: 21-303-09-T
 OPERATION #: June 13, 2022
 DATE OF BILLING:

SPECIES	LOW MBF	HIGH MBF	CORDS		RATING %	RANGE DIFFERENCE	STUMPAGE VALUE*	BOARD FEET (In Thousands)	TONS & CORDS									
			TONS LOW	TONS HIGH					CORDS LOW	CORDS HIGH	STUMPAGE VALUE TONS	STUMPAGE VALUE CORDS	#TONS	#CORDS				
WHITE PINE	\$100.00	\$200.00			0.66	\$100.00	\$ 166.00	453.785										
HEMLOCK	\$25.00	\$65.00			0.66	\$40.00	\$ 51.40	44.430										
RED PINE	\$20.00	\$60.00			0.66	\$40.00	\$ 46.40	0.000										
SPRUCE & FIR	\$60.00	\$125.00			0.66	\$65.00	\$ 102.90	0.000										
HARD MAPLE	\$140.00	\$400.00			0.66	\$260.00	\$ 311.60	0.000										
WHITE BIRCH	\$50.00	\$100.00			0.66	\$50.00	\$ 83.00	0.080										
YELLOW BIRCH	\$75.00	\$250.00			0.66	\$175.00	\$ 190.50	0.535										
OAK	\$200.00	\$500.00			0.66	\$300.00	\$ 398.00	39.635										
ASH	\$75.00	\$200.00			0.66	\$125.00	\$ 157.50	0.030										
SOFT MAPLE	\$50.00	\$150.00			0.66	\$100.00	\$ 116.00	1.160										
BEECH/PALLET/TIE LOGS	\$25.00	\$75.00			0.66	\$50.00	\$ 58.00	51.945										
PINE BOX / PALLET	\$5.00	\$25.00			0.66	\$20.00	\$ 18.20	0.000										
OTHER:	\$0.00	\$0.00			0.66	\$0.00	\$ -	0.000										
OTHER:	\$0.00	\$0.00			0.66	\$0.00	\$ -	0.000										
OTHER:	\$0.00	\$0.00			0.66	\$0.00	\$ -	0.000										
TONS & CORDS	TONS LOW	TONS HIGH	CORDS LOW	CORDS HIGH	RATING %	CORDS	STUMPAGE VALUE TONS	STUMPAGE VALUE CORDS	#TONS	#CORDS								
SPRUCE & FIR	\$0.00	\$1.00			0.66	\$1.00	\$ 0.66		0.000									
HARDWOOD & ASPEN	\$1.00	\$4.00			0.66	\$3.00	\$ 2.98		315.000									
PINE	\$0.00	\$0.50			0.66	\$0.50	\$ 0.33		439.500									
HEMLOCK	\$0.00	\$3.00			0.66	\$3.00	\$ 1.98		298.500									
BIOMASS CHIPS	\$0.00	\$1.00			0.66	\$1.00	\$ 0.66		287.880									
HIGH GRADE SPRUCE	\$20.00	\$30.00			0.66	\$10.00	\$ 26.60		0.000									
CORD WOOD/FUELWOOD			\$8.00	\$18.00	0.66	\$10.00	\$ 14.60											0

* STUMPAGE VALUE = % RATING X RANGE DIFFERENCE + LOW RANGE VALUE

CERTIFICATION OF YIELD TAXES ASSESSED
INTENT FILED DURING TAX YEAR: April 1, 2021 to March 31, 2022

TOWN / CITY OF: Milford
COUNTY OF: Hillsborough
DATE OF BILLING: June 13, 2022

Paul Dargie, Chairman 6/13/2022
Tim Finan, Vice-Chair 6/13/2022
Gary Daniels 6/13/2022
Laura Dudziak 6/13/2022
David Freeel 6/13/2022

SEND SIGNED COPY TO:
 NH DEPARTMENT OF REVENUE ADMINISTRATION
 MUNICIPAL AND PROPERTY DIVISION
 PO BOX 487
 CONCORD, NH 03302-0487
 or E-mail to timber@dra.nh.gov

# 1 NAME OF OWNER	# 4 SPECIES	# 5 NUMBER OF BOARD FEET (In Thousands)	# 6 NUMBER OF TONS	# 6 NUMBER OF CORDS	# 7 STUMPAGE VALUE	# 8 TOTAL ASSESSED VALUE	# 9 TAX AT 10 %	# 10
Town of Milford Hopkinton Forestry & Land Clearing PO Box 2089 Henniker, NH 03242	WHITE PINE	453.785			\$166.00	\$75,328.31	\$7,532.83	Subtotal of TAXES Due (Col. #9)
	HEMLOCK	44.430			\$51.40	\$2,283.70	\$228.37	
	RED PINE				\$46.40			
	SPRUCE & FIR				\$102.90			
	HARD MAPLE				\$311.60			
# 2 DESIGNATED ON NOTICE OF INTENT TO CUT	WHITE BIRCH	0.080			\$83.00	\$6.64	\$0.66	\$9,851.20
	YELLOW BIRCH	0.535			\$190.50	\$101.92	\$10.19	
	OAK	39.635			\$398.00	\$15,774.73	\$1,577.47	
	ASH	0.030			\$157.50	\$4.73	\$0.47	
MAP & LOT NUMBER M 40 L 14	SOFT MAPLE	1.160			\$116.00	\$134.56	\$13.46	Less bond or amount previously paid, if applicable
	BEECH/PALLET/TIE LOGS	51.945			\$58.00	\$3,012.81	\$301.28	
# 3 OPERATION NUMBER	PINE BOX / PALLET				\$18.20			\$6,917.27
	OTHER:							
21-303-09-T	OTHER:							Total Amount Due
	OTHER:							
	SPRUCE & FIR				TONS	CORDS		
	HARDWOOD & ASPEN				\$ 0.66			
	PINE	315.00			\$ 2.98		\$93.87	
	HEMLOCK	439.50			\$ 0.33		\$14.50	
	BIOMASS CHIPS	298.50			\$ 1.98		\$59.10	
HIGH GRADE SPRUCE	287.88			\$ 0.66		\$19.00		
CORDWOOD				\$ 26.60				
ACCOUNT OR SERIAL #:					\$ 14.60	\$98,512.17	\$9,851.20	

**ORIGINAL WARRANT
YIELD TAX LEVY
June 13, 2022
THE STATE OF NEW HAMPSHIRE**

COUNTY OF: Hillsborough

TO: *Paul Clalria* Finance Director Milford, in said County.

In the name of said State, you are hereby directed to collect on or before thirty (30) days from the date of bill from the person(s) named herewith committed to you, the Yield Tax set against their name(s), amounting in all to the yield tax due, below, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day. We further order you to pay all monies collected to the treasurer of said town, or treasurer's designee as provided in RSA 41:29, VI, at least on a weekly basis, or daily when receipts exceed \$1,500.00, or more often when directed by the Commissioner of Revenue Administration.

