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4 **Members Present:**

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

**Staff:**

Terrey Dolan, Director Comm. Development  
Darlene Bouffard, Recording Secretary  
Andrew Kouropoulos, Videographer

13  
14  
15  
16 **1. Call to order:** Chairman Knott called the meeting to order at 6:30 p.m. indicating that tonight's  
17 agenda includes a continued public hearing on the Milford Motel conversion to 12 units as a multi-  
18 family apartment use that was continued from April 18, 2023; a Change of Use for Hitchiner  
19 Manufacturing at Perry Road; and a Major Subdivision and Major Site Plan for the Q Rental  
20 Apartments.

21  
22 **2. Approval of Meeting Minutes:** 4/18/23; 5/16/23

23  
24 The minutes of April 18, 2023 were reviewed by members and had been revised by staff. Two  
25 minor corrections were made. J. Langdell moved to approve as amended. E. Cohen seconded.  
26 All were in favor with P. Amato abstaining. Motion passed.

27 The minutes of May 16, 2023 were reviewed by members. J. Langdell moved to approve as  
28 presented. P. Basiliere seconded. All were in favor. Motion passed.

29  
30 **3. Public Hearings:**

31  
32 **a. Continuation of the Application for Minor Site Plan Amendment SP2022-10. Souhegan Valley**  
33 **Boys & Girls Club Inc. for the property located at 56 Mont Vernon St. located at Tax Map 21,**  
34 **Lot 23.** D. Knott indicated that he and Paul Amato initially stepped down for the SV Boys & Girls  
35 Club application and will step down again tonight. Vice Chairman J. Langdell stepped up as Chair for  
36 this application. J. Langdell introduced the application request from the Boys & Girls Club, explaining  
37 they have requested to continue the application to August 15, 2023. T. Dolan asked if the Board would  
38 like staff to mail abutter notices again and re-notice in the newspaper due to the length of time? J.  
39 Langdell does not believe that is necessary, but by August based on the request made by the applicant  
40 to continue to August 15, 2023, is it acceptable to the applicant that the Planning Board decision will  
41 be made more than 65 days after application acceptance? P. Amato responded on behalf of the Boys  
42 & Girls Club they have no issue with it going past the 65 days. P. Basiliere moved to continue the  
43 application to August 15, 2023. T. Finan seconded. P. Basiliere, T. Finan, S. Robinson, D. Freel and  
44 S. Smith in favor, with P. Amato and D. Knott abstaining. Motion passed.

45  
46 **b. Application for Minor Site Plan Amendment-Milford Motel (SP #2023-03), Tax Map 16, Lot 1,**  
47 **located at 371 Elm Street, for the purpose of adding a 12-foot-deep single bedroom onto the rear**  
48 **of all existing twelve (12) rental (studio) apartment units, approved under SP #2022-11.**

49  
50 D. Knott stepped back up as Chairman. P. Amato stepped back up as a member. P. Amato moved to  
51 accept the application for review. S. Robinson seconded. All were in favor. J. Langdell moved there  
52 is no Potential Regional Impact associated with this application. E. Cohen seconded. All were in  
53 favor. Motion passed. Abutters were read into the record by D. Bouffard; there were no abutters  
54 present, other than the applicant, Fieldstone and the Town of Milford.  
55

56 N. Chamberlin, representing the applicant, Axis Realty, presented the plan to add the addition to the  
57 rear of the current Milford Motel project approved earlier in 2023. N. Chamberlin indicated there were  
58 several waivers granted including the size of the parking spaces, the parking lot will remain the same  
59 and there is some drainage work being done for the 2100sf change. N. Chamberlin indicated the owner  
60 would like to “fill in the notch” in the back area with a 2240sf laundry room. The open area that meets  
61 the road will have work done, perhaps river stone will be used. A ridge line will be created and regraded  
62 with asphalt. A catch basin and culvert are in that area, drains the swale and will remain. The building  
63 needs to be sprinkled and a new water tap will be added, the design needs to be finished. A riser for  
64 the fire suppressant will need to be added to the back of the building. A gas line will be reconnected  
65 and tie into the existing service as well as sewer. Overhead electrical will have to be re-routed. The  
66 back corner will be filled with a utility and laundry room. J. Langdell asked how the residents will  
67 have access to the laundry room? N. Chamberlin said we will have to find a way to get access to that  
68 for residents. Jim Gebo, Axis Realty, indicated the existing utilities can be used for the laundry room  
69 with an entrance in the back. The dumpster would be in the corner and three spruce trees will be added  
70 to the area, there is currently some vegetation in that area; the owner does not mind the cornstalks in  
71 the field.

