

MILFORD PLANNING BOARD PUBLIC HEARING
September 15, 2015 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Christopher Beer, Chairman
Paul Amato
Tim Finan
Janet Langdell
Veeral Bharucha, Alternate member
Susan Robinson, Alternate member

Staff:

Bill Parker, Community Development Director
Scott Schaeffer, Videographer

Excused:

Kathy Bauer
Steve Duncanson
Judy Plant

Perspective Alternate member

Douglas Knott

MINUTES:

1. Approval of minutes from the 8/18/15 meeting.

NEW APPLICATIONS

2. **Leonard A. Golden, et al / Marilyn J. Piekarski, Trustee – Osgood and Mason Roads – Map 42, Lots 50-1, 50-2, & 55.** Public Hearing for a lot line adjustment involving three (3) residential lots in the Residence R District. (*New application- Monadnock Survey, Inc.- tabled from the 8/18/15 meeting*)

OLD BUSINESS

3. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Compliance Hearing relative to conditions of approval for the Mile Slip & Boynton Hill Road subdivision, conditionally approved May 19, 2015.

Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the ground rules for the public hearing. Veeral Bharucha, alternate member was called to sit.

MINUTES:

T. Finan made a motion to approve the minutes from the 8/15/15 meeting as presented. P. Amato seconded and all else in favor. Vote 5-0-0; motion carried.

NEW BUSINESS:

Leonard A. Golden, et al / Marilyn J. Piekarski, Trustee – Osgood and Mason Roads – Map 42, Lots 50-1, 50-2, & 55. Public Hearing for a lot line adjustment involving three (3) residential lots in the Residence R District.

C. Beer read the notice into the record and then email correspondence from Phil Tuomala dated 9/10/15 requesting to be tabled to the October meeting.

After a brief discussion, it was determined that this is the last time the application will be tabled and the applicant will have to resubmit with abutter notification, if not presented at the October meeting.

J. Langdell made a motion to table the application, for the last time, to the 10/20/15 public hearing. T. Finan seconded and all in favor. Vote 5-0-0; motion carried.

OLD BUSINESS:

San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4; Compliance Hearing relative to conditions of approval for the Mile Slip & Boynton Hill Road subdivision conditionally approved May 19, 2015.

P. Amato recused himself and S. Robinson stepped up.

Chairman Beer recognized:

Nathan Chamberlin, Fieldstone Land Consultants

Kenny Lehtonen, San-Ken Properties, LLC

N. Chamberlin stated that the project was conditionally approved in May and most conditions have been addressed. We are still waiting for the state AoT permit and subsequently state subdivision approval. We have obtained the dredge and fill permit, as designed and final engineering has been completed. The drainage was reviewed by the state and a few minor changes were made to maintain vegetation for the treatment of the sheet flow on the road. The applicant has been working with the town and both attorneys to finalize the development agreement. The final draft is dated 9/10/15. There will be four (4) phases; phase I-A with 8 lots and a temporary turnaround near station +37, phase I-B with 17 lots and gravel the entire road, phase II completing the road with pavement, and phase III would be to construct Holden Ln. The applicant's contribution for off-site improvements will be to do a fully engineered design of the Mason Rd/Mile Slip Rd intersection to improve the sight lines. That will need to be completed prior to issuing the first C/O in phase I-A. B. Parker interjected that the process has been initiated at a meeting with Rick Riendeau, DPW director. J. Langdell clarified that the applicant will only be doing the engineering design, not the actual roadwork.

S. Robinson inquired when the passable road would constructed. N. Chamberlin replied that it would be done as part of phase I-B. S. Robinson then inquired about the house phasing. J. Langdell said phasing is never based on home sales. C. Beer added that the phasing for the road is different from the house phasing. T. Finan inquired about the proposed timetable for the phases. N. Chamberlin said he was not sure, but it will be market driven and the Board approved a 3 year minimum buildout. B. Parker referenced the 4/21/15 minutes *a motion to grant a waiver from Development Regulations Article V, Section 5.017 to reduce the phasing from 5 years to 3 years.* T. Finan seconded for discussion and the motion was amended to grant a waiver to reduce the phasing from five (5) years to three (3) years with numbers as proposed; 25 lots in year 1, 16 lots in year 2, and 12 lots in year 3.

J. Langdell inquired about the names on the development agreement. B. Parker explained that once all the property closings take place, the name of the responsible party for seeing this development through will be put into the development agreement and it will then be recorded. J. Langdell noted that this was the first time most of

the Board has seen any drafts of the development agreement. Have the conservation easements been submitted and reviewed by the Conservation Commission? N. Chamberlin said all easements have been submitted. B. Parker stated that the easements will be reviewed by town counsel and the Commission. J. Langdell said the applicant is here with things that are not 100% complete, but we're being asked to state that there is substantial compliance, primarily so that these items can be surmounted and the developer can move forward. K. Lehtonen said more importantly, so we can consolidate all the lots; we need the subdivision recorded to close on all the lots and then begin construction. B. Parker stated that he has met with the applicants and we are at a point where the Board can find substantial compliance and leave the final items for staff to take care of. J. Langdell said she would like to see the easements reviewed by Conservation and have a few more things done. Another concern is that staff may be changing, so we want to make sure nothing is left to chance.

C. Beer brought up the edits on page 7 of 14. B. Parker explained that the changes are based on comments from both attorneys and the final edits are from Bill Drescher resulting from our meeting this past Thursday. Also, the development agreement covers the waiver of the dead-end road length, through the phasing of the project and insuring there is a through connection.

Chairman Beer opened discussion to the public; there being no comment, the public portion of the meeting was closed.

J. Langdell made a motion that compliance has been substantially met and that: a waiver from Milford Development Regulations Article VII, Section 7.02 Roadway Standards Chart is justified based upon the phasing and construction requirements contained in the Subdivision Development Agreement, Development Project Known as 'Autumn Oaks' – Previously Known as 'Boynton Hill Estates', dated September 10, 2015 with Appendix dated July 7, 2015; and prior to the signing of the final plan set all requirements of the Development Agreement necessary for signature be incorporated and all technical notes and revisions based on the conditional approval of May 19, 2015, be incorporated in the plan set. S. Robinson seconded and all in favor. Vote 5-0-0; motion carried.

The meeting was adjourned at 7:00PM.

Motion to approve: J. Langdell

Seconded by: T. Finan

MINUTES OF THE SEPTEMBER 15, 2015 PLANNING BOARD MEETING WERE APPROVED ON OCTOBER 20, 2015