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2 **MILFORD PLANNING BOARD MEETING MINUTES**  
3 **SEPTEMBER 17, 2024 - DRAFT**  
4

5 **Members Present:**

6 Doug Knott, Chairman  
7 Janet Langdell, Vice Chairman  
8 Paul Amato, Member  
9 Pete Basiliere, Member  
10 Susan Robinson, Member  
11 Susan Smith, Alternate (via Zoom)  
12 Chris Labonte, Select Board Representative  
13

**Staff:**

Terrey Dolan, Town Planner OCD  
Camille Pattison, Director OCD

14 **Excused:**

15 Andrew Ciardelli, Member  
16 Darlene Bouffard, Recording Secretary  
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20 **1. Call to order:** Chairman Knott called the meeting to order at 6:32 p.m. and introduced  
21 members present and via zoom. Chair Knott noted that with the absence of Member A.  
22 Ciardelli, Alternate Susan Smith (via Zoom) would be acting as a full voting member.  
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24 **2. Public Hearing:**

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26 **a. Continuation of Case SP #2024-09-Well Heart Chartered Public School & Change**  
27 **of Use: Continued from the August 20 2024 Planning Board Mtg** The applicant, Dr.  
28 Traci Korhonen, has requested an Amended Review of the Continued Major Site Plan &  
29 Change of Use Approval for a proposed Chartered Public School to be located at 52 Federal  
30 Hill Road, Map 48 Lot 42. Pursuant to NH RSA 194-B:3 & NH RSA 674:54, the  
31 application review shall now be limited to the proposed continuation of the existing event  
32 center activities and traffic safety concerns along Federal Hill Road.  
33

34 Chair Knott began the presentation of this case by reviewing previous actions and rulings  
35 on this case from prior meetings:

- 36 - First part of this application was a site plan review.
- 37 - Letter received from the State Department of Education stating charter schools do  
38 not need to go through an application process which, therefore, takes away any  
39 authority of the Planning Board relative to the education/school piece.
- 40 - There would no longer be an opportunity for public input on that piece (school  
41 related activities on the site).
- 42 - The application being heard at tonight's meeting is for a change of use.

43 Janet Langdell then cited and summarized the RSA pertaining to this.

- 44 - Land use boards do not have a say relative to the school portion/activity of this  
45 site and any comments we might make (suggestions) would be non-binding.  
46 Boards do have authority over the site plan in regards to the non-school  
47 activities that may happen on that site. These comments/suggestions would be  
48 binding on the approval for the site.  
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Chair Knott stated there was a Non-public session prior to this meeting with the Town Counsel due to concerns of there being no avenue for public comment on this application. Chair continued by saying there would be public input under these conditions:

- Comments only under the Chair’s direction
- Time limit on comments
- Comments can be made on the non-binding piece (school activities)
- Comments on tonight’s application will be in regards to the change of use for this site (non-school activities) and will be binding.

Chair Knott then began the presentation of the application for tonight’s session by reading it into the record.

Sam Foisie, Meridian Land Services, came forward to make a presentation as a representative for the applicants; he noted Tracie Korhonen and Maggie Aiken owners of the school were in attendance. Mr. Foisie briefly recapped items from previous meetings and stated all comments have been addressed except the concern about traffic. In attendance was Jason Plourde, NHDOT, who conducted a traffic study.

Mr. Foisie continued by addressing the comments about parking (using a site map to point out the areas), guard rails to protect the structures, and snow removal so that it is not pushed into the wetland areas.

- The addition of 2 parking spaces (special exception) will not be added; the original snow removal plan will remain in place to keep snow from being pushed into the wetland areas. This was suggested by Chair Knott.
- Pointed out the area where there will be a split rail fence around the parking area to direct the snow removal.
- Pointed out the area where there will be a wooden guard rail to protect students on the walking path.
- Location of the structures was moved further away from the parking area for student safety.
- The traffic study noted the site line when exiting the school to the left is not clear but the site line to the right is clear; therefore, only a right turn will be allowed when exiting (Jason Plourde will speak to this).
- Displayed an exhibit showing the path a Bus would take when entering the site, making its way to the drop off area, and exiting to the right.
- Displayed exhibit showing the direction for queuing, where it starts and ends, and how this will run into the site taking into consideration no overflow to offsite areas; and the parking areas (three areas with 9, 11, and 14 spaces). The expected number of students will be about 20-25.

Chair Knott asked if queuing would result in it going onto Federal Hill Road? Mr. Foisie explained the queuing procedure will be a 10-minute window phased by grade level for drop off and the window of time will be extended for pickup. Perhaps this will be a condition for approval to prevent failure with the procedure; a condition with the NHDOT since this would not be a Town jurisdiction but a jurisdiction of the NHDOT.

Mr. Foisie completed this part of the presentation. The Board requested the Traffic study be presented. Jason Plourde, NHDOT stepped forward.

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100 Jason Plourde began by saying he understands the difficulty of the driveway when it was  
101 associated with the Mile Away Restaurant; obstructions are the lay of the land and the stone  
102 wall. Mr. Plourde also explained why NHDOT is involved; the portion of Federal Hill  
103 Road where the site is located is under State jurisdiction.

104 Chris Labonte asked about maintenance of roads in the Federal Hill Road area under State  
105 jurisdiction and if they are maintained by the state in the summer; roads such as Emerson,  
106 Federal are plowed by the town so to a certain extent the town has an interest in the  
107 maintenance.

108 Jason Plourde stated the situation about what the town can do if there are problems was  
109 discussed. Since residents are the ones who will be made aware of problems, one of the  
110 first things to do is call the NHDOT District 5 in Bedford to get them involved. NHDOT  
111 will discuss with the owner what the changes/plans are to correct the problem and, if not  
112 done, NHDOT has the authority to close the driveway and revoke the driveway permit.