Given under our hands and seal at *Milford NH*,

Paul Dargie, Chairman	6/13/2022
Tim Finan, Vice-Chair	6/13/2022
Gary Daniels	6/13/2022
Laura Dudziak	6/13/2022
David Freel	6/13/2022

DATE OF BILLING: June 13, 2022

NAME & ADDRESS	TAX MAP & LOT	OPERATION #	YIELD TAX DUE
Town of Milford Hopkinton Forestry & Land Clearing PO Box 2089 Henniker, NH 03242	M 40 L 14	21-303-09-T	\$9,851.20
DATE YIELD TAX DUE:			July 13, 2022

TOWN / CITY: Milford
COUNTY: Hillsborough
OWNER: Fagan, Sean
COMPANY / OWNER 2: 119 Federal Hill Rd
ADDRESS: Milford, NH 03055
TOWN / STATE / ZIP:

INTENT FILED DURING TAX YEAR: April 1, 2021 to March 31, 2022
ACCOUNT & SERIAL #:
TAX MAP & LOT #: 48/22
OPERATION #: 21-303-08
DATE OF BILLING: June 14, 2022

SPECIES	LOW MBF	HIGH MBF	CORDS		RATING %	RANGE DIFFERENCE	STUMPAGE VALUE*	BOARD FEET (In Thousands)	TONS & CORDS									
			TONS LOW	TONS HIGH					CORDS LOW	CORDS HIGH	STUMPAGE VALUE TONS	STUMPAGE VALUE CORDS	#TONS	#CORDS				
WHITE PINE	\$100.00	\$200.00			0.17	\$100.00	0.000											
HEMLOCK	\$0.00	\$0.00			0.17	\$0.00	0.000											
RED PINE	\$0.00	\$0.00			0.17	\$0.00	0.000											
SPRUCE & FIR	\$0.00	\$0.00			0.17	\$0.00	0.000											
HARD MAPLE	\$0.00	\$0.00			0.17	\$0.00	0.000											
WHITE BIRCH	\$50.00	\$100.00			0.17	\$0.00	0.000											
YELLOW BIRCH	\$0.00	\$0.00			0.17	\$0.00	0.000											
OAK	\$200.00	\$500.00			0.17	\$300.00	2.000											
ASH	\$75.00	\$200.00			0.17	\$125.00	0.500											
SOFT MAPLE	\$50.00	\$150.00			0.17	\$100.00	0.500											
BEECH/PALLET/TIE LOGS	\$25.00	\$75.00			0.17	\$50.00	0.500											
PINE BOX / PALLET	\$0.00	\$0.00			0.17	\$0.00	0.000											
OTHER:	\$0.00	\$0.00			0.17	\$0.00	0.000											
OTHER:	\$0.00	\$0.00			0.17	\$0.00	0.000											
OTHER:	\$0.00	\$0.00			0.17	\$0.00	0.000											
TONS & CORDS																		
SPRUCE & FIR	\$0.00	\$0.50			0.17	\$0.50	0.000											
HARDWOOD & ASPEN	\$0.00	\$0.00			0.17	\$0.00	0.000											
PINE	\$0.00	\$0.00			0.17	\$0.00	0.000											
HEMLOCK	\$0.00	\$0.00			0.17	\$0.00	0.000											
BIOMASS CHIPS	\$0.00	\$1.00			0.17	\$1.00	120.000											
HIGH GRADE SPRUCE	\$0.00	\$0.00			0.17	\$0.00	0.000											
CORD WOOD/FUELWOOD			\$8.00	\$18.00	0.17	\$10.00	9.70	\$										18

* STUMPAGE VALUE = % RATING X RANGE DIFFERENCE + LOW RANGE VALUE

**CERTIFICATION OF YIELD TAXES ASSESSED
INTENT FILED DURING TAX YEAR: April 1, 2021 to March 31, 2022**

TOWN / CITY OF: Milford
COUNTY OF: Hillsborough
DATE OF BILLING: June 14, 2022

Paul Dargie Chair 6/13/2022
 Tim Finan Co-Chair 6/13/2022
 Gary Daniels 6/13/2022
 Laura Dudziak 6/13/2022
 David Freel 6/13/2022

SEND SIGNED COPY TO:
 NH DEPARTMENT OF REVENUE ADMINISTRATION
 MUNICIPAL AND PROPERTY DIVISION
 PO BOX 487
 CONCORD, NH 03302-0487
 or E-mail to timber@dra.nh.gov

# 1 NAME OF OWNER	# 4 SPECIES	# 5 NUMBER OF BOARD FEET (In Thousands)	# 6 NUMBER OF TONS	# 6 NUMBER OF CORDS	# 7 STUMPAGE VALUE	# 8 TOTAL ASSESSED VALUE	# 9 TAX AT 10 %	# 10
Fagan, Sean	WHITE PINE							Subtotal of TAXES Due (Col. #9)
119 Federal Hill Rd Milford, NH 03055	HEMLOCK							
# 2	RED PINE							\$79.54
DESIGNATED ON NOTICE OF INTENT TO CUT	SPRUCE & FIR							
	HARD MAPLE							
	WHITE BIRCH							
	YELLOW BIRCH							
	OAK	2.000			\$251.00	\$502.00	\$50.20	
	ASH	0.500			\$96.25	\$48.13	\$4.81	Less bond or amount previously paid, if applicable
	SOFT MAPLE	0.500			\$67.00	\$33.50	\$3.35	
48/22	BEECH/PALLET/TIE LOGS	0.500			\$33.50	\$16.75	\$1.68	
	PINE BOX / PALLET							
# 3	OTHER:							
	OTHER:							
	OTHER:							
OPERATION NUMBER					TONS	CORDS		
	SPRUCE & FIR				\$ 0.09			Total Amount Due
21-303-08	HARDWOOD & ASPEN				\$ -			
	PINE				\$ -			\$79.54
	HEMLOCK				\$ -			
ACCOUNT OR SERIAL #:	BIOMASS CHIPS		120.00		\$ 0.17	\$20.40	\$2.04	
	HIGH GRADE SPRUCE				\$ -			
	CORDWOOD			18	\$	\$ 9.70	\$17.46	
						\$795.38	\$79.54	

**ORIGINAL WARRANT
YIELD TAX LEVY
June 14, 2022
THE STATE OF NEW HAMPSHIRE**

COUNTY OF: Hillsborough

Kathy Doherty, Collector of Taxes for Town of: Milford, in said County.

In the name of said State, you are hereby directed to collect on or before thirty (30) days from the date of bill from the person(s) named herewith committed to you, the Yield Tax set against their name(s), amounting in all to the yield tax due, below, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day. We further order you to pay all monies collected to the treasurer of said town, or treasurer's designee as provided in RSA 41:29, VI, at least on a weekly basis, or daily when receipts exceed \$1,500.00, or more often when directed by the Commissioner of Revenue Administration.

