

4 **Members Present:**

5 Doug Knott, Chairman  
6 Janet Langdell, Vice Chairman  
7 Peter Basiliere, Member  
8 Tim Finan, Selectmen's Rep  
9 Paul Amato, Member  
10 Susan Smith, Alternate  
11 Susan Robinson, Member  
12

**Staff:**

Terrey Dolan, Town Planner  
Darlene Bouffard, Recording Secretary  
Andrew Kouropoulos, Videographer

13 **Excused:**

14 Elaine Cohen, Member  
15

16  
17 **1. Call to order:** Chairman Knott called the meeting to order at 6:30 p.m. indicating that tonight's  
18 agenda includes a scenic road hearing for Eversource; a continued public hearing one Planning  
19 Board application and a conceptual Design Review for a new application. Planning Board  
20 members and staff were introduced by D. Knott.  
21

22 **2. Public Hearings:**

23 **a. Eversource Energy-Scenic Road Public Hearing** (Notification of upcoming tree and brush  
24 trimming & dead tree removal along Town-designated Scenic Roads): In accordance with NH  
25 RSA 231:157 & 158, the Milford Planning Board will hold a Public Hearing for Eversource  
26 Energy for tree trimming and/or dead tree removal, as part of routine maintenance, on the  
27 following designated Scenic Roads: Osgood Road, Mason Road and Melendy Road.  
28

29 Krista, Eversource, is covering tonight for Alison Lafranciosi, who sent the request. S. Smith  
30 asked if the trees are marked? Krista responded that only the trees to be removed will be  
31 marked. Seeing no further questions from the Board. D. Knott asked for input from the public.  
32 There were no public questions. D. Knott closed the public portion of the meeting.  
33

34 Janet Langdell stated that if one of the stone walls were to get damaged during this effort,  
35 would it get fixed? Krista responded that any damaged stone wall would be fixed by  
36 Eversource. There were no further questions. T. Finan said there is no vote on this, it is just a  
37 hearing. T. Dolan indicated he will send a letter to Eversource (Alison) that the hearing was  
38 held.  
39

40 **b. Application for Minor Site Plan Amendment SP2022-10. Souhegan Valley Boys & Girls Club**  
41 **Inc. for the property located at 56 Mont Vernon St. located at Tax Map 21, Lot 23.** Public Hearing  
42 for the proposed use of the existing 22-foot wide Trail Right of Way Easement, for vehicular access.  
43

44 Paul Amato, member, recused himself from this application. D. Knott asked that S. Smith vote in the  
45 absence of P. Amato.  
46

47 P. Amato, representing the Boys & Girls Club of the Souhegan Valley, presented the application and  
48 introduced Attorney Tom Quinn who has worked on the easements being presented this evening on  
49 behalf of the Boys & Girls Club of the Souhegan Valley. Nancy Amato, Vice President of the Board  
50 of Directors for SVBGC, was also present; in addition to Steve Desmarais also a Member of the  
51 SVBGC Board of Directors.  
52

53 T. Quinn indicated currently there is a warranty deed from the SVBGC to the Town of Milford, acted  
54 on by the Conservation Commission. It started out as one continuous easement for a rail along the  
55 Souhegan River for a walk way to the rear of the parking lot, where it meets a pedestrian bridge crossing

56 over to Keyes Field (Gregg Bridge). T. Quinn said it is as much a Recreation Easement as a  
57 Conservation Easement. This is the land that leads from Mont Vernon Road to the SVBGC parking  
58 lot. The Club would like to use that as a bus lane, it is the SVBGC land, and they would like to work  
59 with the Town of Milford and the Milford Conservation Commission to amend the easement to enable  
60 this plan.