113 Peter Basiliere asked if J. Plourde with his experience has ever seen this done and what  
114 steps can be taken to prove a problem.

115 J. Plourde: With a new business, especially a school, it takes usually a month for traffic  
116 patterns to normalize. After that, if there are problems the best thing to do is call and send  
117 pictures.

118 Jason Plourde:

- 119 - In June a traffic scoping meeting was held at Milford Town Hall with the Staff  
120 and the NHDOT where the parameters of the traffic study were set.
- 121 - In July the Driveway Permit Application was submitted to NHDOT District 5.
- 122 - Permit started the process which was to assign a case number for the project.
- 123 - With a site exhibit of the driveway, pointed out where there will be a raised  
124 island and signs (Stop and No Left Turn).
- 125 - On the left there is over grown vegetation and this will be cut back.
- 126 - Looking right to Emerson Road, the site distance is restricted which affects  
127 those turning left.
- 128 - Driveway was grandfathered in.
- 129 - July 1971 was when NHDOT initiated driveway policies.
- 130 - Any changes to use of the driveway, a new driveway application must be filed  
131 with the NHDOT.
- 132 - To date the study involves the impacts to Emerson and Federal Hill Roads, and  
133 the impact for buses entering and exiting. However, not everything has been  
134 worked out; no permits or approvals have been issued.
- 135 - Other site limitations involve turning left onto Emerson Road from Federal Hill  
136 Road. Hampshire Hills property line runs along the pavement of Emerson and  
137 the sign that is blocking the site line is on private property.
- 138 - It has been determined the traffic volume at the signal of South St., Emerson  
139 Rd. and Armory Rd. can be accommodated at this intersection.

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141 Jason Plourde emphasized there are mechanisms in place to revoke a driveway permit even  
142 if the project is in place and approved. If there are issues, and traffic volume as predicted  
143 is wrong, the town can work with the State to make changes and this applicant is willing  
144 to do that.

145

146 J. Plourde asked for questions.

147 Janet Langdell: Are there statistics on how long it takes to empty 33 cars?  
148 Jason Plourde: This is unknown, but based on observations from other schools (not similar  
149 to this proposed school) it usually takes longer for the younger students to get out of a car  
150 due to car seats or other obstacles; time wise, though, he does not have a number.  
151 Peter Basiliere: What would be needed to get this information?  
152 Janet Langdell cited information she had regarding the number of cars expected for the  
153 queuing which shows the number to be 29-33 cars in the morning and 22-25 in the  
154 afternoon.  
155 Paul Amato noted that with the public schools, line up begins about 30-45 minutes before.  
156 Janet Langdell noted there will be specific time windows.  
157 Tracie Korhonen founder of the school came forward to address this concern. T. Korhonen  
158 stated there are numerous parent volunteers every day. There has been a mini school at  
159 Hampshire Hills and it showed 60% of the parents park and walk there child to class.  
160 However, any vehicle in line that is not there at the designated time will be asked to park;  
161 there are 87 available parking spaces.  
162 J. Langdell: In the calculations done for buses exiting right, was it determined the bus will  
163 not go over the yellow line?  
164 Sam Foisie: No the bus will not.  
165 J. Langdell: what about buses exiting and entering at the same time?  
166 Sam Foisie: The island at the entrance will direct the buses and a line will designate the  
167 center of the driveway.  
168 P. Basiliere: Is there an estimate on the number of cars driving up Emerson Road as  
169 opposed to down Federal Hill Road?  
170 J. Plourde: The estimated site trips were based on the Institute of Transportation Engineers  
171 trip generation methodologies. In addition, there is a Land Use Code for Charter Schools  
172 that was used to obtain the information and distribution of traffic volumes based on survey  
173 data obtained from families interested in the school. There is a Gravity Model that takes  
174 from point A to B and MapQuest was used to determine distribution patterns; refer to  
175 Figure 5 page 20 of the Traffic Study. Using the worse case scenario which is the afternoon  
176 pickup times, it was determined:  
177 - 8 trips from Nashua to Ponemah then turning left onto Federal Hill Rd.  
178 - 75 trips from South to Emerson then turning right onto Federal Hill Rd.  
179 P. Basiliere: What will be the impact to residential homes on Federal Hill Rd.?  
180 J. Plourde explained the analysis process and it was determined no warrants were met for  
181 a turn lane.  
182 J. Langdell wanted to move onto the non-school change of use.  
183 P. Amato asked if the public should be allowed comments on the meeting so far.  
184  
185 Chair: The discussion thus far has been about the school and not the change of use.  
186 Therefore, there is not an application for the school so all comments will be  
187 suggestive/advisory and there will be a time limit of 2 minutes.  
188  
189 **Public Comments regarding the School and not the Change of Use:**  
190 Dan Berube, 43 Federal Hill Road owns a 2-family home near the driveway entrance. He  
191 feels the vehicle numbers are not completely accurate and the driveway will not  
192 accommodate the number of cars estimated and there will be a backup on Federal Hill Rd.  
193 He is concerned about getting out of his driveway specifically for his tenants. He noted the

194 trails in back and those trails should be used; he does not feel it is not a good location for  
195 a school; feels the number of cars has been “fudged”.

196 Jason Plourde explained alternatives were investigated but if these alternative solutions for  
197 entering or exiting the property were put into an agreement, what would happen if the  
198 property were sold. Would the agreement still hold for the buyers?

199 Chair asked J. Plourde what would happen if the he fudged numbers?

200 Jason Plourde stated he would lose his license; also the methodologies he has brought up  
201 would stand up in court because they are not his personal opinion but based on the Institute  
202 of Engineers Methodologies.