Given under our hands and seal at *ENTER TOWN or CITY NAME*,

Paul Dargie Chair Date

Tim Finan Co-Chair Date

Gary Daniels Date

Laura Dudziak Date

David Freel Date

DATE OF BILLING: June 14, 2022

NAME & ADDRESS	TAX MAP & LOT	OPERATION #	YIELD TAX DUE
Fagan, Sean 119 Federal Hill Rd Milford, NH 03055	48/22	21-303-08	\$79.54
DATE YIELD TAX DUE:			July 14, 2022

TOWN / CITY:

COUNTY:

OWNER:

COMPANY / OWNER 2:

ADDRESS:

TOWN / STATE / ZIP:

Milford
 Hillsborough
 Vaitkunas, Vita (aka Cooper)
 Utopia Rev Trust
 148 Colburn Rd
 Milford, NH 03055

INTENT FILED DURING TAX YEAR:

April 1, 2021 to March 31, 2022

ACCOUNT & SERIAL #:

TAX MAP & LOT #:

OPERATION #:

DATE OF BILLING:

53/67-3
 21-303-09
 June 14, 2022

SPECIES	LOW MBF	HIGH MBF	CORDS		RATING %	RANGE DIFFERENCE	STUMPAGE VALUE*	BOARD FEET (In Thousands)	TONS & CORDS	
			TONS LOW	CORDS HIGH					STUMPAGE VALUE TONS	#CORDS
WHITE PINE	\$100.00	\$200.00			0.17	\$ 117.00	1.000			
HEMLOCK	\$0.00	\$0.00			0.17	\$ -	0.000			
RED PINE	\$0.00	\$0.00			0.17	\$ -	0.000			
SPRUCE & FIR	\$0.00	\$0.00			0.17	\$ -	0.000			
HARD MAPLE	\$0.00	\$0.00			0.17	\$ -	0.000			
WHITE BIRCH	\$50.00	\$100.00			0.17	\$ 58.50	8.795			
YELLOW BIRCH	\$0.00	\$0.00			0.17	\$ -	0.000			
OAK	\$0.00	\$0.00			0.17	\$ -	0.000			
ASH	\$0.00	\$0.00			0.17	\$ -	0.000			
SOFT MAPLE	\$0.00	\$0.00			0.17	\$ -	0.000			
BEECH/PALLET/TIE LOGS	\$25.00	\$75.00			0.17	\$ 33.50	2.550			
PINE BOX / PALLET	\$0.00	\$0.00			0.17	\$ -	0.000			
OTHER:	\$0.00	\$0.00			0.17	\$ -	0.000			
OTHER:	\$0.00	\$0.00			0.17	\$ -	0.000			
OTHER:	\$0.00	\$0.00			0.17	\$ -	0.000			
			TONS LOW	CORDS LOW				STUMPAGE VALUE CORDS	#TONS	#CORDS
SPRUCE & FIR	\$0.00	\$0.50	\$0.50		0.17	\$ 0.09			0.000	
HARDWOOD & ASPEN	\$0.00	\$0.00	\$0.00		0.17	\$ -			0.000	
PINE	\$0.00	\$0.00	\$0.00		0.17	\$ -			0.000	
HEMLOCK	\$0.00	\$0.00	\$0.00		0.17	\$ -			0.000	
BIOMASS CHIPS	\$0.00	\$0.00	\$0.00		0.17	\$ -			1.100	
HIGH GRADE SPRUCE	\$0.00	\$0.00	\$0.00		0.17	\$ -			0.000	
CORD WOOD/FUELWOOD			\$8.00	\$18.00	0.17	\$ -	\$ 9.70	\$ 20.00		0

* STUMPAGE VALUE = % RATING X RANGE DIFFERENCE + LOW RANGE VALUE

**CERTIFICATION OF YIELD TAXES ASSESSED
INTENT FILED DURING TAX YEAR: April 1, 2021 to March 31, 2022**

TOWN / CITY OF: Milford
COUNTY OF: Hillsborough
DATE OF BILLING: June 14, 2022

Paul Dargie Chair 6/13/2022

Tim Finan Co-Chair 6/13/2022

Gary Daniels 6/13/2022

Laura Dudziak 6/13/2022

David Freel 6/13/2022

SEND SIGNED COPY TO:
 NH DEPARTMENT OF REVENUE ADMINISTRATION
 MUNICIPAL AND PROPERTY DIVISION
 PO BOX 487
 CONCORD, NH 03302-0487
 or E-mail to timber@dra.nh.gov

# 1 NAME OF OWNER	# 4 SPECIES	# 5 NUMBER OF BOARD FEET (In Thousands)	# 6 NUMBER OF TONS	# 6 NUMBER OF CORDS	# 7 STUMPAGE VALUE	# 8 TOTAL ASSESSED VALUE	# 9 TAX AT 10 %	# 10
Vaitkunas, Vita (aka Cooper) Utopia Rev Trust 148 Colburn Rd Milford, NH 03055	WHITE PINE	1.000			\$117.00	\$117.00	\$11.70	Subtotal of TAXES Due (Col. #9) \$71.69
	HEMLOCK							
	RED PINE							
	SPRUCE & FIR							
# 2 DESIGNATED ON NOTICE OF INTENT TO CUT	HARD MAPLE							Less bond or amount previously paid, if applicable
	WHITE BIRCH	8.795			\$58.50	\$514.51	\$51.45	
	YELLOW BIRCH							
	OAK							
# 3 MAP & LOT NUMBER 53/67-3	ASH							Total Amount Due \$71.69
	SOFT MAPLE							
	BEECH/PALLET/TIE LOGS	2.550			\$33.50	\$85.43	\$8.54	
	PINE BOX / PALLET							
OPERATION NUMBER 21-303-09	OTHER:							Total Amount Due \$71.69
	OTHER:							
	OTHER:							
	SPRUCE & FIR							
ACCOUNT OR SERIAL #:	HARDWOOD & ASPEN							Total Amount Due \$71.69
	PINE							
	HEMLOCK							
	BIOMASS CHIPS							
ACCOUNT OR SERIAL #:	HIGH GRADE SPRUCE		1.10					Total Amount Due \$71.69
	CORDWOOD							
					\$ 9.70	\$716.94	\$71.69	

**ORIGINAL WARRANT
YIELD TAX LEVY
June 14, 2022
THE STATE OF NEW HAMPSHIRE**

COUNTY OF: Hillsborough

Kathy Doherty, Collector of Taxes for Town of: Milford, in said County.

In the name of said State, you are hereby directed to collect on or before thirty (30) days from the date of bill from the person(s) named herewith committed to you, the Yield Tax set against their name(s), amounting in all to the yield tax due, below, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day. We further order you to pay all monies collected to the treasurer of said town, or treasurer's designee as provided in RSA 41:29, VI, at least on a weekly basis, or daily when receipts exceed \$1,500.00, or more often when directed by the Commissioner of Revenue Administration.

