

4 **Members Present:**

5 Doug Knott, Chairman
6 Tim Finan, Selectmen’s Rep
7 Pete Basiliere, Member
8 Elaine Cohen, Member
9 Paul Amato, Member
10 Janet Langdell, Vice Chairman
11 Susan Robinson, Member
12

Staff:

Lincoln Daley, Comm. Dev. Director (via Zoom)
Darlene Bouffard, Recording Secretary

13
14 This meeting was conducted pursuant to the State of New Hampshire Emergency Order #12 pursuant to
15 Executive Order 2020-04. As such, the meeting was conducted in person and on zoom.
16

17 **1. Call to order:** Chairman Knott called the meeting to order at 6:30 p.m. indicating that tonight is for the
18 public hearing of two Planning Board applications and a scenic road hearing. Planning Board members
19 and staff were introduced by D. Knott.
20

21 **2. Public Hearings:**

22
23 a) **Case SD2022-01 Carl and Salley Chappell, Tax Map 42, Lot 46, 116 Osgood Road.** Public hearing
24 for a Minor Subdivision application to subdivide the subject lot into two lots within the Residential “R”
25 District.

26 **J. Langdell** moved to accept the application for review. **P. Amato** seconded. All were in favor. Motion
27 passed. **P. Basiliere** moved there is no potential regional impact for this application. **E. Cohen**
28 seconded. All were in favor. Motion passed. Abutters were read into the record by **D. Bouffard**,
29 abutters that were present were **Carl Chappell** and **Sam Foisie (Meridian)**.

30 **Sam Foisie** with **Carl Chappell’s** assistance presented the plan and provided details. This Lot Line
31 Adjustment is to separate the parcel into two lots. The existing use of the property is for a residence
32 with a barn and for a lumber business that has been running for many years in the family. The abutting
33 lots are residential uses. The goal is to create a lot for the residential use and create a lot with the lumber
34 operation to be passed on to **Carl’s** sons to take over. This has no change to the physical features, it is
35 simply a line on a plan to transfer ownership to his sons. The small lot will have access on the left and
36 the right of the lot. The lumber operation will have access through the existing access. The access
37 easement will be amended for both lots. Both lots were served by town water and sewer.

38 The septic system crosses a jog in one property line. The concrete pad will be owned by **Carl and Salley**
39 with the barn and a row of existing trees. This is primarily to separate the residential lot from the
40 lumber operation. A ZBA Variance was granted earlier this year. Some comments were provided by
41 **L. Daley** and will be addressed including: 1-revise wetlands-**Sam Foisie** said the wetlands are associated
42 with **Grater Brook**, they are far away from the creation of this lot. The one barn will remain with the
43 residential property; 2- the location of the smaller house septic is only known from **Carl Chappell** who
44 installed it, we do not know exactly where it is, a note is on the plan describing that location of the
45 septic. A 4,000 septic box is only required for lots under 5 acres. The septic information is only
46 required by the State not the town. The number of the parcels needs a discussion with **L. Daley** and **S.**
47 **Ingram** about the numbering of lots. This is just a line on paper to allow the transfer of ownership to
48 the owners’ sons for the lumber operation.

49 The applicant asked if there were any questions or comments. **J. Langdell** asked about a note regarding
50 the property bounds/monuments. **S. Foisie** said yes that note will be added. **P. Amato** asked if the
51 small office house stays with the business? **C. Chappell** said it will. **P. Amato** asked for an explanation
52 of the new lot line, how does it travel by the lumber yard. **S. Foisie** explained how the driveway travels
53 through the lot. **C. Chappell** indicated when the back house was sold, a driveway was created just for
54 that house. **L. Daley** pulled up the aerial of the area to show members how the driveway runs. **S. Foisie**
55 explained the driveway for the new house lot does not show on this plan, we did not survey the abutting

56 lot, we surveyed the lot that is on this plan. J. Langdell said that driveway is part of this plan and it
57 should be on it. S. Foisie stated the driveway location can be added but it is not part of this subdivision
58 plan. J. Langdell said it is part of the subdivision, it should be on this plan. L. Daley asked if this is an
59 active easement or has it been distinguished? S. Foisie said it is active. L. Daley asked if the easement
60 still needs to be in place? S. Foisie believes it still needs to be in place but also needs to be amended.
61 L. Daley indicated the house in the rear has a separate driveway but the easement is available to that
62 owner and he agrees with J. Langdell that the driveway should be on this plan to show the existing
63 conditions on the property. S. Foisie said he can amend the plan to show that driveway. It is not
64 pertinent to this subdivision and it does not affect this new lot but he understands that it exists today.
65 C. Chappell said when that house was built, the easement was put there, but the buyer did not get an
66 easement. P. Amato understands that the easement is not for the current owner, S. Foisie said the
67 easement is on Carl's deed, he is not sure if it is on the other owner's deed. It is a third party that we
68 would need approval for.