203 Chair, to summarize: if you generate numbers that are not correct you put your license in  
204 jeopardy and the methodologies used are based on international standards.

205 Jason Plourde: That is correct.

206 Janet Langdell: to confirm, the variable is based on the number of students.

207 Jason Plourde: that is correct and the number of students anticipated will be 227 students.

208 Susan Smith noted there is generally carpooling especially if students are from out of town  
209 and this would mean 2-3 students per car. In addition, the Charter School on Route 101A  
210 has over 600 students so this is not a viable comparison.

211  
212 Norman Brown, 603 Reserve Way. Talked about lowering or removing the stonewall  
213 because it may be historical.

214 Jason Plourde confirmed it will not be removed.

215  
216 Jim Dodge, 39 Reserve Way, was once a professional engineer and planner; asking if  
217 enough space has been allowed for delivery trucks, i.e. tractor trailer and feels this should  
218 be given consideration. In addition, he questioned the traffic study in regards to the end of  
219 Ponemah Hill Rd.

220 Jason Plourde: There was a study from Nashua Street/Ponemah Hill Rd. and information  
221 was given to the Town Engineer; those figures are being tallied by Town Staff.

222  
223 Travis O’Neil, 51 Federal Hill Road, lives across the street. He asked about the numbers  
224 for queuing and why this information is only being given by the school owner and not  
225 being obtained from another source.

226 Chair Knott stated the owner is the one who knows what is being anticipated for enrollment.

227

228 **Public Comments regarding the School and not the Change of Use:**

229 Tracie Korhonen stated she consulted with another Charter School similar in size. They  
230 had a total of 60 drop offs and pickups for a school of 180 students and no buses. Also  
231 there was coordinated carpooling.

232 Travis O’Neil continued to express his concerns about the traffic across the street from  
233 his home and compared what could happen with the school traffic compared to the traffic  
234 that happened with the Mile Away Restaurant. The Restaurant was open Wed-Sunday and  
235 for shorter hours while the school will be 7 days a week from morning to afternoon; he  
236 feels this should be part of the traffic study.

237 Jason Plourde: For the event center it was considered to be similar (no overlap between  
238 school and events) because of the fact events will be held after school or on the weekends  
239 and the Mile Away was not restricted in the hours of operation.

240 Susan Smith asked if activity will be 7 days a week?

241 Tracie Korhonen: Events will happen during the summer when school is closed and those  
242 will be on the weekends; and some events in the spring or fall but only on the weekends.  
243 Also some school activities such as school dances, parent’s night.  
244

245 Beth Domingo, 58 Reserve Way, stated she feels the idea of queuing is unrealistic given  
246 the timing, the cars coming up and down Federal Hill Rd., the need for cars to turn left into  
247 the school while other cars are coming down Federal Hill, and the left turn onto Emerson  
248 off Federal Hill can hold up traffic.  
249

250 Jennifer Gagnon, 25 Reserve Way, questions regarding noise and light pollution; also feels  
251 queuing is not realistic. In addition, if there is busing, is the town responsible for any  
252 liability?  
253

254 Janet Langdell stated that if a child lives in the Milford School District they have the option  
255 of using Milford School Buses to get to school.

256 Tracie Korhonen stated she initiated a discussion with Milford Bus Department last March  
257 and there is a meeting planned for October 8<sup>th</sup>.

258 Jennifer Gagnon, 26 Reserve Way, asked if the traffic becomes untenable and the Milford  
259 Police need to become involved for directing traffic is that a Milford Town responsibility?

260 Janet Langdell stated the school would most likely be responsible.

261 Tracie Korhonen stated they are legally allowed to direct traffic on their own property  
262 (from the driveway and for the cars on the driveway), and the plan is to have a Security  
263 Officer on campus.

264 Jennifer Gagnon, 26 Reserve Way, asked if someone will be at the end of the driveway  
265 during drop off and pickup to make sure people are not pulling over to the side of the road?

266 Tracie Korhonen answered there will be a parent handbook outlining the rules.

267 Jennifer Gagnon, 26 Reserve Way, stated she feels this is not a good location for a school.

268 Tracie Korhonen stated this property is perfect for the needs and there were other properties  
269 looked at that were less than ideal; this property was chosen under the advisement of the  
270 Fire Department, Engineers and Town Staff.

271 Jennifer Gagnon, 26 Reserve Way, asked about the lights at night and will this cause a  
272 problem?

273 Sam Foisie stated it will be downcast lighting that is shielded from the sides.

274 Chair Knott asked how this will be in comparison to what was there; meaning the same or  
275 less?

**Public Comments regarding the School and not the Change of Use:**

276 Sam Foisie: The previous lighting was a light pole and spotlights.

277 Peter Basiliere asked does the lighting plan align with Milford’s Ordinances for an  
278 establishment such as this?  
279

280 Sam Foisie: yes because the original proposal was to be in compliance. Another option  
281 could be to schedule the lights to be on when there is activity on campus and then just  
282 security lighting when there is no activity. However, the lighting is downcast and shielded  
283 from the sides.  
284

285 Paul Amato followed up on the point concerning Milford students having the option to use  
286 Milford School buses. The School District pays for the buses and if more bus routes are  
287 needed this would be a financial increase for the School District.

288 Tracie Korhonen stated she compared her school to a similar school in size, in a town  
289 similar to Milford and no buses were used there. However, in Nashua there are many  
290 different buses used for the Charter Schools.

291  
292 Richard Gagnon, 25 Reserve Way, asked about the actual number of staff/personnel there  
293 will be?

294 Tracie Korhonen: there is a ratio of one teacher for every 15 students; 9 teachers and 7  
295 support staff.

296 Richard Gagnon, 25 Reserve Way, cited the Hollis Lower Elementary School as a traffic  
297 situation and feels this Charter School will create more than the projected number of cars  
298 on a daily basis. He is concerned there will be accidents and suggested the State Police be  
299 involved for handling the traffic and not the Milford Police.