Given under our hands and seal at *ENTER TOWN or CITY NAME*,

Paul Dargie Chair Date

Tim Finan Co-Chair Date

Gary Daniels Date

Laura Dudziak Date

David Freel Date

DATE OF BILLING: June 14, 2022

NAME & ADDRESS	TAX MAP & LOT	OPERATION #	YIELD TAX DUE
Vaitkunas, Vita (aka Cooper) Utopia Rev Trust 148 Colburn Rd Milford, NH 03055	53/67-3	21-303-09	\$71.69
DATE YIELD TAX DUE:			July 14, 2022

4. a) 2) Approval to host the 33rd Annual Milford Pumpkin Festival scheduled for October 7th, 8th and 9th 2022.

Paul Dargie, Chair
Milford Board of Selectmen
1 Union Square
Milford, NH 03055

Dear Chair and Members of the Board,

The Granite Town Festivities Committee (GTFC) is requesting permission to act on behalf of the Town of Milford to hold the 33rd Annual Milford Pumpkin Festival scheduled for October 7, 8 and 9, 2022.

We respectfully request the following:

Permission for GTFC to act in the best interest of the Town of Milford and the Festival as lead agency in planning, coordinating and executing Festival activities and facilitating the participation of non-profits & businesses in the Festival;

Use of the following Town properties: Middle Street, The Oval, Emerson Park, Town Hall, Nashua Street, Keyes Field and Bicentennial Park. We also request that you approve the submitted Pumpkin Festival site map that designates the approved boundaries of the Pumpkin Festival event, and gives GTFC jurisdiction over these areas including public sidewalks with the designated area for the Pumpkin Festival only. We understand and acknowledge that as coordinators of this event on behalf of the town, however, that our jurisdiction does not include activities performed on private property;

Support of the Festival by Town Police, Fire, Public Works, and Ambulance Departments and Authorization to work with Town departments on special considerations regarding traffic control, street closings and any other relevant safety or maintenance issue;

Permission to hold fund-raising raffles during the festival weekend and to put Pumpkin Festival banners on the bandstand;

Granite Town Festivities Committee is to be named as an additional insured party in the Town of Milford's liability coverage (Town of Milford to be named as an additional insured party in GTFC's liability coverage).

We understand that a two day waiver of the Open Container Ordinance #7.04.070 (only in relation to the Pumpkin Festival event and location) and permission to have an alcohol tasting activity to take place on the Community House Lawn on Friday and Saturday evenings from 5:30 to 9:00 pm was given to the Milford Rotary and Lions Club. As occurred at past festivals, the tasting will be in a roped off area and attendees will be required to provide proper proof of legal drinking age. Additional liability insurances, naming the Town of Milford as additionally insured, to cover the activity and carry all necessary state licenses.

We are looking forward to the 2022 Milford Pumpkin Festival and look forward to your response. If you have any questions or concerns, please feel free to contact me. Thank you for your consideration of this event.

Sincerely,

Wade Scott Campbell, President, Granite Town Festivities Committee

4. a) 3) Acceptance and Appropriation of Unanticipated Revenues under \$10,000

Board of Selectmen
Agenda Date: 6/13/2022

Acceptance and Appropriation of Unanticipated Revenues Under \$10,000 (31:95(b))

Source	Amount	Purpose
Citronics Corporation	\$300.00	Donation to the Milford Fire Dept. for the Fire/Life Safety Education Special Purpose Fund. See attached memo from the Fire Chief.
American Legion Auxiliary 23	\$ 50.00	General donation to the Milford Ambulance Department. The Ambulance Dept. wishes to designate the donation to the For the Benefit of the Ambulance Dept. Special Purpose Fund. See attached memo from the Ambulance Director.

Acceptance of Gifts of Property Under \$5,000 (31:95(c))

None at this time.



Fire Department MEMORANDUM

TO: Finance, BOS

FROM: Milford Fire Department

DATE: 5/5/22


SUBJECT: Donation

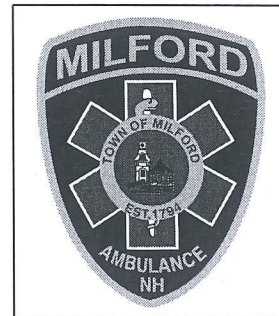
The Milford Fire Department is in receipt of a donation of \$300.00 to the department for Fire Extinguisher Training held at Cirtronics Corporation on 05/05/2022. We ask that this donation be accepted and applied to special purpose fund : Fire Life Safety Education, Account#48136.

Regards,


Kenneth Flaherty
Chief of Department

MEMORANDUM

To: Kathy Townsend
From: Eric Schelberg, Director 
Date: June 1, 2022
Subject: 31:95b Hearing – American Legion Donation



The department is in receipt of a generous donation from American legion Auxiliary 23 in the amount of \$50.00. I respectfully request the acceptance of the donations to be deposited into the department Special Purpose Fund titled 'Ambulance – for Benefit of Department' account # 48139 to be used for future department needs.

Feel free to contact me with any questions you may have regarding this subject.

5. 1)

Town Status Report – June 13, 2022

July 4th Fireworks – The Town has a signed contract with Atlas for a fireworks display on July 2, 2022 for \$12,000.

Keyes Swimming Pool – The Town swimming pool at Keyes Park will be opening during normal business hours. The pool will be opening on June 13, 2022 and registration for programs and passes is now open.

Paving Update – The Paving Bid was put out on June 1, 2022 and can be found on the town website. The bids will be opened at Town Hall on June 14, 2022 in the BOS Conference Room.

Line Striping Update – The Line Striping Bids were placed on the Town website at the end of May 2022 and were opened on June 8, 2022 in the BOS Conference Room.

Brox AoT Update - The Town is still working with the NHDES and NHF&G to have a new Alteration of Terrain permit issued for gravel operations at the Brox. We have no timetable for a final determination at this time.

Keyes Park Study – The Milford Recreation Department is currently awaiting the delivery of the final version of the Keyes Park Study that was approved and initiated by the BOS in 2021. The Town should receive it by the end of July and it will then be presented at a standing BOS Meeting.

Community Power Update – Standard Power gave a presentation to the BOS on February 28, 2022 concerning the Community Power program. The Community Power Coalition of New Hampshire will be presenting to the BOS on June 27, 2022 on the same topic prior to any decisions being made by the board.

Milford Marker Placement - Per a vote of the Milford citizenry, the granite “Welcome to Milford” marker will be placed in a prominent position on the Oval. Completion of this project is expected before the end of June.

*** Any questions or concerns about any of these items may be directed to the Town Administrator’s Office.**



Town of Milford

POLICE DEPARTMENT

19 Garden Street
Milford, NH 03055
603-249-0630

Michael J. Viola
Chief of Police



June 8, 2022

To: Board of Selectmen
John Shannon
Ref: 2021 Surplus Funds
From: Captain Craig Frye, MACC Base Board of Governor

The Board of Governors received the results of the MACC Base Financial Audit that was completed by Plodzik & Sanderson. The three member towns of Milford, Wilton and Mont Vernon have a combined surplus of \$141,900.00.