69 S. Foisie stated the barn will stay with the Chappells in conjunction with the house. The smaller house
70 does not have a State approved septic system, it is not a requirement of the subdivision, C. Chappell
71 installed that septic tank so we know the general location of it but there is not a State approved septic
72 design. P. Basiliere asked which property the small house will be on? S. Foisie said that will be part
73 of the lumber operation parcel. P. Amato indicated it would be nice if the wetlands delineation were
74 done to see that everything (with wetlands) is okay. S. Foisie believes the wetlands were done in 2007
75 and we are not changing any physical features on the site, so the wetlands will not change. P. Amato
76 said if the wetlands changed since 2007, the town would want to see that. P. Amato asked if the entire
77 lot with the piles of lumber were surveyed, or if it is known that the wetland has not encroached on the
78 lumber piles? S. Foisie said the entire lot has been re-surveyed the lot where the lot lines will go and
79 additional data was collected for where the lot line will go. S. Foisie does believe the entire lot where
80 this Lot Line is affected was surveyed. P. Amato does not believe we are getting the whole story.

81 J. Langdell indicated if this was a site plan, the wetlands delineation would be required. This is an
82 established business and an established residence that has been there a long time. This is an opportunity
83 to get up to date information and the town could capture this important information. P. Amato said it
84 is an opportunity to have a more up-to-date plan for that site, we have to maintain that they are within
85 the existing site plan. P. Amato asked if there is a current site plan? L. Daley said there is and a few
86 years ago this we reviewed, but he agrees with the Planning Board view on getting that data updated.
87 L. Daley said the septic on the larger house lot had to make a condition that it is conditioned on review
88 of approved septic design for the larger house lot. S. Foisie disagreed, he has done what is required
89 which is the 4000 box, but the town does not require a septic approval which would be required for a
90 building permit. The applicant is obligated to get a State permit which does consider the septic. L.
91 Daley said that is a condition he hopes the Planning Board will support.

92
93 The State subdivision approval requires the 4000 box. D. Knott said the Subdivision plan is okay. P.
94 Amato does not see certain things on the plan that are needed. S. Foisie said the setbacks are on this
95 plan as required. P. Amato asked if the front setback is 30'? S. Foisie understands the Board wanting
96 to have the wetlands marked to have them at this point in time, but they are not on here because nothing
97 is changing for this subdivision. P. Amato does not know if there were changes since the last Site Plan
98 was done. C. Chappell said they did that years ago with a fly over at the request of the Assessor and
99 the lines were drawn and measurements were taken. L. Daley has not talked with the Town Assessor
100 but it sounds familiar and sounds accurate, but there are minor subdivision wetland buffer delineations
101 that should be on the plan. P. Basiliere understands the wetland delineation is not required, if it is not
102 required, who bears the expense? P. Amato said it is only the applicant that bears the expense. The
103 wetlands are not a concern in the subdivided lot, but with the business, as it grows, that is the concern.

104 Seeing no further questions or comments from the Board, D. Knott opened the meeting to the public
105 and asked for those that wish to speak to state their name and address, with abutters speaking first.
106 Caleb Gilbert, 114 Osgood Road, asked about the driveway and easements being modified, asking if
107 his driveway would be affected? If the business expands in the future, is he protected? P. Amato asked
108 if Mr. Gilbert's driveway is on his land? C. Gilbert responded his driveway passes by the business

109 parcel and his land. P. Amato said if the driveway is on your land, you own the land the driveway is
110 on. C. Gilbert said he drives by C. Chappell's property. S. Foisie said when that was subdivided, the
111 driveway for that property was created for that lot. C. Gilbert know that he does not have the right to
112 drive on Carl's property; he has no issue with what is being done tonight. Seeing no further comments
113 or questions from the public, D. Knott closed the public portion of the hearing.