72  
73 N. Chamberlin passed out an 11” x 17” copy of the elevation view for members and then explained the  
74 drainage and swale. The roofline will be broken up, with a pitch, and they will maintain the existing  
75 lighting. J. Langdell said there is a plan with a porch in the packets; N. Chamberlin said that will not  
76 be done on these units. The addition is shown on the elevation. P. Amato asked why the peak will not  
77 be placed over the doors to keep rain away from residents? N. Chamberlin said he can look at that to  
78 be placed in a better position. J. Gebo noted that each unit will have its own electrical panel within the  
79 unit. The heat and cooling will be done using mini-splits with the pumps on the backside of the  
80 building. J. Langdell asked where the spruce trees will be planted? N. Chamberlin said the trees will  
81 be along the side and the large tree on the west side has not been determined yet.

82  
83 D. Knott asked about an encroachment issue in the back property line did that get addressed? J. Gebo  
84 said we are within the property lines and are required to have open space which we are within, with  
85 49%. S. Smith noted the previous notice of approval states there are 15 parking spaces. T. Dolan said  
86 the decision was for 12 reserved parking spaces (for residents), one for each unit, plus another 3 spaces  
87 for guest spaces, one of which must be handicapped, for a total of 15 spaces. P. Basiliere disagreed, as  
88 he felt that 15 were approved plus the 3 for a total of 18 spaces. D. Freel asked if this extra bedroom  
89 could open up issues of having another person sleep over, causing a lack of parking? J. Gebo responded  
90 by saying this bedroom addition is just to make people more comfortable. D. Knott said parking is not  
91 part of this application, there was a lot of time spent at previous meetings regarding the added bedroom  
92 and parking is all settled. Mr. Freel was not there at those meetings. D. Knott said parking has already  
93 been decided at previous meetings before D. Freel was on the Planning Board, it is not a part of tonight’s  
94 application.

95  
96 Janet Langdell said the applicant should work with staff for the total of 15 parking spaces. P. Amato  
97 said the Planning Board granted a waiver for parking for 12 spaces (1 per unit) plus 3 guest spaces with  
98 one being handicapped; the Notice of Decision for this case waiver has that total of 15 spaces. T. Dolan  
99 said the Town has not received a final plan, since there was a change of ownership. P. Amato said this  
100 is a new plan (under new owners). J. Langdell if that is what is being proposed, it is a change to the  
101 current site plan, there might have been some assumptions made by staff, does adding this space on to  
102 the rear of the building impact parking? P. Amato does not think so; but this plan needs to reference  
103 the approved parking waiver. J. Langdell said there might need to be a reference from the case number  
104 with the waiver that was approved, the affordable housing that was in the previous plan approved in  
105 January 2023 should also be identified on the plan. J. Langdell does not have a copy of the original  
106 plan. S. Smith said the original approved site plan is referenced on this site plan.

107  
108 Jim Gebo said this plan does not create other (additional) guests and parking, if anyone is parked there  
109 that does not have a parking sticker, it will get towed. J. Langdell asked N. Chamberlin if the language  
110 about affordable housing could be added to this plan, referencing the ZBA requirement for the two  
111 units to be considered Workforce Housing for five years. J. Langdell wants that to be a condition if

112 this is approved. This is the first time we do this in Milford. N. Chamberlin said that language can be  
113 added to the plan. J. Langdell said the reference that was requested has been added, thank you. D.  
114 Knott said the Board wants language that references the (parking) waiver approved and the affordable  
115 housing units and the previous approved plan that had the parking identified. N. Chamberlin said Note  
116 22 has that and the Notice of Decision with the previous approvals can also be incorporated. T. Dolan  
117 also wants to include the ZBA approval for the affordable housing piece. J. Langdell wants to see the  
118 specific language that was in the previous plan. D. Knott said clarification of the waivers should be on  
119 the plan. E. Cohen asked about signage? J. Gebo said it will be nice to get some signage, but at this  
120 point signage has not been designed. P. Basiliere still does not agree with the parking. T. Dolan said  
121 the prior ownership did execute a drainage easement and it was recorded. Seeing no further comments  
122 or questions from the Board, D. Knott opened the discussion to the public. There were no comments  
123 from the public. D. Knott closed the public hearing.