61  
62 T. Quinn said he has structured it to have three easements: 1) the trail easements; 2) a bridge easement  
63 (those two are not affected by tonight's amendment to access the easement from Mont Vernon Road to  
64 the parking lot). The applicant is requesting this amendment to the Milford Conservation Easement.  
65 That amendment is shown on the plans. The exchange easement for MCC is at the back portion of the  
66 parking lot that will be given over to the MCC easement, in exchange for that will be a sidewalk  
67 easement for the town which goes onto the bridge. The Club will maintain that easement. In addition,  
68 there will be an easement between the Milford Lumber yard and the SVBGC to allow access to the  
69 fields along Mont Vernon Street. The Conservation Easement will be modified to a sidewalk easement  
70 and the Town will be provided a scenic easement which is new, but residents can also enjoy. T. Quinn  
71 said the Attorney General's Office has not signed off on this yet, but he is confident after  
72 communications with them, that the scenic easement will be welcomed.

73 Janet Langdell, said the easement documents show that the Club will be responsible for crowd control  
74 and that will not be part of the MCC responsibility. P. Basiliere asked about the 30-minute time limit  
75 currently on the scenic vista. T. Quinn stated, they are eliminating any inclusion of time limits. S.  
76 Robinson agreed with that change. T. Quinn said it is more of a concern for the Club, that they do not  
77 want any loitering. P. Amato indicated there are about 9 custodial parents that meet their kids at the  
78 Club, which gives the Club the right to tell people to move along, we hope that is never something the  
79 Club has to enforce, but without this statement, there is no way to enforce loitering.

80 P. Basiliere said in the past, the MCC did not want to be responsible for that. Today that language is  
81 not there. T. Quinn was informed of that responsibility today. P. Basiliere brought this to Terrey  
82 Dolan's attention. T. Quinn said that will be addressed. P. Basiliere said if this is conditionally  
83 approved, that language needs to be corrected. J. Langdell thought she saw that language? T. Quinn  
84 said there have been multiple different versions over time, so it was not there at one point. T. Quinn  
85 has not talked to P. Amato about this. P. Amato would like there to be a time limit in the easement.  
86 The only time that is needed is if there were an issue. T. Quinn said it will say that the Club has to  
87 adjust the time spent there, since it wants to accommodate certain activities.

88 S. Smith asked if there should be signage posted? P. Amato said it is a trail and there was only one  
89 instance when there was a person living out there. This gives the Club the ability to say people cannot  
90 live out there. J. Langdell said in the deeds she saw, there was the ability to have language on the trail  
91 signs. T. Quinn said there is no intention to remove any signs the MCC has. J. Langdell was thinking  
92 more of the directional signs. T. Quinn responded there is the right to have signs for both the Town  
93 and the Club. P. Basiliere asked about the Fire hydrant and telephone pole? Why is that easement  
94 being changed? T. Quinn said the law allows easements to be amended if the process is followed; they  
95 are following that process, the State likes quid-pro-quo and that there should be something of  
96 comparable value given to the Town. It is not that easements cannot be modified, it is that a process  
97 must be followed, which is being done.

98 P. Amato said the Club is not trying to keep people from walking out there; there are a lot of people  
99 that walk on the driveway of the SVBGC but we are good neighbors and we do not mind people walking  
100 on that property. P. Amato presented the Site Plan – this is a 22-foot trail that leads to Mont Vernon  
101 Street. The property is 20 feet, so the plan is to put a fence at the property line. Within the 20 feet will  
102 be a paved area, if it was gravel there, it would be a mess. The travel lane would be 12 feet, which is  
103 plenty of space, the Lumber Yard fence would need to be fixed after this is all done.