114 S. Robinson said if the business expands, what kind of protection does C. Gilbert have? P. Amato said
115 the business owner would have to come back for a new site plan if it expands and as an abutter, C.
116 Gilbert would be welcome to attend at that point. T. Finan asked if the wetlands have expanded? That
117 would not impact this subdivision at all. L. Daley said if the application does not go into the wetland,
118 they would need to change their site plan, they cannot operate in a wetland. If the wetlands were to
119 increase in size, they would need to talk to the State and go through the ZBA about wetland buffers. S.
120 Foisie said it would be similar to the setbacks for the house and it has not changed anything, if the same
121 has occurred with the business, they would still have the right to use that area. L. Daley agreed, they
122 could continue to operate as long as the operations are still within the setbacks and the wetland buffers
123 are still intact. They would need to have an amended wetland delineation if it changed and if the
124 wetland setbacks are no longer adhered to the operation would have to revise the site plan, the operation
125 cannot be in the wetlands. The applicant would need to go to DES to operate inside a wetland if it were
126 found the operation was occurring inside the wetlands. C. Chappell said the beavers cause sections of
127 the wetlands to expand; so what are the actual wetlands? What is there and what is the brook does not
128 change other than what the beavers/wildlife do. P. Amato said the beavers haven't gotten any permits.
129 C. Chappell agreed they have not gotten permits, but they cut the trees down and do a very good job.

130 J. Langdell moved to conditionally approve the subdivision application with 1-the lot re-numbering
131 according to the Town Assessor; 2- monumentation documentation being requested by staff be added
132 to the plan; 3-driveway for Mr. Gilbert parcel being added to the plan; 4-the easement that runs across
133 the business area will be clarified and addressed on the plan; 5-copy of the State subdivision approval
134 including septic review. P. Amato seconded. All were in favor. Motion passed.

135

136 **b) Case SP2022-05 30 Wilton Road LLC for the property located at Tax Map 6, Lot 14, 30 Wilton**
137 **Road.** Public Hearing for a Conditional Use Permit/Major Site Plan Application to construct 3-story,
138 40 foot tall, 13,950 square foot (41,850 square foot gross floor area) self-storage facility and associated
139 parking, site and drainage improvements in the Integrated Commercial Industrial zoning district and
140 West Elm Overlay.

141 **J.** Langdell moved to accept the application for review. E. Cohen seconded. All were in favor. Motion
142 passed. P. Amato moved no potential regional impact associated with this application. P. Basiliere
143 seconded. All were in favor. Motion passed. Abutters were read into the record by D. Bouffard.

144 Jeff Merritt, Granite Engineering, presented the plan with assistance from Brent Cole. J. Merritt
145 indicated the original site plan was done in 2017 for this same property which left 6.3 acres with
146 frontage on Wilton Road. The ICD zone and West End Overlay district ordinance were reviewed. The
147 current facility out there is the traditional self-storage model; tonight's application is for Climate
148 Controlled storage. The west side of the property is the focus of this proposal. There will be 360-
149 degree access around the buildings. The current access is gravel. A 50' wide access easement is in
150 place. There is a cross access with the Dollar General Site and an internal driveway that would allow
151 access to the cold storage buildings.

152 Scott Spridler of 30 Wilton LLC, indicated not a lot of traffic is generated by these facilities. There is
153 one full time employee on site at this facility. The elevators and hallways are in the climate-controlled
154 building. The maintenance access is North and South of the driveway. There is 96" Penn Stock on the
155 driveway. P. Amato said in the past there have been issues with covering that Penn Stock. Jeff Merritt,
156 said the grade will be built up higher in order to get that covered and to meet the Dollar General grade.
157 There is a stormwater management area in the rear of the property, the State of NH specified how to
158 treat stormwater. Because the storage facility project was done less than 10 years ago, the disturbance
159 trips the AoT requirement so the applicant is beginning that process. There will be no new pole-
160 mounted lights. LED fixtures with full cut off are proposed. The landscape plan includes street trees

161 on Wilton Road and the access road. A trip generation memo with low traffic is provided in the
 162 packets for the 5 am and 5 pm trips. A Stormwater Permit and Conditional Use Permit (CUP) is being
 163 sought for this use, in order to provide self-storage in this zone, we must meet the criteria to allow this,
 164 we have provided an outline for that.