124  
125 P. Amato stated the Board can move forward; the plan needs to include the language in the Notice of  
126 Decision for 15 parking spaces not 18, if there are any questions on that, the applicant can come back.  
127 Janet Langdell said the Board can look at the minutes and the video if there is any question. P. Amato  
128 is confident it is 15 parking spaces and each waiver has a decision. P. Amato moved to grant a  
129 conditional approval for this application based on the parking being defined on the plan as 15 parking  
130 spaces; and that the affordable housing reference be added to the plan, reference the waivers and  
131 affordable housing the in the ZBA decision, and that the applicant is alright that a decision has gone  
132 beyond the 65 days. J. Langdell seconded. P. Amato, J. Langdell, S. Robinson, E. Cohen and D. Knott  
133 were in favor, with D. Freel and P. Basiliere opposed. P. Basiliere added that he is opposed to the  
134 motion since he disagrees with the approved parking at 15 spaces and indicated the decision was for 18  
135 spaces. Motion passed 5/2.

- 136  
137 **c. Application for a “Change of Use” Request for Hitchiner Manufacturing Co. (SP #2023-04),**  
138 **located at 96 Old Wilton Road, (i.e. Perry Fields Condominiums), Tax Map 7, Lot 20, for a**  
139 **conversion of existing Warehousing Uses to Manufacturing Uses. Manufacturing Uses are an**  
140 **Acceptable Use for the site, located in the existing “ICI-2” (Integrated Commercial-Industrial 2)**  
141 **Zoning District, under Article V, Section 5.09.1.H of the Town of Milford’s Zoning Ordinance.**  
142

143 Janet Langdell moved to accept the application for review. S. Robinson seconded. All were in favor.  
144 J. Langdell moved no potential regional impact for this application. D. Freel seconded. All were in  
145 favor. Motion passed. D. Knott asked that the abutters list be read. D. Bouffard needed to get the list;  
146 upon return, D. Bouffard read the abutters into the record, the following abutters were present: Hitchiner  
147 Manufacturing; Roger Bucknam; Town of Milford, Haynor-Swenson.

148  
149 Earle Blatchford, Haynor-Swenson representing the applicant, indicated this will be a total of 17500  
150 square feet between the buffer and driveway to allow box trucks to pull to the rear of the structure. This  
151 site is served by Town water, sewer and natural gas. Site improvements include trenching for the new  
152 gas service, power and communications and the widening on the corners to support the 26’ box trucks  
153 used by Hitchiner. Tractor trailers will not be going in the back of the building. There was a site walk  
154 with Conservation Commission and Planning Board members and a letter was generated for Zoning;  
155 this also was before the ZBA, however with limited time no decision was made and the meeting was  
156 postponed to be held July 6, 2023. It was concluded that the Planning Board meeting would move  
157 forward and if a decision is made it would be with the condition that it also be approved by the Zoning  
158 Board.

159  
160 The purpose of this application is for any modifications to stay out of the wetland; a modulated lot  
161 retaining wall is proposed to keep the work out of the wetland area. Anthony Rodrigues, Hitchiner,  
162 spoke with the Sandford representative and has proposed that the two dumpsters need to be combined  
163 with what Hitchiner will need which will be one larger dumpster that would work for both Hitchiner  
164 and Sandford.