Included in this surplus amount is money that was held back in 2020 for MACC Base at the request of the towns for work to be completed in 2021:

- Town of Milford did not retain any funds.
- Town of Wilton approved MACC Base to retain \$7,550.00 out of the \$19,670.65, of their surplus funds. As of this report Wilton has spent \$6,400.00 of the surplus funds. MACC Base still is holding a balance of \$1,150.00.
- Town of Mont Vernon approved MACC Base to retain \$3,200.00 out of the \$12,887.35 of their surplus funds. As of this report their funds are still being held in surplus by MACC Base.

Total adjusted amount of surplus to be returned to the three member towns is \$131,150.00.

- **The Town of Milford will receive back @ 71.2938%- \$93,501.82**
- The Town of Wilton will receive back @ 17.3435% - \$22,746.00 + \$1,150.00 for \$23,896.00
- The Town of Mont Vernon receive back @ 11.3627% - \$14,902.18 + \$3,200.00 for \$18,102.18

As your appointed Board of Governor representative, I request your permission to hold Milford's portion of our surplus within MACC Base for the work that is being completed for the upgrade to Federal Hill cell tower site. The surplus will reduce the total cost of this upgrade.

Thank you for your consideration.

6. 1) Discussions

TRAFFIC SAFETY CONCERN RIDGEFIELD DRIVE/CROSBY STREET

To the Board of Selectmen

Thank you for fielding my call this morning about the ongoing speeding crisis that continues on Ridgefield Drive and Crosby Street. In speaking with many residents on these two streets, the vast majority are very upset and a number of them have contacted the police dept voicing similar concerns as mine. Others are angered but afraid to call. As Chief Viola can attest, I have left many messages both over the phone and via email about this matter. He is always polite and professional about returning calls or with email replies. Well meaning, yet unfortunately the increased patrols we have seen have acted more like placing a tiny bandaid on a very large gash wound-- in yielding no noticeable changes in daily speeding (esp when Milford's Finest are not there). And yes, we realize they cannot always be there.

We have real concerns about constant and aggressive speeding on these two streets (always bad but even more noticeable at morning 6--8am and evening 4:30--7pm commuter hours and after school 2--2:45pm). We are in one of the tightest neighborhoods in town, with no sidewalks, where many kids walk to school, dangerous snow banks build up in the winter, and we also have many young families with little kids, multiple handicapped individuals (including both Sight & Hearing disabled people who reside on these streets), as well as the Souhegan Valleys largest skilled nursing home. None of this seems to matter to cars & trucks routinely flying by in the 40's and 50's+ MPH in these 25 MPH zones. As i mentioned to you, we have already experienced close calls with kids nearby, including a near miss incident involving a mother and her child at a bus stop just last week, which was reported to and followed up by Chief Viola.

In my 26 years living on this street, I have never seen it as bad as it become in the past few years.

Given the obvious safety concerns and documented frustration by many taxpaying residents, please tell me what more can be done here? We should not be the '45-50 MPH fast straightaway cut-thru streets' for all of the folks who live on nearby streets to our west and southwest. We dont drag race daily in their neighborhoods endangering them and just want to take back our neighborhoods for our families safety.

Out of curiosity, how much is a ticket for driving double the speed limit in a residential neighborhood these days? And are 'fines doubled' for violators in clearly marked handicapped zones (there are several such signs visible when driving eastbound on Crosby)? If not, can we change the law immediately and double the fines and put up signs clearly stating "fines doubled" in these handicapped zones?

Seems to me the best way to change dangerous speeding habits is by handing out lots of large gifts -- in the form of sizeable speeding tickets thru speed traps perhaps. Maybe it will make them think twice.

Also, could we invest in and put up an electronic speed sign (like I've seen in Wilton, Amherst, and elsewhere)? More tickets might help pay for such things so that they wouldn't be a burden to all taxpayers.

I continue to believe that if we do not bring speeding under control in these neighborhoods this may well end badly--- with a innocent kid getting hit chasing a ball into road, a hit and run, or an elderly person struck while getting their mail...

PLEASE PLEASE-- HELP US take back our streets and make them far safer for our families

thank you.

Steve Jorgensen
127 Ridgefield Dr.

**6. 2) BOS Goals –
handout provided at
meeting**

9. Approval of Draft Minutes - May 23, 2022

DRAFT

MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING

May 23, 2022

PRESENT: Paul Dargie, Member
Tim Finan, Member
Gary Daniels, Member
Laura Dudziak, Member
Dave Freel, Member

John Shannon, Town Administrator
Tina Philbrick, Executive Assistant
Andy Kouropoulos, Videographer

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING INSTRUCTIONS:
Chairman Dargie called the meeting to order at 5:30 p.m., introduced Board members, and then led the audience in the Pledge of Allegiance.

2. APPOINTMENTS – (Approximate times)

5:30 p.m. - Approval to Appoint Robert Courage as an Alternate Member of the Cemetery Trustees – Term expires in 2023

The Milford Cemetery Trustees would like to appoint Robert Courage as an alternate member of the Cemetery Trustees. Mr. Courage said he would be happy to accept this position.

Selectman Freel made a motion to Appoint Robert Courage as an Alternate Member of the Cemetery Trustees. Seconded by Selectman Freel. All were in favor. The motion passed 5/0.

5:35 p.m. - Consideration of Permanent Polling Place – Town Moderator, Pete Basiliere

Pete Basiliere asked the Board to consider keeping the elections at the Milford High School permanently. Future elections may not be able to be handled at the Middle School. There is better parking at the High School and it's easier to check in voters. Fewer Police Officers are needed to manage traffic. The school district has approved the change.

Selectman Daniels made a motion to make the Milford High School a permanent polling place for the Town of Milford NH. Seconded by Selectman Dudziak. All were in favor. The motion passed 5/0.

5:45 p.m. - Public Hearing for the Acceptance for Expenditure of Unanticipated Funds over \$10K NH (RSA (31:95b)) - From Milford Thrives in receipt of a community Preschool Development Grant to the Milford Police Department - \$12,500.

Chairman Dargie opened the public hearing:

Chief Viola said Milford Thrives will be partnering with the Milford Police Department to develop and rollout the Milford Adverse Childhood Experience Response Team (ACERT). This is being created to help Milford's at-risk children. It's a volunteer on the families' part. We want them to know that there are a lot of resources to help them during all stages of what they are going through. Right now it's for domestic-related issues but we will extend it out further as we go along.

Captain Pelletier gave a brief overview of what would happen if they recommend a child for this program. The grant money covers any overtime put into the calls for follow-up to the families. This will open the families up to receive more resources. Manchester and Nashua are already doing this.

Selectman Daniels asked if other services under our Social Services warrant article were also doing this. Chief Viola said he wasn't sure.

Joelle Martin, a state representative, said the other key benefit for Milford residents is that our kids have to be prioritized to access these resources.

Chairman Dargie closed the public hearing.

Selectman Daniels made a motion to accept the \$12,500 grant from Milford Thrives to the Milford Police Department. Seconded by Selectman Finan. All were in favor. The motion passed 5/0.

5:50 p.m. - 1st Public hearing Acquisition of Land - Map 19 Lot 29-5 (Dog Park) in accordance with NH RSA NH 41:14a.