165 J. Merritt indicated the applicant meets the criteria. Architect Dennis Myers noted he wants the
 166 building on an angle to the street and the focus to be similar to the existing storage buildings. Coming
 167 from the west, there is a landscaping buffer. The facade was presented, with bump-out windows, and
 168 on the corners an overhang to break up the horizontal and vertical siding. There will be 6-8 condensers
 169 about 3 feet tall on the roof. One loading door and one man-door will be on one side. A canopy will
 170 be on the same side with parking and one office will be located in one of the corners. J. Langdell asked
 171 how tall is the Dollar General? L. Daley will have to look at that plan. D. Knott asked about the
 172 architectural features? Dennis Myer responded the bump-outs, windows and canopies are those
 173 features. P. Basiliere asked if the windows are functional? Dennis Myers responded they are fixed,
 174 but they are glass. D. Knott asked what makes up the buffer between this building and Dollar General?
 175 Jeff Merritt said there is a row of arborvitaes from the loading dock to the north and they have shade
 176 trees. D. Knott said those should be at least 14 feet tall. Jeff Merritt agreed.

177 S. Robinson indicated the Planning Board asked Dollar General to make the building more attractive
 178 than the original plan, which was done. P. Basiliere does not see that this building complies with the
 179 West End Overlay, and asked if brick or faux brick could be incorporated in the siding to fit in more
 180 with the surrounding mill buildings. S. Robinson said this plan looks somewhat like a warehouse and
 181 asked if the West Elm Overlay requirements were reviewed? Dennis Myers said he did review them,
 182 we could not have a pitched roof because of the height, we can try to break up the lines. S. Robinson
 183 suggested adding some architectural details on the facade to make it look less like a warehouse. Dennis
 184 Myers responded they tried to do that; we are trying to make it look more attractive with the mass of
 185 the building. The view for drivers on approach to the building was shown, which shows the roof line
 186 is angled and has an overhang. The colors on the buildings were shown. P. Amato would like to see
 187 some type of brick used to add to the outside, with Dollar General we were concerned with the front,
 188 not the warehouse side.

189 J. Langdell said this will be a much taller building than Dollar General so it will look tall in the
 190 neighborhood. L. Daley said the Doller General is 28' tall. L. Daley said the West Elm Overlay District
 191 has restrictions so these buildings need to have architectural details to help with the large walls to make
 192 them seem less large. D. Knott said there are architectural details that can be used, L. Daley read from
 193 the ordinance regarding the West Elm Overlay District, noting the Dollar General spent a lot of time to
 194 diminish the flat roof and this is an opportunity to break up the walls that are seen by travelers in both
 195 directions. D. Knott added that the Dollar General went through many iterations to get the building the
 196 way the town asked in order to comply with the ordinance. L. Daley noted there are other examples of
 197 these details that could create the climate controlled storage building to look, instead of a warehouse
 198 appearance, and this is an opportunity to advance this design to include those additional elements to
 199 meet the intent of the West End Overlay District.

200 D. Knott said in the ordinance, it does have "shalls" that need to be incorporated into this design. E.
 201 Cohen asked if any landscape features will be on the site to have the two sites together like a fence or
 202 stone wall? Dennis Myers responded we will have to look at it all together, we can look at alternatives
 203 for consideration. P. Basiliere asked about the area between the cold storage buildings and the climate
 204 controlled building. Jeff Merritt said that is a slope and it is an access easement so nothing is planned
 205 there. That will be for travel aisles. P. Amato said that area has about 20 feet of slope. P. Basiliere
 206 said they mentioned access, why isn't the access directly opposite from North River Road? J. Merritt
 207 responded there is a reason we did not put it there, but we will look at that. There are topographical
 208 differences between them, but they can look at that. P. Basiliere said with two different accesses to
 209 Wilton Road, it should be considered to only have one access.