165  
166 E. Blatchford continued that the total disturbance is 10,000sf within the 25’ buffer with the net increase  
167 in pavement of 550sf. D. Freel asked if it does not leave the buffer at all? E. Blatchford said that is

168 correct, it is all in the buffer, that was the crux of the Special Exception through the ZBA. The larger  
169 dumpster enclosure was pulled forward which will allow the turning movement. The area of buffer  
170 being worked in is about half paved and half grass. There is no wetland disturbance at all of the  
171 conservation easement. Milford Conservation Commission provided a positive letter to the applicant;  
172 there were no stipulations. It was positive from the rough slopes from the front to the back. In winter  
173 that could be problematic and gutters will be used in the back and Milford Conservation was in support  
174 of that. The landscaping was looked at and it was not planned to provide a landscaping plan tonight.  
175 The landscape plan just came in today; if there are any questions on that, Anthony can answer them.  
176 E. Blatchford said there will be pad-mounted equipment added to the front of the buildings for the  
177 equipment used in the process for Hitchiner inside of the building. That equipment will be fenced in.  
178 The landscaping will be improved with the current vegetation being cleaned up.  
179

180 Pete Basiliere said this application is for a Change of Use to manufacturing ceramic products. E.  
181 Blatchford said those products are currently outsourced, so Hitchiner is trying to gain better control of  
182 that. P. Basiliere indicated that is a good corporate process, and asked about the raw materials to be  
183 used in the process and any spoilage that will be stored on site, what kinds of materials are we talking  
184 about in this process and being disposed off-site? Anthony Rodriguez, Hitchiner, explained there will  
185 be a few deliveries a week of raw materials from our other site down Perry Road, of waxes, zircon,  
186 sand and flour, that all gets mixed up and injected into a die then cooked in a kiln. There are no  
187 lubricants uses, there is no wastewater coming out, the kiln is monitored by the State. Any waste is  
188 disposed of in the dumpster and is sorted to meet the disposal requirements. The kilns will be on the  
189 west side of the building right behind the screened pad and be 8' x 8' x 6' tall, it looks like a car that  
190 gets rolled out to load all the components in and items get fired for about one day. D. Freel asked if  
191 additional positions will be brought in for this, or will it be existing employees? Anthony explained it  
192 will be new positions for a pretty small operation with about ten people for 6-12 months and after that  
193 it could be 15-20 people, it's a pretty small operation. The gravel portion of the parking lot will be for  
194 employees and Sandford parking. D. Freel asked if this is part of the CMAC grant regarding bussing  
195 in people from Nashua to Milford for employment or is that something else? J. Langdell said that is  
196 something else being discussed and is not this application.  
197

198 Janet Langdell mentioned that final plans will be forwarded to Milford to be signed for this Site Plan  
199 eventually? E. Blatchford said the dumpster change needs to be made on the plan and has not been  
200 formally submitted yet, and the landscape plan just came in today and will be provided. The Current  
201 Plan provided for the ZBA should be what the Planning Board has for the Town of Milford and gets  
202 signed off. E. Blatchford indicated the plan presented this evening was provided to the Community  
203 Development Department with the application. P. Amato said the only reason the plan would change  
204 is if the ZBA had an issue and granted the Special Exception if the applicant did something specific. J.  
205 Langdell wanted to make sure that the most recent plan is provided to Community Development to  
206 have the Chairman sign. D. Freel asked if any sign will be done, E. Blatchford said there is an existing  
207 electronic sign that belongs to A-Tek and is not part of the building sale, that sign will be going with  
208 A-Tek by the end of 2023 at which time Hitchiner will go through the sign process.  
209

210 Seeing no further questions or comments from the Board, D. Knott opened the meeting to the public,  
211 requesting people to first state their name. On Zoom please raise your virtual hand to speak. Roger  
212 Bucknam, abutter, asked how noisy is the dust collector? Anthony Rodrigues answered they have dust  
213 collectors at every campus, he would have to find out the decibels, but it would not be any noisier than  
214 the ones already out there. Roger Bucknam asked about a traffic pattern being on the original plan? J.  
215 Langdell said that traffic pattern was the previously approved plan. P. Amato indicated when there was  
216 a plan for two buildings, there was a one way in and one way out. J. Langdell agreed when there was  
217 a plan with two buildings there was a different traffic pattern. P. Amato said with the two buildings it  
218 was a little tight, it was designed as industrial condominiums so you never know who will move in, but  
219 with the current uses that should not be an issue. P. Basiliere asked if Mr. Bucknam has a concern?  
220 Roger Bucknam said his only concern is that he thought it was one way in off of Old Wilton Road and  
221 two-way on Perry Road. J. Langdell suggested it might have been, but that is not on this particular plan  
222 and the uses being discussed do not raise any major concerns. P. Amato indicated when an industrial  
223 condominium is designed, the owner does not know what the use will be so the developer tends to be