300  
301 Janet Langdell confirmed there will only be 16 on staff the first year and then 20 by the  
302 fifth year and this includes maintenance staff?

303 Tracie Korhonen answered that is correct but there could be paraprofessionals for students  
304 with an IEP and this will not be known until enrollment. Based on public schools this could  
305 be 1 per classroom.

306 Chair Knott asked about the number of volunteers?

307 Tracie Korhonen: answered parents volunteer a few times a year; per day this is not known  
308 yet but it could be one per 20-30 students.

309 Janet Langdell asked to reconfirm the total parking spaces.

310 Sam Foisie stated 87 spaces including the 4 handicap spaces.

311  
312 Brenda Gonzales, 205 Federal Hill Rd, concerned about the traffic and the narrow section  
313 of street on Federal Hill Rd. in regards to Emergency Service access especially if queuing  
314 were allowed onto the road.

315  
316 Richard Gagnon 25 Reserve Way came forward again to emphasize increased traffic and  
317 the impact on delivery services.

318  
319 Chair Knott closed this Public Portion and moved forward to the application submitted for  
320 a change of use stating there will be another Public Portion then a motion and a vote.

321  
322 Sam Foisie of Meridian Land Services came forward to begin the presentation for the  
323 application regarding the change of use.

324  
325 S. Foisie stated: the understanding has been this is not a change of use but maintaining the  
326 use which Terrie Dolan stated is just semantics (the restaurant has been there for many  
327 years). S. Foisie continued by saying the understanding has also been that as long as the  
328 event portion does not increase in intensity this would be allowed based on the previous  
329 use that was there. However, the amount of parking will limit the number of guests. Tracie  
330 Korhonen reached out to the Mile Away about the uses and there are emails about this  
331 (Josh Murphy email). A summary of this email is in the Board packet and a copy of the  
332 actual email will be distributed. The goal was to establish a bench mark for usage to ensure  
333 it was not exceeded. The number of seats for “**Theatres, Auditoriums, Churches and**  
334 **Places of Assembly with fixed seats**” was used to calculate the available seats based on  
335 the formula shown in the *Town of Milford Development Regulations* for land use; 1 space

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336 for 3 seats and 1 space for 2 employees. Using this it establishes the number of seats  
337 allowed to be 250 which is below the Mile Away.  
338 Janet Langdell noted in the summary of the email that on any given weekend the Mile  
339 Away could have 350.  
340 Chris Labonte asked since the change use is from a school, is alcohol allowed at the events?  
341 Tracie Korhonen addressed this by saying this has not yet been determined from a legal  
342 standpoint.  
343 Janet Langdell expressed her concern about having 2 non-school events held at the same  
344 time by using the tent and the available buildings.  
345 Tracie Korhonen stated there will only be one non-school event at a time and no more than  
346 what the parking will allow.  
347 Sam Foisie emphasized parking is the limiting factor with the site functioning capabilities.  
348 Peter Basiliere asked if there was a Staff Memo from the Fire Department?  
349 Terrey Dolan noted in the previous packets provided to the Board for the prior hearings on  
350 this case, there was a memo from the Milford Deputy Fire Chief.  
351 C. Labonte asked since this is a different application, is this documentation needed again?  
352 Sam Foisie noted the school will have close to the 250 spaces allowed for events which the  
353 Fire Department approved. There can be a limitation placed on events that no more than  
354 250 including staff can be in attendance.  
355 Peter Basiliere stated his reason for asking is that this could be approved tonight as is or it  
356 can be approved with conditions and if this is done it would be helpful to have what the  
357 staff recommends if it hasn't changed since the spring.  
358 Camille Pattison noted it will have to pass all the fire codes.  
359 Peter Basiliere then stated there is nothing from the Staff Engineer about a tractor trailer  
360 entering for the events.  
361 Sam Foisie addressed this by saying the tractor trailer would not affect the traffic reports,  
362 but even so if a tractor trailer cannot be used, another vehicle will be used to deliver the  
363 food products for the events.  
364  
365 Chris Labonte stated that while there may be tighter areas for a tractor trailer, the question  
366 is can that truck exit the parking lot without crossing over the yellow line?  
367 Jason Plourde came forward to speak on this point. The design of the driveway is in  
368 consideration of the buses and the NHDOT is requiring they do not cross the center line  
369 because it is a daily occurrence. In regards to a tractor trailer exiting and if they have to  
370 cross the center line, it is an infrequent occurrence and the Federal Highway Dept has  
371 approved that type of design in certain situations; all right turns from a tractor trailer require  
372 a wider turn.  
373  
374 Architect Edward Delaney stepped forward to add information about the school occupancy  
375 which is designed for 345. J. Langdell said that is counting everything, the yurts and  
376 building. E. Delaney said yes the school occupancy  
377  
378 Terrey Dolan addressed the Board regarding the May 13<sup>th</sup> memo for the Fire Department  
379 which did not mention the number for occupancy. In that memo the occupancy was not  
380 addressed, only the life safety issues. C. Labonte asked if other emergency services had  
381 any issues with the access? J. Langdell when that came in originally it had the school  
382 information, not the event center. P. Amato said if the event center was an issue to the  
383 town, it would have been brought up previously; this use would be supplemental to the