Director Lincoln Daley said the purpose of this public hearing is for the Board to discuss the donation of the undeveloped 7.1-acre portion of the 11.9-acre property owned by Brookstone Manor, LLC. The property is located at Tax Map 19, Lot 25-9, 135 Elm Street. The donated area is represented in the attached Lot Line Adjustment Plan and labeled as "Parcel A". To accept the donation of the property, the Board of Selectmen is required to hold two public hearings in accordance with

DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 05/23/2022

63 NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both. This will be the first of two public hearings on the pro-
64 posal. The Selectmen's final vote would take place at the June 27th meeting after the two public hearings occur.

65
66 A subcommittee came before the Board several years ago and agreed on this location. Multiple steps have been accom-
67 plished to get this to go forward. The use of the property will be for recreation and a 1 acre of fenced-in dog park area. Pub-
68 lic parking would be on the 127 Elm Street property. The property is part of a long-term key property that provides con-
69 nectivity to other parks in Milford. Milford.

70
71 Zach Williamson, president of Milford dog park association provided some initial costs. DPW is on board with picking up
72 refuse. The association will be doing the upkeep of the dog park. To date, they have raised more than \$27,000. Kierstyn
73 Williamson, the dog park association, said they could do this in a couple of phases. They would like to start soon. They are
74 looking into getting some of the work donated.

75
76 Selectman Daniels asked if the trash bins will include recycling bins. Mr. Williamson said they could include them. Se-
77 lectman Freel asked what the next step would be. Mr. Daley said this will be the first of two public hearings on the pro-
78 posal. The Selectmen's final vote would take place at the June 27th meeting after the two public hearings occur. The tax
79 impact of this donation would be just below \$10,000 per year.

80
81 Selectman Freel asked what it would cost the town to help pick up refuse. Mr. Daley said about the same as it would be to
82 maintain the other parks. He spoke to Mr. Lessard; DPW director who said he felt comfortable taking on this responsibility.
83 Selectman Freel is concerned about additional costs on the long-term plans. Mr. Daley said the town will be looking for
84 donations/funding for future planning on that property. They are trying to avoid any tax impact. Selectman Freel asked
85 about winter use. Mr. Williamson said the dog park will not be maintained and cleared in the winter. People can go at their
86 own risk.

87
88 Selectman Finan asked about the deed restriction. Mr. Daley said the uses being considered are for passive recreation us-
89 age. trails, dog park, etc. The property itself is challenging. We are looking at uses that would be compatible with that ar-
90 ea. There is a clause in the restriction to look at other options. He will have more information at the next meeting.

91
92 Chairman Dargie opened the public hearing.

93
94 Andrea Kokko Chappell, a Milford resident, said this was presented as a conservation and recreation easement. The zoning
95 board was concerned about the conservation part of that. This was previously considered land that could not be built on, it
96 was part of the density requirements for the property.

97
98 Pete Basiliere, a Milford resident, is not opposed to a dog park being on this property, he just wants to make sure it isn't
99 restricted so other uses can be put in place at a later time.

100
101 Chairman Dargie closed the public hearing.

102
103 **6:05 p.m. - Radio Antenna Patterning – Mike Thornton**

104 Mr. Thornton is part of a ham radio community and would like permission to "antenna pattern" the Town of Milford with
105 the older 'end-of-life' portable radios, and the new analog P25 portable radios. Data would not be recorded electronically
106 and everything would be kept congenital. He would like to do this before and after Crown Castle is complete. Other towers
107 can be discussed later. This would be a free service with volunteers only to be shared with the Town Administrator.

108
109 Selectman Daniels asked about the rated California Department of Justice approved safe. Mr. Thornton said it's the most
110 stringent standard in the country.

111
112 Selectman Finan asked if there were accepted parameters for what defines success or failure for something like this? Mr.
113 Thornton said there are no set standards, just ground truth on what is working and where the trouble spots are.

114
115 Selectman Dudziak asked what the requisite equipment is that the town would be responsible for. Mr. Thornton explained
116 the equipment type.

117
118 Chairman Dargie asked if Mr. Thornton felt that the town wasn't going to do a quality job of evaluating the system. Mr.
119 Thornton said he understood thru the meetings at the Police Officers are not radio experts and he heard that they don't have

DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 05/23/2022

120 time to monitor where there is a problem or maybe a problem in the future. He has the time and experience and interest. If
121 they have time to do this or the Town wishes to pay someone, that's fine.
122

123 Selectman Freel said if it's put out to a private sector, it's a liability if something goes wrong. He isn't good with this. Mr.
124 Thornton said he's spoken to current and past MACC Base employees and he heard that there aren't any plans for ground
125 truth, pre and post evaluation before the new system is up. Selectman Freel said he finds this hard to believe. He asked Cap-
126 tain Frye to weigh in on this.
127

128 Captain Frye said they know where the dead spots are. We are getting new portable radios this week. The four new ones
129 will start testing. Crown Castle is already up and running, what isn't up is the finished equipment that needs to go up to
130 MACC Base. To do the true testing we need to communicate with MACC Base. We already know what doesn't work now.
131 We will have three antennas in town and we've never had that before, we've only had one. Summer Street maybe years
132 down the road. We have steps we are going to follow. Crown Castle will be finished at the end of this week.
133

134 Selectman Freel asked if Captain Frye saw a benefit in giving a radio to a HAM operator to document the issues. Captain
135 Frye said no, he sees no need for a HAM radio operator to do this work. He is appreciative of the offer. If there is a prob-
136 lem, our vendor, Two Way, will address it. He's been around for 20 years. Between Police and Fire, we will test out eve-
137 rything. We have a plan and we have a vested interest and we want everyone to be safe.
138

139 Mr. Thornton thanked everyone and if he needed would still like to help if there are additional holes.
140

141 **2. PUBLIC COMMENTS (regarding items that are not on the agenda)**

142 Chris Labonte, a Milford resident, asked if the Board received the report from the Keyes expansion yet? Administrator
143 Shannon said he would talk to Recreation. Mr. Labonte asked about the Gravel Operation. Administrator Shannon said
144 they are still waiting on the AoT permit from Fish and Game. The town has done everything they need to do.
145

146 **4. DECISIONS**

147 **a) CONSENT CALENDAR**

- 148 1. Approval of Report of Wood Cut, Map 3-5-26, 3-5-32, 3-5-23 thru 3-5-34
- 149 2. Approval of Report of Wood Cut, Row 3-5-23 thru 3-5-34
- 150 3. Approval of Report of Wood Cut, Map 9-2 and 9-3
- 151 4. Approval of Report of Wood Cut, Row 3-5-27 thru 3-5-31
- 152 5. Approval of Intent to Cut Wood or Timber, Map 3 Lot 6

153
154 **Selectman Daniels made a motion to accept the consent calendar. Seconded by Selectman Finan. All were in favor.**
155 **The motion passed 5/0.**