104 J. Langdell asked if the turn lane will be used only for school busses or also for vehicular use for live  
105 events at the Amato Center? P. Amato would like to leave that up in the air for now. P. Basiliere asked  
106 if it is already an entrance and exit? P. Amato said yes, but this new pattern will be much faster for bus

107 traffic, it is a safety issue. P. Basiliere asked how many issues (safety) have there been? P. Amato  
108 answered there have been different situations over the years. This year, the schedule has one bus that  
109 brings all the SVBGC kids over after school. Steve Desmarais added the parking route is not available  
110 for anything other than busses 3:30-5:30 weekdays to drop off or pick up children. P. Basiliere asked  
111 if the students can use the parking lot? S. Desmarais said 20 years ago, we could not add the bus lane  
112 because of the cost. P. Basiliere said other site plans include a bus lane initially. S. Desmarais said 20  
113 years ago, it was in the plan, but the money was not available to create the bus turn around, which takes  
114 a lot of space. J. Langdell asked why it cannot just be one way? P. Amato thinks an event like Pumpkin  
115 Festival (for the parking) would want the two-way traffic to be an option. S. Desmarais said it will be  
116 one way only for busses, it is not wide enough for two-way traffic. P. Basiliere noted the plan says “12  
117 feet wide on-way traffic”. Is it one or two-way? S. Desmarais said it will be one-way every day down  
118 there. J. Langdell said the Amato Center is an Event Center, is flexibility wanted to get vehicles in and  
119 out? P. Basiliere said the staff memo says this is a limited use bus lane, but now we are talking about  
120 other events, of trucks and cars, that could also use it. P. Amato said it is just one-way. If there is an  
121 event, S. Desmarais said there would be temporary two-way traffic signs erected. For bus traffic 3:30-  
122 5:30 M-F this is would be one way, what about other vehicles? P. Amato does not want to speculate,  
123 the SVBGC owns the land. P. Basiliere feels that this is a major change in the easements that affect  
124 abutters. S. Desmarais said the land was there and used by the American Stage Festival a long time  
125 before any houses were built there.

126 D. Knott asked if kids are getting dropped off instead of bus drop off, can cars go out this new driveway?  
127 S. Desmarais answered there is no way to stop them from doing that. D. Knott asked what is the traffic  
128 count? S. Desmarais said there are 200 kids every day but the busses bring about 100 of them. T.  
129 Dolan pointed out the two additional letters that came in today at noon, copies were left at the places  
130 of Planning Board members tonight, they were not posted on the website. P. Basiliere said he did not  
131 have them until just now for review. T. Dolan said the environmental Stormwater review responses  
132 were not done prior to this meeting and an IDR was missed, but the responses on stormwater were just  
133 received and there was one comment from the Fire Department.

134 Chris Costantino, Conservation Coordinator, apologized that the Commission did not comment on the  
135 application. The Conservation comment is to remove that the Grantee be changed to Grantor in the  
136 language. P. Amato commented that there was confusion with the plan and a revised plan, and what  
137 was sent out for comment. P. Basiliere cannot tell on the plan if there is enough room for a bus to make  
138 the turn. P. Amato pointed out that there is plenty of room on the plan for a bus to enter Mont Vernon  
139 Street. S. Desmarais stated the Engineer said it would work. P. Amato continued by stating the snow  
140 will be pushed into the parking lot but will be plowed more often in a big event. P. Amato said the land  
141 would drain the same way it always has, which is through catch basins. S. Desmarais maintains this  
142 property and uses salt much lighter than the town uses due to the proximity to the River.

143 The comments made by KV Partners, provided this evening, are relatively minor, according to P.  
144 Amato. The email from Attorney Peter Smith was brought up; T. Quinn stated that modifications to  
145 easements can be made but they should be done with the understanding of the owner. S. Desmarais  
146 said when the bridge grant was given, the easement along the river was used, the easement granted was  
147 for the sidewalk to the bridge to Keyes Field adjacent to the Lumber yard.

148 T. Quinn the issue identified by Attorney Smith is not an original thought, it is part of the process and  
149 that is why we went to the Attorney General Office, we started with the Conservation Commission, we  
150 are talking about a land use issue. The Planning Board needs to look at this from a Land Use  
151 perspective. S. Robinson feels the letter from attorney Smith is to make sure the town is following the  
152 process. T. Quinn agreed, saying that is correct. Seeing no further input from the Board, D. Knott  
153 opened the hearing to the public. Asking that those wishing to speak state their name.