384 school and not as frequent. T. Kolhornen said that it will be a non-profit that operates the  
385 events business through the non-profit LLC. A wedding event coordinator and food  
386 services caterer will be used for events. S. Smith, via Zoom, asked about the number and  
387 how that gets handled as a condition, can that be based on the Fire Dept determination on  
388 occupancy? D. Knott said that would be a Fire Dept requirement and would have to  
389 function under the Fire Dept limit, it would not need to be a condition. J. Langdell asked  
390 C. Pattison about the determination by S. Foisie regarding the parking? T. Dolan said it is  
391 in concurrence with the ordinance. S. Foisie also stated it is in concurrence with the  
392 ordinance. T. Kolhornan said in January 2023 we found this property, had looked at 12  
393 properties along the way and were advised by the town to find a property more than 3 acres  
394 and that had a kitchen, when the Mile Away hit the market for sale, and the group visited  
395 the site it was love at first sight and met all the criteria. Maggie Vancamp, who works with  
396 T. Kolhornen, said this is focused on learning in the outdoor space, not the event center.  
397 The event business is a part of the fundraising for the school. J. Langdell appreciates that,  
398 but the Planning Board has to focus on everything because the approved use goes with the  
399 land, not the business.

400  
401 D. Knott opened the meeting to the public. Norman Brown, 6 Reserve Way, said he has a  
402 couple of statements about the Event Center. D. Knott repeated it can only be about the  
403 Event Center. Mr. Brown indicated that current law states that there can be no alcohol  
404 within a public way, public area or public school or the grounds. Mr. Brown stated the  
405 Wellheart Charter School will be violating their charter which states the school will be run  
406 in accordance with NHRSA 194B-3 and Federal laws and regulations. The next point was  
407 that this is a non-profit business which will be done in support of the School, which he  
408 believes may be exempt from Property Taxes and all the profits will be to the benefit of  
409 Dream Works who will be operating the business and has nothing to do with the school.  
410 Mr. Brown is all for the school and his granddaughter attends a charter school but this is a  
411 business on school grounds and should adhere to the proper taxes and fees and so forth? If  
412 they are going to operate a separate business with a separate entity, the property should  
413 have to be subdivided to have a commercial portion and a government use portion, it should  
414 not be allowed to have a commercial operation running on a government use property. Mr.  
415 Brown said the Board has the right to approve or not approve this application. Mr. Brown  
416 will end by stating the Event functions are not part of the school, they are not being run by  
417 the school, the school may get a small donation from them. The property owner is not only  
418 running the events, they are charging the school rent so this is a business decision.

419  
420 T. Kolhornan said that both Well Heart and the school are 503c non-profit organizations  
421 so all the money goes into the school. There is no CEO at the top collecting a salary, all  
422 the money goes back into the school. When looking at the Charter schools around the state,  
423 you will find that they all rent space and do not own, as it is to the benefit of the school.  
424 Mr. Brown stated that he understands both entities are non-profit, but there needs to be a  
425 person at the top that collects a salary. S. Foisie, representing the applicant, stated that there  
426 is a legal team getting the applicant through this process, any other questions regarding the  
427 salary, etc. would be handled by that legal team. P. Amato indicated in looking at the  
428 Beaver Brook Association, the question was regarding the non-profit portion of the owner,  
429 and they had to provide events. The Planning Board is being told this is an existing  
430 condition with the Event Center, but the framework for the application is different. D.  
431 Knott understands but this Board does not get into the property taxes. J. Langdell indicated

432 this is new territory in the State of NH, she does not think this type of application for a  
433 Charter School has come this far into the Planning Board process without putting the brakes  
434 on and a lot of these questions should have been answered by the Department of Education  
435 at the beginning. D. Knott stated that the Board does not look at the taxes, we just look at  
436 land use. J. Langdell said it is a good question, and the Planning Board would like to see  
437 an answer to that question for the future in the Town. D. Knott continued with the public  
438 portion of the meeting.

439  
440 T. O’Neil stated people keep saying the structure is not changing, but it is changing, it is  
441 changing into a school, but still keeping the entity of the restaurant, so they are saying the  
442 restaurant portion will be for the Event Center, they have outdoor bathrooms but they do  
443 not have an outdoor kitchen. In order to hold the events, the school facilities will need to  
444 be utilized to cater for the events, so the school property will still be used to cater the events.  
445 The school will be used for events, but any weddings will have to be dry weddings, because  
446 you cannot have alcohol on a school property. Even if it is subdivided, the school will still  
447 be used to cater the events. With the event center, there will be food deliveries as well, but  
448 with the school going on, there could be a queuing problem. The food deliveries will be  
449 done while the school is in operation. There are a lot of aspects to this application. The  
450 activities on the site will not be changing, said D. Knott, and that is what the Planning  
451 Board has to review. The Board has gotten legal input on this application, this is all new  
452 to the town and there are concerns. P. Basiliere is just as frustrated as all the neighbors.  
453 The legislature took away the right of the town to review any of these applications and  
454 should allow towns to have input into the Charter Schools. D. Knott said he did speak with  
455 one of the legislatures about this. J. Langdell suggested that concerned parties should call  
456 your State representatives.

457  
458 Bill Rearick, 17 Reserve Way, asked if this group has anything to do with the liquor part  
459 of the school evaluation? If not, who should any concerned citizens call if there is a  
460 complaint? D. Knott said Federal Hill is a State Road, so NH DOT could be called  
461 regarding the traffic. Alicia Fogel, 51 Federal Hill Road, wanted to bring up water drainage  
462 if any grounds work is done, all of the water comes down the hill to her property including  
463 from the Mile Away property, every time it rains they battle erosion on their property, so  
464 she just wanted to be sure any water drainage is not directed to the road. T. Dolan indicated  
465 that she should contact the Department of Public Works (DPW), Leo Lessard or the Town  
466 Engineer Nicole Crawford about any drainage issues.