224 more conservative with what is allowed. This plan is very clear, Sandford is leaving and Hitchiner  
225 owns all of the building and it is clear what it will be used for. There were no further public questions.  
226 The public portion of the meeting was closed.  
227

228 Janet Langdell moved to conditionally approve the Change of Use and Site Plan changes as presented  
229 conditioned on a ZBA approval for Special Exception for the wetland buffer disturbance to be heard  
230 on July 6, 2023 at the ZBA meeting. D. Freel seconded. All were in favor. Motion passed.  
231

232 **d. Application for Major Sub-Division Approval for The “Q” Rental Apartments (SD #2023-01), to**  
233 **be known as Tax Map 43, Lot 69-2, (to be subdivided off of Tax Map 43, Lot 69, located at “0”**  
234 **Ponemah Hill Road). The entire 56.29 acre property is being proposed to be subdivided into two**  
235 **lots. The more southerly residential project lot (i.e. The “Q”) is proposed for 216 multi-family**  
236 **(rental apartment) units, in a community complex with six residential buildings and a clubhouse.**  
237 **It is being built on an approximate 43.39-acre portion of the overall parcel, while the remaining**  
238 **northern-most lot is proposed to equal approximately 12.9 acres, and shall remain as “Map 43,**  
239 **Lot 69”. The overall property shall remain zoned as Limited Commercial-Business (“LCB”)**  
240 **Zoning District, under Section 5.07.1.H of the Town of Milford’s Zoning Ordinance.**  
241

242 **e. Application for Major Site Plan Approval for The “Q” (SP #2023-02), Tax Map 43, Lot 69-2, (“0”**  
243 **Ponemah Hill Road).** The residential project is proposed to consist of 216 multi-family (rental  
244 apartment) units, in a complex with six residential buildings and a clubhouse, built on approximately  
245 43.357 acres.  
246

247 D. Knott explained that the Planning Board will discuss both the Subdivision Plan and the Site Plan for  
248 The Q at the same time, but decisions will be done separately. P. Amato moved to accept the major  
249 Subdivision Plan for review. J. Langdell seconded. D. Knott asked if there are any members with a  
250 conflict needing to step down from this application? D. Freel indicated he is on the abutter list but he  
251 does not feel there is a conflict. P. Amato indicated that the Board cannot tell a member to step down,  
252 but if a member feels there may be a conflict, they should step down. There were no members to step  
253 down. All members were in favor. Motion passed. J. Langdell moved there is no potential Regional  
254 Impact for this application. P. Amato seconded. All were in favor.  
255

256 P. Amato moved to accept the Site Plan for review. D. Freel seconded. All were in favor. Motion  
257 passed. P. Amato moved no Potential Regional Impact for this application. E. Cohen seconded. All  
258 were in favor. Motion passed. Abutters (for Site and Subdivision Plans) were read into the record by  
259 D. Bouffard; the following abutters were present: Salt Creek Properties LLC; T.M. Bolduc Holdings  
260 LLC; Maureen O’Reilly; Erin White, Keach-Nordstrom Assoc. Inc.; Byron Brandies; Stephanie  
261 Sutherland (via Zoom); 42-47 Emerson Road LLC.  
262

263 Matt Petersen, representative for Keach-Nordstrom, indicated that the owner Steve Desmarais is also  
264 present this evening. M. Peterson said this is a large project and he has received comments from Town  
265 Staff, the applicant has talked with Water Utilities and there is a plan for that. The plans tonight are  
266 the same that were presented at the last meeting (conceptual). The AoT has been received at this point.  
267 Tonight M. Petersen wants to do an overview of the plans and he can provide a summary and then come  
268 to the next meeting to bring new items that are requested. P. Amato asked if M. Petersen could go  
269 through the subdivision. The property is surrounded by Route 101 and Route 13 and was previously  
270 the Young Quarry. There are wetland trails and steep slopes. M. Petersen said yes there are these  
271 things and the applicant is looking to subdivide 11.1 acres for the project. T. Dolan indicated on the  
272 Subdivision Plan the lot numbers (acreage) do not add up. M. Petersen said he will check on those  
273 numbers.  
274

