

MILFORD PLANNING BOARD WORK SESSION ~ DRAFT ~
May 1, 2018 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Paul Amato, Member
Janet Langdell, Member
Susan Robinson, Member
Jacob LaFontaine, Alternate member
Kevin Federico, BOS rep

Staff:

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

Excused:

Christopher Beer, Vice Chairman
Doug Knott, Chairman
Veeral Bharucha, Alternate member
Tim Finan, Member

1. Call to order:

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

2. Public Hearing(s):

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

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

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

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

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

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

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

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

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

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

driveway will be put. Attorney Quinn said there is only the curb cut on the plan, then it can get recorded. Attorney Quinn asked who will issue the driveway permit and where does the owner go if it needs a waiver? L. Daley said the Planning Board created the regulations but the Board of Selectmen and DPW enforce the regulations. Attorney Quinn said it is steep out there. J. Langdell noted if it is part of the plan to do it, they need to come back to the Planning Board. Attorney Quinn asked if the owner needs to come back to the Planning Board if a waiver is required? P. Amato indicated that is correct.

3. Other Business:

4. Adjournment

The meeting was adjourned at 7:41 p.m. on a motion made by K. Federico and seconded by P. Amato. All were in favor. Motion passed.

Signature of the Chairperson/Vice-Chairman: Date: _____