467  
468 Norman Brown, 6 Reserve Way, asked if the zoning has been changed to Government use?  
469 T. Dolan said no, it does not have to be. N. Brown said the Board has the authority to say  
470 if it is good for the town or not. D. Knott responded only in regards to the regulations.  
471 Seeing no further input, D. Knott closed the public portion of the meeting.

472  
473 P. Basiliere suggested conditions for delivery times; P. Amato said that is not something  
474 in the development regulations. P. Amato said common sense dictates the delivery times  
475 need to be considered. J. Langdell said that delivery times have been put into Site Plans  
476 previously, regarding lighting etc. P. Amato said they are not expanding the use. P.  
477 Basiliere said we should have a condition that the plan meets the Fire Dept requirements  
478 and lighting requirements. J. Langdell asked if the hours of lighting could be limited. S.  
479 Foisie said that when businesses close, the lights are diminished and he would recommend

480 that to be added to the development regulations. J. Langdell would like the lighting to be  
481 reduced an hour after an event has closed. P. Amato said if there is no event, the lighting  
482 would only be safety lighting. S. Foisie said the regulations already state no off-site  
483 parking. P. Basiliere suggested non-school events are not run concurrent with school  
484 events. D. Knott it should state they will not be simultaneous.

485  
486 J. Langdell would like an answer about property taxes and that tractor trailers can get into  
487 the site safely, confirmed by the Town Engineer. S. Foisie will check on that and possibly  
488 adjust the driveway. P. Amato said that tractor trailers can sometimes make it in an  
489 entrance easier than a school bus. P. Basiliere moved to approve the Event Center  
490 application with two conditions: 1) lighting to only be at full strength during an event and  
491 at security strength an hour after the event closes; and 2) that no events be held  
492 simultaneous with a school event. Seconded by P. Amato. S. Smith, (via zoom) yes; P.  
493 Amato yes, S. Robinson yes; C. Labonte yes; J. Langdell yes; P. Basiliere yes, D. Knott  
494 yes. Motion passes.

495  
496 P. Basiliere asked about the CIP review on the agenda tonight and is that the first of two  
497 hearings that are required? T. Dolan responded that there are not two hearings required,  
498 only one unless something major or significant changes in the review. J. Langdell said that  
499 years ago there was only one hearing and then it was changed to two unless there are  
500 substantive changes.

501  
502 **b. First Public Hearing for Consideration of the Draft (2025-2030) Capital**  
503 **Improvement Program (CIP)** D. Knott opened the First Public Hearing for the Draft  
504 2025-2030 CIP. J. Langdell moved that given the time factor this evening, the Draft CIP  
505 hearing be postponed to Oct 1, 2024. P. Amato seconded for discussion. S. Smith asked  
506 if this postponement will get the CIP to the BOS in enough time to use the report? C.  
507 Pattison stated that since it was determined that only one public hearing is required, there  
508 should be enough time. The BOS does not have to approve the CIP, it is approved by the  
509 Planning Board. S. Smith yes (via Zoom); P. Amato yes, S. Robinson yes, C. Labonte yes;  
510 P. Basiliere yes, J. Langdell yes, D. Knott yes. Motion passed.

511  
512 **c. Case SD #2024-09-Greg Luongo & Karen Isabella, Minor Sub-Division Approval**  
513 **Request for Lot Map 29 Lot 110, located at 16 Oak Street** The applicants, Greg Luongo  
514 & Karen Isabella, have requested a Minor Sub Division to create a second lot of .419-acre  
515 (18,231 square feet) from their existing overall 1.212-acre Lot, Map 29 Lot 110. The  
516 remaining northern portion of the existing lot (to remain as M 29 L 110) shall be reduced  
517 in size to .793-acre (34,565 square feet). The existing lot and proposed second lot are both  
518 zoned Residence “A”, pursuant to Section 5.02 of the Milford Zoning Ordinance. As  
519 proposed, the northern Lot shall remain in full compliance with all dimensional criteria, as  
520 set forth in the Residence “A” Zoning District criteria (Section 5.02.4). The proposed  
521 second Lot shall be referred to as Map 29 Lot 110-1. This proposed Lot was granted a  
522 Variance by the Milford Zoning Board of Adjustment on July 25, 2024 to allow for a  
523 reduced lot frontage (from the minimum 100’ req’d) for 80.5 linear feet of lot frontage  
524 along Oak Street.

525  
526 P. Amato moved to accept the application for review. Seconded by J. Langdell. P.  
527 Basiliere yes; C. Labonte yes; J. Langdell yes; P. Amato yes; S. Robinson yes; S. Smith

528 yes (via Zoom); D. Knott yes. Motion passed. J. Langdell moved no Potential Regional  
529 impact associated with this application. P. Basiliere seconded. P. Basiliere yes; C. Labonte  
530 yes; J. Langdell yes; P. Amato yes; S. Robinson yes; S. Smith yes (via Zoom); D. Knott  
531 yes. All were in favor. D. Knott asked T. Dolan if the application is complete? T. Dolan  
532 yes. D. Knott asked that abutters be read: T. Dolan read abutters into the record.  
533

534 G. Luongo and Karen Isabelle, owners, explained they would like to subdivide the lot,  
535 build a new house and rent out the existing house, that is about it. T. Dolan indicated there  
536 is a Drainage Easement needed by the Town, that will be established with DPW, it is in  
537 draft form right now. There is a flood plain in the far eastern back lot area, the town  
538 Engineer will work with the owners to get that signed off and recorded. P. Amato asked  
539 about the 15' side setback and if that is what is used by the easement, there is not an  
540 additional 15' setback. T. Dolan said they are all set. There were no other questions. D.  
541 Knott opened the public portion of the meeting. There were no public comments or  
542 questions. D. Knott closed the public portion of the hearing.  
543