210 L. Daley said traffic safety and pedestrian access also must be considered and that could be a possibility
 211 in the future, that the town could purchase that back portion of property so it should be looked at to
 212 consolidate the access and be safe. Jeff Myers added that they have good site lines for this site. P.
 213 Basiliere said the applicant should also take a look at the sidewalk construction for pedestrians out

214 along the front of the building. J. Langdell indicated when the bus stop easement was established on
 215 the original lot (cold storage facilities) it was established for pedestrian crossings from the existing Pine
 216 Valley Mill apartments. L. Daley said at that time, the easement for the bus stop was discussed but has
 217 not been codified. D. Knott asked if the sidewalk would be a municipal sidewalk? J. Langdell said it
 218 would. L. Daley added that when Dollar General came to Milford, the sidewalks were discussed at that
 219 time and were added to that plan. P. Basiliere indicated there are three parking spaces on the plan for
 220 the climate-controlled storage building, this is a similar concept as the cold storage buildings, but why
 221 only 3 spaces, should there be additional parking? In other towns, these buildings have more parking
 222 with similar buildings, he believes more than 3 spaces should be made. The applicant should consider
 223 weekend and weekday parking needs. Jeff Merritt responded the traffic study looks at the traffic
 224 generated by the use. In the towns reviewed by P. Basiliere there is much more parking provided. J.
 225 Merritt indicated those other towns probably have an ordinance for this type of use that has certain
 226 requirements, Milford does not have anything in the ordinance for this type of use, so we do not want
 227 to overbuild the parking.

228 Scott Spridler, owner 603 Self Storage, said this business has been around for many years, people that
 229 need to park are the people that are with customers. The busiest day typically is Saturday, since a lot
 230 of people take care of the account online and then they can come to visit the unit on a Saturday, if we
 231 have 3 people waiting to park, that would be very busy. The last thing we want to do is build a facility
 232 and not have enough parking. The applicant does not feel it is necessary. When people are moving in,
 233 or out, or they come to visit and are finished in 15-30 minutes. S. Robinson asked if there is one loading
 234 area? S. Spridler responded yes, and this is a smaller building with 350-400 units. P. Amato asked if
 235 one loading dock is enough for the number of units? S. Spridler responded he can look at that to see if
 236 another dock can be added. P. Basilliere also looks at the traffic numbers during the week, he does not
 237 think 3 parking spaces is enough; we want to be sure there is adequate parking for people. This is a
 238 discussion S. Spridler has at every Planning Board hearing and he has never had a parking issue at these
 239 units. P. Basiliere asked if there is a unit that has not paid the bill, what happens? S. Spridler responded
 240 the contents get auctioned off (online) and it gets removed by the new owner, the auction is not held on
 241 site. S. Robinson asked what types of items get stored in the climate-controlled units? S. Spridler
 242 responded anything that is upholstered and lots of collectibles. There is a lack of climate-controlled
 243 storage in the area. P. Amato suggested the applicant works with L. Daley on the sidewalks and take a
 244 look where the bus stop will be located. J. Langdell would like to know why the roads do not align
 245 across 101A. J. Merritt sand the landscape buffer between this building and Dollar General, the
 246 approved plan has a lot of arborvitae and then shade trees. Does the town want a line of hedges
 247 between the two buildings? D. Knott said no, the trees grow and break up the building size.

248 P. Amato commented that the Penn Stock should be clearly shown on the plan as well as the elevation
 249 of it. L. Daley said the Penn Stock location is outside of the access easement, it appears that any
 250 improvements in that area will not affect the Penn Stock, but that may have something to do with the
 251 access location. J. Langdell said there is also a guardrail in that area. D. Knott asked if there were any
 252 additional comments. Seeing none, the public hearing was opened. Seeing no questions, D. Knott
 253 closed the public hearing. P. Amato asked if one month will be enough for the applicant to address the
 254 concerns? S. Spridler said we can try to address some of the comments but we may not be able to
 255 address everything in one month.

256 P. Amato moved to table the application to July 19. J. Langdell seconded. All were in favor. Motion
 257 passed. There will be no further notices sent on this application.

258 c) **Eversource Energy – Scenic Road Public Hearing** for tree trimming and removal, as part of the annual
 259 maintenance program, on the following scenic roads: Savage Road and Mason Road.

260 Crystal Franciosi, Eversource, joined the meeting via Zoom and indicated the plans for trimming trees
 261 on Savage and Mason Road (scenic roads) were previously submitted, she asked if there were questions.
 262 J. Langdell asked if Crystal can prove who she is, to which D. Bouffard indicated she has spoken to
 263 Crystal on the phone and vouched for her.