275 Nathaniel Drive comes to an end at the 11-acre parcel and he has the topographic maps which indicate  
276 a waiver will be required. The larger lot will be developed for this apartment complex. P. Amato asked  
277 why we would have the waiver for a parcel that is not being developed with this Site Plan? T. Dolan  
278 said it does state the topographic and wet / steep slopes must be identified when the parcel is subdivided  
279 and that is not currently on the plan. It is better to just re-notice both plans with a waiver to the next

280 date. P. Basiliere asked about the Subdivision and how it would affect the number of units if waivers  
281 are submitted? M. Petersen said no, that was part of the conceptual that the Subdivision would include  
282 that in the Conceptual design, that is what the number of apartments was based on.  
283

284 M. Petersen asked if he could also do a brief overview of the Site Plan, the pages identify the location,  
285 trails, dumpster, roadways, etc., M. Petersen said the stormwater has not been approved by DES. There  
286 will be a 12" line run through Stoneyard Court and Ponemah Hill Road and loop around. D. Freel  
287 asked if there are plans for solar panels right now? M. Petersen said they might have that by the next  
288 meeting, the height restrictions as approved through Zoning may not allow that. Pages 23-27 identify  
289 the road plans. There will be downcast lighting throughout the complex and there will be lights at the  
290 entrance. This will have two phases, the first phase will be for drainage and the second phase will be  
291 for the buildings. M. Petersen will ask the architect to come to the next meeting. Additionally, there  
292 will be a Clubhouse, workout room, dog washing area, passive walking trails, and BBQ pits. P. Amato  
293 asked if the complex will be fenced for safety? M. Petersen responded that there will not be a fence  
294 around the quarry. Pete Basiliere asked to have the dumpster pointed out on the plan and how far it is  
295 from any abutters. M. Petersen said most of the abutters are pretty far away. One is only 35 feet away  
296 from an abutter but he can take a look at that. P. Basiliere wants it to be thought about how many times  
297 the trash will be picked up, as that makes significant noise. D. Freel asked if the balconies will have  
298 downcast lighting only? M. Petersen said that may have recessed lighting. D. Freel indicated if the  
299 balcony lighting is downcast, that could be a problem.  
300

301 M. Petersen will get the town comments addressed; this is a huge plan set submitted to the town and it  
302 is a lot to review. D. Freel thinks the second egress would get used more. M. Petersen said that road  
303 (Ponemah Hill Road) cannot handle a lot of traffic. Having traffic go out to the interchange is much  
304 cleaner. J. Langdell said there is also talk and an application for a gas station at the corner of  
305 Nathaniel Drive/Route 13. M. Petersen said the traffic study that was done included both the "Q" and  
306 the gas station. The next time the "Q" comes to the Planning Board, there should be only a minor  
307 application on the same site.  
308

309 D. Knott opened the public meeting. Mike Tyrell on Zoom, on behalf of abutter Stephanie Sutherland  
310 would like to see the full site plan and meet with the developer on site to see how much clearing will  
311 be done; they would like to see the amount of lighting, security and privacy for abutters there will be,  
312 as well as anticipated traffic. M. Petersen indicated he will be happy to meet on site with an 11x17"  
313 plan, but would suggest it be arranged by T. Dolan. T. Dolan can get the 11x17" plans for the abutter  
314 and organize a date. He will arrange a date and time between M. Peterson and the abutter.  
315

316 Maureen O'Reilly, abutter, explained she is at 91 Ponemah Hill Road so she will look directly at the  
317 three-story buildings once they are built; her concern is the traffic on Ponemah Hill Road. Also  
318 lighting since she lives right there, she is wondering how much light there will be. M. O'Reilly asked  
319 if there will be blasting required? At this point, M. Petersen said they are not sure that blasting will  
320 be required.  
321