156 **b. OTHER DECISIONS**

- 157 1. N/A

158 **5. TOWN STATUS REPORT –**

159 **1. Keyes Pool Update - Verbal**

160 Administrator Shannon the pool is scheduled to open on June 13th and all hiring has been completed. More information can
161 be found on the town's website under the Recreation page.
162

163 Selectman Freel asked about the roads, as far as striping. Administrator Shannon said the bids are out and as soon as we
164 get the bids in, they will put them on the website once they are open. Selectman Freel would like to be kept informed. He
165 would also like under-town status to be updated on all open projects.
166

167 Selectman Freel asked where we ended up on Recycling brush at the Transfer Station. Chairman Dargie said it's all set, it
168 was discussed at the meeting where Selectman Freel was absent. Administrator Shannon said it will start in late August.
169 Chairman Dargie said they would not be targeting homeowners but larger organizations \$100 a ton, just brush, no leaves.
170 Administrator Shannon said they will be back to give an update before it starts.
171

172 Selectman Freel asked if there was any update on Fireworks. Chairman Dargie said it's still July 2nd. Administrator Shan-
173 non said he hasn't seen the contract.
174

175 **2. MACC Base IMA Update – Captain Frye, Board of Governor Representative**

176 Captain Frye presented the **draft** IMA that the BOG has completed. Mont Vernon stated that if a "new" version of the IMA
177 wasn't created and the list of items that were given to the Board last week from their BOG representative Jay Wilson wasn't
178 included, then they suggest updating the old 2013 IMA. This will now be called the 2022 IMA. Wilton stated that they may
179 want to change some sections of this document. They also have a meeting tonight. MACC Base has a meeting tomorrow
180 morning. We tried to make this easier to read. The population changed a bit. They added a section explaining the new
181 members' and non-voting members' responsibilities. They will be making sure all equipment at the towers is listed with all
182 towns and it will be a working document. They are still working out more details. Wilton went up on Crown Castle with
183 their Fire Department and will be going up with their Police Department.

184
185 Selectman Daniels said there is an assumption that the towns don't care about the bylaws. We need to see them before they
186 are adopted. Captain Frye said the bylaws need to be updated; they should have it done by December 31st. They have to be
187 done before the agreement takes place. Captain Frye said they will present the bylaws to the Board before going forward.
188 Captain Frye said he isn't asking the Board to approve this tonight because they are still working on it.

189
190 Selectman Daniels questioned the days that the payments have to be made. He would change the "on" to "by". Captain
191 Frye said he thought it should be by the 15th. Chairman Dargie is fine with "by the 15th". Selectman Daniels questioned
192 the time that the budget committee would be meeting and would like additional time to discuss inputs. Captain Frye said
193 there will be two months to work out the budgets before December 1st. Selectman Daniels said the appendix needs to be
194 stronger so that it's a requirement without a loophole. Captain Frye said he will take out "neglect" and replace it with
195 "must".

196
197 **6. DISCUSSIONS**

198 **1. Traffic Safety Concern – Mason Road/Osgood Road/Burns Road/Whitten Road**

199 Chief Viola said they have been getting complaints about Mason Road. He provided a status for that road to include two
200 accidents. That section is marked 30 mph. Trucks are a concern as well in that area. He doesn't know what to do about
201 that, it's a thruway. He doesn't feel we can make it a no-thru truck zone, or how you can enforce that. Chairman Dargie
202 asked about the accidents. Chief Viola said two is not a lot for that area. He explained running radar during different times
203 of the day. They educate everyone that they stop.

204
205 Selectman Daniels asked if they could identify where the problem areas are. Chief Viola said it's all through that area be-
206 cause it's straight away. Keeping a police presence out there will deter speed. There is plenty of signage out there. He
207 doesn't feel there would be a benefit to adding additional signage. Selectman Freel asked about portable radar units. Chief
208 Viola said it's about \$6,000. There is more involved than just using one. We have the big signs that we use during parades.

209
210 **2. Selectmen's Goals**

211 Chairman Dargie passed out a format that he would like the Selectmen to use to identify goals. He referenced a list of po-
212 tential goals that he passed out in March. He would like to develop a small number of Selectmen's goals. Maybe two to six
213 items that we should focus on this year.

214
215 Selectman Finan would like to accelerate the capital improvement plan and use it earlier in the process for war-
216 rants/budgets. Selectwoman Dudziak said monitoring dispatch is a priority. Administrator Shannon mentioned some goals
217 that will be followed up by staff to free up more important things for the Selectmen. Selectman Freel thinks Amherst Street
218 should be a priority. Administrator Shannon said they are working on a plan for that area. Chairman Dargie said that is part
219 of the road/repair plan.

220
221 There was a discussion on bridges. Chairman Dargie said they were concerned with the red-listed bridges. Selectman Dan-
222 iels said they are building up the capital reserve to fix some of the bridges. There is more money coming from the state to
223 give communities money for bridges and roads. Chairman Dargie thought that Milford was going to get around \$600,000
224 out of that money. Selectman Daniels said Mason Road is still the number one bridge that needs to be repaired because it's
225 the most traveled. Selectman Freel said we talk about this but we don't do anything about it. Chairman Dargie said we can
226 hold Administration accountable for it. Selectman Freel feels that it doesn't take two years to engineer a bridge. What is
227 the point of making a list if it's not going to happen?

228
229 Administrator Shannon said you have to make choices with the limited budget that we have. It's more complicated than,
230 hey, we have money, let's fix the bridge. Selectman Freel said it's not that complicated. He doesn't understand why this

DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 05/23/2022

231 gets dragged on. Chairman Dargie said there is a deficiency in this process which is why we are making the goals. He
232 wants to make milestones in the goals for realistic dates.
233 There was a lengthy discussion about what goals should be the Town Administrators/Department Heads and what should
234 be the Selectmen. Administrator Shannon said the town isn't dropping any of their goals just because the Board didn't
235 make them any of their "top five". There was discussion on roads and using cartograph again. The reports are old and need
236 to be done again.

237
238 Chairman Dargie said the bandstand is a hot topic for him. Selectman Finan said it's tailor-made for fundraising, but it
239 needs to be done. Selectman Freel said he feels it doesn't need to be done by a special carpenter. It was not chosen as a
240 Board goal. There was a discussion about the town HVAC system. Selectman Freel asked why it didn't get back on as
241 another warrant article. Selectman Dudziak said they decided that there were more important things to put forward.

242
243 Chairman Dargie thought that the CIP should be completed by the beginning of October so the first draft should be started
244 in June.

245
246 Chairman Dargie wanted Police Department body cams to be on the Board list. Selectman Finan said it's important. Chief
247 Viola said it's around \$200,000. He isn't opposed to it. He has a meeting coming up in June about this. Chairman Dargie
248 said if we can get \$50,000 from the state, it could pay down the \$200,000. Chief Viola will follow up on it. Selectman Freel
249 asked how the department feels about body cams. Chief Viola said about 50% of the guys want it. He thinks if you use
250 them you should use them all the time and not have to ask permission to go into someone's house with them. Some things
251 need to change to make it worthwhile. It's a good program. Milford's officers are professionals and we make sure we in-
252 vestigate every complaint and do reports on anything that comes in. We are very transparent. If we get cameras' that's
253 fine, but if we don't, we are still professional. Selectman Freel said he would be against it if the whole department isn't for
254 it.