154 Celeste Barr, Sunset Circle, said the intent of the permanent trail easement (she read an excerpt). A  
155 half million dollar HUD grant was received by the Town for the Gregg Bridge and easement. This  
156 money came from a Federal grant and the Town should not change those easements and intent. The  
157 intent is for future generations. C. Barr continued that this keeps being referred to as “a Bus road”, in

158 2016, when this came to the Town, there were 14 busses coming to the Club from the school system.  
159 The use of the parking lot by the Club was inhibiting the area for the bussers. Now there are maybe  
160 three busses instead of 14. C. Barr does not see a reason for this. A limited access bus route, is what  
161 is proposed, but tonight we are hearing it will have more use than that. The proposed swale will to  
162 provide adequate drainage before it heads to the river. What about the setback from the roadways for  
163 current residents?

164 Cheryl Monnell, abutter, indicated when her property was bought she was told that walkway was  
165 permanent. This change will add traffic to her area. When the Amato Center is rented out for different  
166 uses, it increases the traffic and she asked what is the environmental impact? She does not want cars  
167 going by here late at night. The traffic creates exhaust, which impacts her property. The lumber yard  
168 has deliveries in the morning and that is all. Do the abutters even count? She is all about the safety of  
169 the kids, but asked about the land in front of the Amato Center, asking why can't that be used for this?  
170 That looks easier and cheaper in her opinion.

171 Kevin Latour, abutter, understands this but it is a 20-foot trail, we have not seen any plan for  
172 stormwater, noting there is a low point on the trail. Mr. Latour said there will be no way for the water  
173 to be absorbed if it is paved. Steve Desmarais said we have no right to put water on an abutting property,  
174 but the square footage is so small there is not a requirement for a stormwater plan, but the water will  
175 go in a detention basin on the site.

176 Rodney Dellafelice, Milford Conservation Committee member, asked if this new easement is  
177 perpetual? Attorney Quinn responded it is perpetual, but it can be amended subject to the Attorney  
178 General's rigid process. R. Dellafelice said that is important, if the sidewalk is paved, is there recourse  
179 to make sure it is maintained? Attorney Quinn answered yes, that easement will go with the land; the  
180 town can enforce the easement to make them maintain the sidewalk. R. Dellafelice asked if it will be  
181 paved or not? Attorney Quinn said the document (for the easement) was drafted prior to the decision  
182 to pave and the language will be changed to reflect it being paved. R. Dellafelice asked what happens  
183 if the scenic easement erodes? Steve Desmarais indicated it will be a better scenic easement in that  
184 case. R. Dellafelice feels this should come back to the Planning Board.

185 Nancy Amato, Amato Center Board of Directors, indicated the Board did this to allow the walkway on  
186 the SVBGC easements, to help everyone else, we had it next to the Club; Diane Fitzpatrick was on the  
187 Milford Conservation Commission at the time. Paul Amato added the Town would have been just as  
188 happy to have a 5-6 foot trail, but it changed to 20 feet and the Town will continue to have the walking  
189 trail.

190 Kevin Latour, abutter, asked why a stormwater plan is not required for this? Steve Desmarais said this  
191 does not raise to the level (size) that requires one. Kevin Latour said there was no drainage or grading  
192 shown on the plans provided. Paul Amato pointed out sheet 2 of 4 of the plan shows drainage and  
193 grading. The water cannot go onto the abutting properties. S. Desmarais stated the Section on Page 3  
194 needs to show stormwater drainage grades.