544 J. Langdell said this is an established lot that has been there for years and is a very  
545 straightforward subdivision. J. Langdell moved to approve the minor subdivision with the  
546 condition of the final wording/acceptance of the drainage easement for the Town. C.  
547 Labonte seconded for discussion. P. Basiliere spoke up that he did a walk-by visit of the  
548 site in the street. P. Basiliere yes; C. Labonte yes; J. Langdell yes; P. Amato yes; S.  
549 Robinson yes; S. Smith yes (via Zoom); D. Knott yes. Motion passed.  
550

551 **d. Case SD 2024-10, Ronald & Loreen Racicot, Lot Line Adjustment, 15 Old Wilton**  
552 **Road, Map 14 Lot10 & Map14 Lot10-1** The applicants, Ronald & Loreen Racicot (co-  
553 owners of both Lots) have requested a Lot Line Adjustment to revise the northeastern lot  
554 corner of Map 14 Lot 10 by subtracting approximately 1,497 sq. feet (“Parcel A”) from the  
555 Lot, and contributing this area to the eastern-adjointing lot’s (Map 14 Lot 10-1)  
556 northwestern lot corner. This Lot Line Adjustment’s purpose is to provide better large  
557 vehicle turn-around ability on Lot 10-1. No new buildable lots shall be created with this  
558 minor Lot Line Adjustment proposal. Both Lots are zoned Industrial (“I”), under Section  
559 5.06 of the Milford Zoning Ordinance.  
560

561 D. Knott asked if the application is complete. T. Dolan said yes. J. Langdell moved to  
562 accept the application for review. P. Basiliere seconded. P. Basiliere yes; C. Labonte yes;  
563 J. Langdell yes; S. Robinson yes; S. Smith yes (via Zoom) with P. Amato abstaining since  
564 he is an abutter; D. Knott yes. Motion passed 6-0-1. J. Langdell moved no Potential  
565 Regional impact associated with this application. P. Basiliere seconded. P. Basiliere yes;  
566 C. Labonte yes; J. Langdell yes; P. Amato abstained; S. Robinson yes; S. Smith yes (via  
567 Zoom); D. Knott yes. Motion passed. J. Langdell pointed out that as an abutter you do not  
568 abstain, you recuse yourself.  
569

570 D. Knott asked that the abutters list be read into the record. T. Dolan read the abutters list.  
571 Chad Branon, Fieldstone, representing the applicant for the proposed lot line adjustment  
572 said this adjustment would formally adjust the turn around for Marmon Utilities. Both lots  
573 would still be conforming. P. Basiliere asked about the easement for turn around asking is  
574 that still existing? C. Branon said that easement would be discontinued and is labeled as  
575 such on the plan as part of this application. J. Langdell asked about the entrance and exit

576 for the property? C. Branon said that remains the same, there are no other entrances or exits.  
577 C. Labonte asked if there is any other area being used for entrance or exit? C. Branon said  
578 he is not aware of anything, the area to the east is grassy. D. Knott opened the public  
579 portion of the hearing. Seeing no comments or questions on the application, D. Knott  
580 closed the public portion of the hearing.

581  
582 P. Basiliere moved to approve the minor subdivision/lot line adjustment as presented. J.  
583 Langdell seconded for discussion. C. Labonte asked if because the easement will be  
584 discontinued, will that change the paved area or alter the green space calculation? C.  
585 Branon said that along with this application, there was a Site Plan application submitted  
586 and it is his understanding that it would be an administrative review and approval and that  
587 shows the removal of the turn around and that the lot would comply with the 30% open  
588 space requirements. J. Langdell asked if that information is on the plan? C. Branon  
589 responded that it is not on the Subdivision plan but it is on the amended Site Plan submitted  
590 for administrative review and approval by staff, if tonight's Lot Line Adjustment is  
591 approved, then the Administrative Approval by staff will move forward. P. Basiliere yes;  
592 C. Labonte yes; J. Langdell yes; P. Amato abstained; S. Robinson yes; S. Smith yes (via  
593 Zoom); D. Knott yes. Motion passed.

594  
595 **e. Case SP #2024-13-Marmon Utility, LLC, Major Site Plan Approval, 53 Old Wilton**  
596 **Road, M 14 Lot 8, 9 & Lot 10** The applicant, Marmon Utility, LLC, has requested Major  
597 Site Plan Approval of Phase One of the proposed plant facility expansion, to be located  
598 along their existing frontage @53 Old Wilton Road. The current request is to construct a  
599 61,553 sq. foot plant expansion on the southeastern side of the existing plant facility. The  
600 Plan Expansion's new parking facilities/access driveway shall extend onto the easterly  
601 adjacent property @Map 14-Lot 10 to the east; which is currently undergoing acquisition  
602 with its current ownership. A Parking Waiver Request has been provided for its  
603 consideration by the Planning Board, pursuant to Section 6.05.4 (Table of Off-Street  
604 Parking Requirements-Milford Development Regulations).

605  
606 D. Knott asked if the application is complete? T. Dolan said yes it is, we do have some  
607 additional materials that the applicant would like to give the Board as T. Dolan just received  
608 it this afternoon that deals with the West Elm Gateway District criteria. Attorney T. Quinn  
609 joined the Board at the table. J. Langdell moved to accept the application. P. Basiliere  
610 seconded. S. Smith in favor (via Zoom); S. Robinson yes; P. Amato recused; J. Langdell  
611 yes; C. Labonte yes; P. Basiliere yes; D. Knott yes. Motion passed. J. Langdell moved no  
612 Potential Regional Impact associated with this application. P. Basiliere seconded. P.  
613 Basiliere yes; C. Labonte yes; J. Langdell yes; S. Robinson yes; S. Smith yes (via Zoom);  
614 D. Knott yes. Motion passed. D. Knott asked that the abutters list be read into the record.  
615 T. Dolan read the abutters into the record.