- 255
256 The Board goals are:
257 1. Town of Milford Community Power- Work towards a 2023 warrant article
258 2. Emergency dispatch: Monitor system upgrade, Develop new MACC Base IMA agreement, Federal Hill tower upgrade
259 project
260 3. Five-year Road repair plan
261 4. Capital Improvement Plan - Push for earlier completion

262
263 Chairman Dargie will work on development milestones for the goals.

264
265 **7. PUBLIC COMMENTS. (Regarding items that are not on the agenda)**

266
267 **8. SELECTMEN'S REPORTS/DISCUSSIONS**

268 **a) FROM PROJECTS, SPECIAL BOARDS, COMMISSIONS & COMMITTEES**

269 **b) OTHER ITEMS (that are not on the agenda)**

270
271 **9. APPROVAL OF FINAL MINUTES – Selectman Daniels moved to approve the minutes of May 9, 2022. Second-**
272 **ed by Selectman Freel. All were in favor. The motion passed 5/0.**

273
274 **10. INFORMATION ITEMS REQUIRING NO DECISIONS.**

275 a. N/A

276
277 **11. NOTICES.** Notices were read.

278
279 **12. NON-PUBLIC SESSION – Selectman Daniels made a motion to enter into non-public in accordance with (RSA**
280 **91-A:3,II(c)) Reputation. Seconded by Selectman Freel. A roll call vote was taken with all in favor. The motion**
281 **passed 5/0.**

282
283 In non-public, the Board discussed a personnel matter and made 1 decision. Selectman Dudziak moved and Selectman
284 Freel seconded to approve the minutes of the May 9th meeting. All were in favor. The motion passed 5/0.

285
286 Selectman Daniels moved and Selectman Dudziak seconded to exit the non-public session. All were in favor. The motion
287 passed 5/0.

DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 05/23/2022

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Selectman Daniels moved and Selectman Freel seconded to seal the non-public minutes of May 23, 2022, under Reputation. Seconded by Selectman Finan. All were in favor. The motion passed 5/0.

13. ADJOURNMENT: Selectman Daniels moved to adjourn at 8:16 pm. Seconded by Selectman Freel. All were in favor. The motion passed 5/0.

Paul Dargie, Chairman

Laura Dudziak, Member

Tim Finan, Vice-Chairman

Dave Freel, Member

Gary Daniels, Member

9. Approval of Draft Minutes - May 31st 5th Monday Forum

DRAFT

MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING 5TH MONDAY FORUM

May 31, 2022

PRESENT: Paul Dargie, Chairman Excused John Shannon, Town Administrator
Tim Finan, Vice Chairman Nate Addonizio, Videographer
Gary Daniels, Member EXCUSED Tina Philbrick, Executive Assistant
Laura Dudziak, Member
David Freel, Member

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING INSTRUCTIONS:

Chairman Dargie called the public meeting to order at 7:00 p.m., introduced Board members, and then led the audience in the Pledge of Allegiance.

2. APPOINTMENT: (Approximate times)

7:00 p.m. OPEN FORUM

Captain Frye, Milford Police Department spoke about putting a painted yield sign at the intersection of Union and Elm Street. There used to be one there before the road was dug up and fixed due to a water main break, and it was never put back. It's confusing as to who has the right of way at that T intersection. He also mentioned a flashing yield sign as well, but it would have to go on a telephone pole and Eversource doesn't like that because it interferes with their climbing in the event of an emergency. He doesn't feel they would allow a yield sign on one of their utility poles.

Selectman Freel was not interested in a flashing sign he would rather have the road painted. Chief Viola, Milford Police Department feels we should start with the painted road yield sign which will help if there is an accident in that area.

There is also an issued at the intersection of Perkins Way and Mont Vernon Street. That area is like a ramp and there have been some serious close calls in that area that could have ended very badly. He is recommending a stop sign be added to that intersection. Selectman Freel thinks there should be yields at any point when entering the oval. Captain Frye said there are some signs already there.

There was discussion about needing a vote. One is not needed at this time. Chief Viola said they will need to check ordinances for the original yield sign and if it isn't one, they would need an ordinance for both the yield sign and the stop sign.

Selectman Finan asked if we needed to go through Traffic Safety for the stop sign. Chairman Dargie said no, not everything has to go through Traffic Safety. Administrator Shannon said usually traffic safety hears from the Police Department and takes recommendations from them. This is skipping a set. Chairman Dargie said you would need an ordinance. Tina Philbrick, Executive Assistant said she would check the ordinances. Selectman Freel is concerned that Selectman Daniels may want this to go to traffic safety. Ms. Philbrick said all ordinances need two public hearings and Selectman Daniels would have an opportunity to speak about this at both those meetings

Chris Labonte, a Milford resident, had concerns about a hearing on RSA 79E which was postponed until the June 13th Board meeting. According to the paperwork, the applicants were supposed to hear of the results within 60 days, and today is day 60 since the application was submitted. He is speaking with permission on behalf of the applicant. He has concerns with the tax bill coming out shortly, that the applicant will have to pay the full tax on the property and somehow be reimbursed before this is approved. He asked how that would work. According to his records, it was supposed to be on several agendas.

Chairman Dargie said he didn't have knowledge of this. Ms. Philbrick said it was only on one agenda and Selectman Finan pointed out that it needed a public hearing. She noticed the hearing and it is scheduled for the June 13th Board meeting. She feels that if it's at the 60 day mark, the applicant should be given a waiver.

There was discussion about the application being submitted prior to construction and this building is already constructed. Chairman Dargie said you should have approval prior to starting the project. Mr. Labonte doesn't understand why it takes three weeks to notice a meeting. Administrator Shannon said he will talk to the Community Development Director tomorrow and get back to Mr. Labonte tomorrow.

3. DECISIONS

a. CONSENT CALENDAR

- 1) Approval of 2022 Preliminary Tax Warrant

APPROVED MINUTES OF BOARD OF SELECTMEN MEETING – 5/31/2022

63 Selectmen Dudziak made a motion to accept the consent calendar. Seconded by Selectman Freel. All were in favor. The
64 motion passed 4/0.

65
66 **4. APPROVAL OF FINAL MINUTES – N/A**

67
68 **5. NOTICES**

69
70 **6. NON-PUBLIC SESSION – N/A**

71 **7. ADJOURNMENT:** Selectman Freel moved to adjourn at 7:23. Seconded by Selectman Finan. All were in favor. The
72 motion passed 4/0.

73
74
75 _____
76 Paul Dargie, Chairman

Gary Daniels, Member

77
78
79 _____
80 Tim Finan, Vice Chairman

Laura Dudziak, Member

81
82
83 _____
Dave Freel, Member