322 R. Chisholm, Medlyn Drive, asked if there are any abutters that are concerned with the groundwater,  
323 Medlyn Brook is near this location and goes down stream through multiple properties. Mr. Chisholm  
324 is concerned that the Brook will be affected and this plan does not show the Brook. Anything that is  
325 done on this lot will affect the Town on Medlyn Street. The down stream property lots will get  
326 flooded.  
327

328 On further inspection of the Plan, D. Freel indicated the Brook is far away from where this is being  
329 built. M. Petersen agreed stating the way the Brook runs, everything he has reviewed shows the plan  
330 is correct. Sheet 10 shows that there is an overflow downstream which is Medlyn Street and Nashua  
331 Street. R. Chisholm indicated when Quarry Wood Green was built, it has been continuously wet ever  
332 since. D. Freel said the amount of water that they are dealing with, the drainage will be dealt with  
333 through culverts or drainage swales. R. Chisholm said whatever they put in there; he feels it will fail.  
334 The property may not be owned by these people anymore when it fails.  
335

336 P. Amato said this property has had a major engineering study by the State, the Alteration of Terrain  
337 (AoT) has been approved that says it will work, it does not say it will never be affected. R. Chisholm  
338 said it will fail; when you take out all those trees, it will fail. M. Petersen said when the State of NH  
339 looks at the water, it depends what type of wetland it is, in NH it is still a wetland. R. Chisholm said  
340 the culvert on Nashua Street; can that handle the increased flow? D. Knott said the design will be  
341 built so that it does not increase the flow at the culvert. R. Chisholm said when the stream goes over  
342 the bank, he will come back and see you all. P. Amato asked if the stream has ever gone over the  
343 bank? R. Chisholm has lived here for 21 years and the flow has gone over the bank once. He is  
344 concerned about his property and is concerned about there being a major event and appreciated the  
345 work and all the maps that have been provided.

346  
347 P. Basiliere asked if any of engineering work has determined where the water will go? M. Petersen  
348 responded the point of interest is the end of the stream. The wetland scientist has been working with  
349 M. Petersen for a long time and the 100-year flood plan has the high point, it will always be wet. We  
350 analyze what is on our site in town; the piece that is in the 100-year flood plain are likely to be done  
351 and it gets passed on to owners. M. Petersen said there are 4-5 catch basins along the way, it does not  
352 all go into one area. The State of NH has reviewed all of the data from the Mother's Day Flood and it  
353 changed all of the regulations.

354  
355 R. Chisholm thanked all the Board members and representatives. Erin White, abutter at 79 Ponemah  
356 Hill Road, said she has the same concerns as M. O'Reilly and she is on public sewer but still has well  
357 water.

358  
359 Hearing no further comments or questions, D. Knott closed the meeting to the public.

360  
361 S. Smith asked about the trees and fencing where the buildings are up against the road? M. Petersen  
362 indicated they can work with the abutter on screening along Ponemah Hill Road. D. Knott asked if  
363 anything can be done? M. Petersen responded there is screening that can be done with shrubbery and  
364 the parking lot is also set down from the buildings due to the terrain, screening will be looked at but  
365 no fencing will be used around the whole property. The plan is to bring in a revised Subdivision and  
366 Site Plan on August 15, 2023 to the Planning Board.

367  
368 Janet Langdell moved to continue the Subdivision and Site Plans for The Q to the August 15, 2023  
369 Planning Board meeting. P. Basiliere seconded. All were in favor.

370  
371  
372 **4. Upcoming Meetings:**

373 7/18/23- Planning Board Meeting

374 8/1/23 – Work Session

375 8/15/23 - Planning Board Meeting

376  
377 **5. Adjournment.** The meeting was adjourned at 9:25 p.m. on a motion made by D. Freel and seconded by  
378 S. Robinson. All were in favor. The motion passed unanimously.

379  
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382  
383 \_\_\_\_\_ Date: \_\_\_\_\_

384 Signature of the Chairperson/Vice-Chairperson:

385  
386 **The Planning Board minutes of 06-20-23 were approved \_\_\_\_\_**