195 Celeste Barr, abutter, can see everything on this site every day, the busses do not come in until 5:30  
196 p.m., she sees the theater crowds and that is when parking is an issue. In 2004 the SVBGC got a parking  
197 waiver but now all the parking can be used and the traffic backs up. The scenic easement does not  
198 seem to her to be something the town is getting back. In the plan the snow storage is stated in one area,  
199 but will snow be stored there? The main entrance to the Club has a wide area to swing in and out, C.  
200 Barr asked about the setback for the existing residents to the property line? C. Barr said right now, the  
201 stormwater does not drain the way it was explained tonight. D. Knott closed the hearing to the public.

202 P. Basiliere said the snow is piled up right now, the plan should show where the snow will be  
203 piled/stored. D. Knott asked if a gate could be used when the traffic is low? P. Amato is not sure it  
204 will be used enough to warrant a gate, he would be more than happy to put a gate in if it were to be  
205 used. Paul Amato said there will be traffic sitting and idling at the end of the driveway; at the end of

206 an event, the traffic is the same as it was for the American Stage Festival. P. Basiliere also thought of  
207 having a gate there when the traffic is low.

208 S. Robinson asked if the easement was there prior to the Club being built? P. Amato said not to his  
209 knowledge, but Nancy Amato was a Selectman at the time and when the bridge grant was awarded we  
210 talked about the Trail easement. Nancy Amato said they might have gone to the American Stage  
211 Festival owners but she is not aware of that. P. Amato said currently the trail is not maintained in  
212 winter at all; that is not the Club's responsibility.

213 Seeing that there were further comments from the public, D. Knott re-opened the hearing to the public.  
214 Cheryl Monnell, abutter, said she did not get answers to any of her questions. P. Amato indicated the  
215 difference in elevation on the site is drastic, the trail comes right up to the property line, he cannot  
216 anticipate how much the Club will grow with events and how will it affect the abutters quality of life.  
217 D. Knott asked if there is intent to grow the theater, there are Club kids that come in a perform and lots  
218 of family come to see the performance, but there are fewer kids than the American Stage Festival had.  
219 The Club also hosts dancers and other events; D. Knott asked are the performances more frequent? P.  
220 Amato said there is no future plan to double the events. Cheryl Monnell asked what will this do to her  
221 taxes? D. Knott said this Board cannot answer that.

222 Celeste Barr, abutter, said no trails are "not maintained", they are just used. J. Langdell said the 2002  
223 memo confirms the grant for the conservation easement and what that money should be spent on.

224 Attorney Quinn said that memo has been submitted as part of the File, Lincoln Daley has done a search  
225 of the town records and they found no evidence that any Federal Funds were used for this access to  
226 Mont Vernon Street. The money was also awarded for sidewalks, the Mont Vernon Street sidewalks  
227 and the sidewalks up to the MCAA fields. J. Langdell thanked Attorney Quinn for that information.  
228 Seeing no further questions or comments from the public, D. Knott closed the public portion of the  
229 hearing.

230 P. Basiliere asked if the Fire Lane around the back of the Club could be used for busses? P. Amato  
231 said that access is really tight and was required by the Milford Fire Department. P. Basiliere thinks that  
232 might be a consideration. P. Amato said that was looked at and it was felt it would not be safe. T.  
233 Finan said looking at the use of the land, not the easement, both parties have to agree. Attorney Quinn  
234 said the Milford Conservation Commission agrees to the language except as noted, and the Milford  
235 BOS is involved. The new easement would be signed by the Board of Selectmen and the Town would  
236 also sign the amended easement. J. Langdell asked if the MCC needs to re-visit the easements? Chris  
237 Costantino, Conservation Commission Coordinator, said the commission had an issue with one clause  
238 stating a time limit for people to stay, if that is the responsibility of the Club, MCC is all set.

239 J. Langdell stated the easement needs to be adjusted in the plans and the language in the easement needs  
240 to be adjusted. R. Dellafelice, Conservation Commission member, said the information needs to be  
241 brought back to the MCC. S. Smith feels there are some things on the plan that are different than what  
242 is on the MCC plan. P. Amato said the use did not change. S. Smith asked if there is some type of  
243 barrier to screen cars idling, such as bushes, that might be helpful. P. Amato said a 6-foot chain link  
244 fence with the green privacy slats is there now. If abutters would like for shrubs to be planted on that  
245 side of the fence, that can be talked about.