264 Crystal Franciosi indicated the trimming is due to a lot of outages on these roads and only ten of the
 265 trees identified are town-owned; all other trees have been identified and private owners have been
 266 notified and provided consent to the trimming. Either the trees are dead or deteriorated. The entire tree

267 will be removed with town approval and they will take the wood unless the owner has identified they
268 would like the wood. J. Langdell said this hearing is because of the scenic road in Milford and is being
269 done for safety. Crystal and the crew know about the stone walls and if any are damaged they must
270 repair them. T. Finan moved to grant Eversource permission to do this maintenance in accordance with
271 what was presented to the Planning Board. J. Langdell seconded. All were in favor. Motion passed.

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3. Other Business:

275 a. **CIP Committee Member Finalization.** L. Daley has not had time to reach out to the public
276 for CIP members but will do that very soon. J. Langdell stated for viewers, if someone wants to
277 volunteer for the town, this is an area in which to do it. The first meeting will be at the end of
278 June. E. Cohen indicated that her name was inadvertently left off the list of Committee members,
279 which L. Daley said would be corrected.

280
281 b. **Brookstone Manor Tax Map 19, Lot 25-9 – Donation of Property.** This requires a
282 recommendation to the Board of Selectmen from the Planning Board and Conservation
283 Commission to support the donation / acceptance of property. This was discussed before the
284 Planning Board previously to add the parcel to the town property. J. Langdell thanked L. Daley
285 for the additional information provided. T. Finan brought up concerns to the BOS based on the
286 Planning Board concerns. P. Basiliere appreciated that his concerns were taken into account. L.
287 Daley responded that this will come before the Planning Board with a Site Plan where any details
288 can be sorted out. J. Langdell moved to recommend acceptance of the donation of land to the BOS
289 as identified in the provided documents in tonight's packet. P. Amato seconded. All were in favor.
290 Motion passed.

291
292 c. **Milford Stormwater Regulations.** L. Daley asked if the items could be taken out of order,
293 all concurred. L. Daley indicated this stormwater regulation was previously reviewed by the
294 Planning Board and a few comments were made by Conservation and the Planning Board, so it is
295 before the Planning Board again tonight; he is looking for approval to go to the Board of Selectmen
296 for approval if this Board recommends. Mike Vignale of KV Partners is here tonight via Zoom,
297 to answer any questions the Board may have. M. Vignale explained that this revised Stormwater
298 Regulation is in response to changes in the Federal MS-4 Regulations for clarification. J.
299 Cleghorn, the previous Milford Town Planner, had put in a 20,000sf disturbance amount which
300 will cover any properties downstream of any disturbance, but there is a way of requesting a waiver
301 on that. This (required) update was an MS-4 requirement in 2021, and should be completed by
302 June 30, 2022. L. Daley indicated the impact to small property owners is minor, this would affect
303 larger properties. M. Vignale said this depends on the type of project being done and there is the
304 ability to request a waiver on the requirements. T. Finan said the current limit is 5,000 sf so this
305 is less restrictive than it is today. M. Vignale agreed. D. Knott asked if we voted to move this
306 forward? L. Daley said the Planning Board did not feel comfortable moving forward and requested
307 clarification, which is why M. Vignale is here tonight. All members concurred to move this
308 forward to the BOS to review.

309 J. Langdell indicated she previously abstained at the last meeting because of the size and noted
310 we can always look at this again in a year. L. Daley agrees we can evaluate it again next year and
311 look at any impacts. J. Langdell changed her vote to be in favor of recommending BOS review
312 and approve. All other members were in favor of moving this to the BOS.

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4. Meeting Minutes:

315 J. Langdell moved to approve the minutes of May 3, 2022 as presented. E. Cohen seconded. All
316 were in favor. Motion passed.

317 J. Langdell moved to approve the minutes of May 17, 2022 as presented. T. Finan seconded. All
318 were in favor. Motion passed.

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320 **5. Upcoming Meetings:**
321 7/5/22 – No Planning Board Meeting
322 7/19/22 – Public Hearing
323

324 **6. Adjournment.** The meeting was adjourned at 9:01 p.m. on a motion made by T. Finan and seconded by J.
325 Langdell. All were in favor. Motion passed unanimously.

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329 _____ Date: _____

330 Signature of the Chairperson/Vice-Chairperson:

331
332 **The Planning Board minutes of 6-21-22 were approved** _____

DRAFT