246 In closing it was agreed the plans need to be cleaned up, there are trees requiring removal, and  
247 discussions about adding shrubs. P. Basiliere said there is enough uncertainty that this needs to be  
248 continued to the next meeting. The legal language and the plan both need to be amended. T. Finan, J.  
249 Langdell, S. Robinson, P. Basiliere, S. Smith all agreed. J. Langdell moved to continue this application  
250 to the April 18, 2023 Planning Board meeting. P. Basiliere seconded. All were in favor.

251 c. **Conceptual Design Review for Major Sub-Division (SD2023-01) & Major Site Plan (SP2023-02),**  
252 **Map 42, Lot 69, ("0" Ponemah Hill Road), known as "The Q @ Milford".** The residential project is

253 proposed to consist of 216 multi-family (rental apartment) units, in a complex with six residential  
254 buildings and a clubhouse, built on approximately 56.29 acres.

255 Matt Petersen, representing the applicant, explained they are looking for input in order to go back to  
256 the drawing board; we have done quite a bit of sidewalks on the site already, and now are looking for  
257 Planning Board input. M. Petersen provided an overview of the plan; noting that trails go through the  
258 property and they will work with the Conservation Commission on the impact to the woods and to  
259 minimize the wetland impact for just over 6000 square feet of disturbance with the amount of wetlands  
260 on the property. The buildings are located where they make sense. The location of the buildings were  
261 to make sure the residential buildings and clubhouse could be accessed and buildings B and D will have  
262 parking underneath and buildings E, F and G will not have parking underneath.

263 Buildings G and F have lower heights. The landscape architect was hired for this and has a nice package  
264 at the end of the Site plan. The lighting is cast down to maintain the dark skies and there is a lot of  
265 residual light for all residents to see safely. The final detail is not on the plan yet, including water and  
266 sewer. The AoT application was submitted to the State, they are very behind on there reviews. This  
267 plan has been around for review and M. Petersen indicated the engineers can take comments and  
268 questions from the Board.

269 D. Knott asked why is the traffic not going out to Ponemah Hill Road? M. Petersen responded this  
270 town likes to get the residents to the main interchanges. We are seeing this as a minor traffic increase  
271 and the emergency secondary access is identified on the Plan on Ponemah Hill Road. D. Knott would  
272 like to see Ponemah Hill Road as an access to this development. P. Basiliere said the traffic study  
273 shows 85 vehicles coming and going (in the morning and in the afternoon). M. Petersen said the traffic  
274 numbers are very low, and traffic is only a minor issue, but he will take a look at that access. P.  
275 Basiliere's concern is the natural condition of Ponemah Hill Road; P. Amato said that has always been  
276 there, we have lots of rules on those roads, and there should be a second way to get out. It will not take  
277 all the trips that go onto Ponemah Hill Road. P. Basiliere thinks that second egress is good planning,  
278 but who would e responsible for improving Ponemah Hill Road to handle the construction vehicles and  
279 drainage on it?

280 J. Langdell said the construction vehicles can use an alternative route for the construction. People will  
281 be walking on Ponemah Hill Road and maybe with cars more residents will be in favor of sidewalks on  
282 Ponemah Hill Road for people to walk on. M. Petersen said that GPI has prepared the traffic report for  
283 this application and there are two buildings close to the road; the other four buildings are closer to South  
284 Street. S. Smith noted that Ponemah Hill Road is difficult during rush hour; if the traffic study is done,  
285 they should look at key hours. M. Petersen indicated there was another letter that came out since this  
286 report; he has no problem with naming the inner roads appropriately to reflect the Quarry included in  
287 this history of the site, as pointed out by the Heritage Commission.

288 T. Finan asked about the internal roads. M. Petersen said the inner roads are 24' wide and do not  
289 connect to Ponemah Hill Road or South Street. J. Langdell would love to see sidewalks on Nathaniel  
290 Road down to South Street. P. Basiliere thinks this might be helpful to have trails down to South Street,  
291 since there might be a gas station/convenience store down there eventually. J. Langdell said with 216  
292 units, that is a lot of people. The Zoning applications for Special Exception have already been heard  
293 and approved for the Wetland Buffer, Crossing of Wetland and Building Height. J. Langdell asked  
294 about mail boxes and where will those be located. M. Petersen answered they will be inside the  
295 buildings and will include boxes for packages. There is a balance between the wetland and trails  
296 system; we will come back to the Planning Board with somethings, he is just not sure what it will be  
297 yet. P. Amato asked if this will be a town road? M. Petersen said Stoneyard will eventually be a Town  
298 road, then there are internal private roads withing the development. As far as the bedroom count, M.  
299 Petersen said there will be some units with 2 bedrooms and some with 3 bedrooms.

300 Jim Pouliot, Water/Sewer Director, indicated there will be a pump station on this site, which will require  
301 a 12" line to Ponemah Hill Road down to Nashua Street. Also noted, was that the buildings will all  
302 have sprinklers; M. Petersen will look into the possibility of whether a gas line out to these apartments.

303 This development will have a private sewer with pump station that goes to a manhole into the town  
304 system. This development will use town water. J. Pouliot said there needs to be an engineering study  
305 for the Emerson Road water line and sewer pump. There also needs to be study on the water and if  
306 there may need to be booster for water pressure. The Clubhouse will include a gym, mail room,  
307 community area, outdoor BBQ area, with benches and possibly school bus stop. There may be school  
308 aged kids living here, for which an analysis will be brought at the next meeting.

309 M. Petersen said he will get information from the State of NH on that. P. Basiliere said for Building  
310 G, which is close to existing homes, what will be the minimum impact to those homes, specifically the  
311 lighting of Building G and its impact to Ponemah Hill Road residents. M. Petersen said they have used  
312 landscaping and downcast lights for lighting. The trees were also added to the back of the buildings  
313 and the lights were lowered. T. Finan asked about the parking, and how many spaces for each unit?  
314 M. Petersen answered two spaces per unit including handicapped. D. Knott said snow storage should  
315 be shown on the plan. P. Basiliere asked if waivers are anticipated? M. Petersen does not see any need  
316 for waivers. J. Langdell suggested using some of the granite from the quarry for some benches. S.  
317 Desmarais said he could make sure that happens. P. Basiliere asked if there is any plan to protect the  
318 residents from getting hurt in the old quarry? M. Petersen said the old quarry is part of this property,  
319 next to the clubhouse. They will talk with the insurance company to get information on that. P. Basiliere  
320 said the biggest concern is when is that second egress going to be decided.

321 Action items: second access/egress; lot merger; two properties on Hammond Road (lot merger); P.  
322 Amato moved to allow T. Dolan to act on the lot merger for the two lots on Hammond Road.

323 **3. Other Business:** J. Langdell mentioned there are two Steering Committee meetings coming up  
324 April 11, April 15.

325  
326 **4. Upcoming Meetings:**  
327 4/4/23 – Planning Board Work Session  
328 4/18/23- Planning Board Meeting

329  
330 **5. Adjournment.** The meeting was adjourned at 10:08 p.m. on a motion made by P. Amato and seconded  
331 by S. Robinson. All were in favor. The motion passed unanimously.

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334  
335  
336 \_\_\_\_\_ Date: \_\_\_\_\_

337 Signature of the Chairperson/Vice-Chairperson:

338  
339 The Planning Board minutes of 03-21-23 were approved \_\_\_\_\_