616  
617 T. Quinn, Attorney in Milford representing the applicant, with Kevin Boette of Marmon  
618 Utilities and Chad Branon of Fieldstone Land Consultants, presented the application for  
619 Phase One. The Company is planning a substantial expansion and property is in process  
620 of being acquired, and conveyed to the applicant from the Racicots who have signed an  
621 agreement regarding the acquisition of the parcel by Marmon. A Variance for the open  
622 space was granted and a Special Exception was granted for the setback. Attorney Quinn

623 then turned the presentation over to Chad Branon. There were some video difficulties with  
624 the presentation video.

625  
626 Kevin Boette explained the video shows the existing animated expansion facility, followed  
627 by Phase 3 and then Phase 1. There were questions asked by Board members. K. Boette  
628 said the company wants to bring in lower voltage. This is a covered area process, the  
629 systems can be closer together. The new product will be at transmission level and will  
630 allow it to be hung overhead in the existing rights of way. C. Branon took over the  
631 presentation, April 2 was the last time this application was before the Planning Board; this  
632 product makes sense to break into 3 phases. Phase 2 and 3 will come before the Board in  
633 the future. The overall properties are 14-8 and 14-9 consisting of 15.57 acres; Marmon is  
634 under agreement to purchase the Lot 14-10. J. Langdell asked if the length of the new  
635 building is longer than the original plan of the building? C. Branon answered that yes it is  
636 slightly longer. The 25' longer, was caused due to the plan being modified to the end of  
637 the building with a new loading dock so because that loading dock was added, it required  
638 the additional 25'. J. Langdell thinks the loading dock move would help with Phase 2, to  
639 which C. Branon responded it would certainly not hurt the expansion. There has been a lot  
640 of back and forth with the plans.

641  
642 The subject properties are bordered by the railroad and the commercial and industrial  
643 properties and residential properties on the opposite side of Old Wilton Road. The existing  
644 buildings on site consist of just over 260,000 square feet. This section of the building was  
645 made a little wider. The storage area will remain and access will be provided by the main  
646 entrance. A 39-space parking area is part of this expansion, turning movements have been  
647 looked at and trailers will be able to turn around. C. Labonte was planning to ask about  
648 that turning radius which will alleviate some of the traffic congestion. P. Basiliere said the  
649 truck traffic looks as though it will cross over each other. C. Branon said that is not  
650 uncommon requiring crossing the center line. P. Basiliere said there could also be small  
651 cars needing to share that intersection. C. Branon said there is a parking waiver being  
652 requested tonight, the 39 spaces exceeds the development requirement. C. Labonte asked  
653 if the trucks could come from the west instead of the east? K. Boette responded that they  
654 cannot regulate the direction that trucks come in. C. Branon said that the easiest way to  
655 travel to the site would be from Route 101, and it is rare that a truck comes from the east.  
656 C. Branon responded that there will be situations that arise if something is planned for one  
657 scenario.

658  
659 The plan provides 166 parking spaces including the new parking spaces, this will increase  
660 the parking. With this expansion, the employee count will increase 4-6 employees.  
661 Additional site improvements include site lighting, landscaping along Old Wilton Road,  
662 stormwater management are included. Municipal sewer and water will be used. The West  
663 Elm Gateway District has criteria to be met and the applicant has been working with  
664 Eversource on the preferred layout. C. Branon continued that the expanded parking and  
665 turn lanes have been reviewed with the Fire Dept and they are in support of this proposal.  
666 The lighting for this plan consists of a combination of pole lighting and building mounted  
667 lights, there is a detailed lighting plan that meets the town requirements. C. Labonte asked  
668 about any light spilling onto the road, there are some lights that do spill onto the road now  
669 headed west. K. Boette indicated there should not be any light spilling over to the road;  
670 the last expansion that was done had the lights aimed toward the building so there would

671 be no glare on the road and would not be an issue for the neighbors. K. Boette said he will  
672 take a look at that. C. Branon continued that the lighting plan shows the combination of  
673 lights and that there is no spillover onto the roads.

674  
675 S. Robinson asked if these are all LED lights? C. Branon said they are. S. Robinson said  
676 that LED lights are so much stronger than the other lights, it might be that what C. Labonte  
677 is seeing is that the LED lights are that much stronger. C. Branon said the LED lights are  
678 brighter. Infiltration practices will be used for stormwater. J. Langdell asked if this is the  
679 same plan that was brought to the ZBA? C. Branon explained that it is very similar to the  
680 original plan, and that was explained to the ZBA about the plan changes. Stormwater  
681 management for the site will have a shed style roof with an infiltration system along the  
682 edge of the building that connects to the parking area on the north side. There is an  
683 infiltration basin system in the center of the parking area, snow will be plowed into that  
684 area. The pavement run off will be handled by sections of porous pavement due to the  
685 depth of the seasonal water to treat that run off to meet State standards. C. Labonte asked  
686 if that changes the load on the existing drainage basin. C. Branon said that basin is not  
687 affected, but they are looking forward to address that basin when Phase 3 is constructed.  
688 P. Amato asked the distance between the building and Old Wilton Road, taking into  
689 account the chamber that is below ground. C. Branon said the road is about 32 feet from  
690 building to pavement. The landscaping beds will be along the right of way line in the plan.

691  
692 The Utilities will remain in the current locations. The applicant was successful in obtaining  
693 the Variance and the Special Exception at the April 2, 2024 meeting. Renderings have  
694 been submitted, and indicate it is a metal panel building with a lot of vertical elements,  
695 color variations with windows proposed along the length of the building. The building is  
696 25 feet in height and approaches 30 feet at the peak. P. Basiliere asked if the roof is pitched  
697 or is it the lay of the land? C. Branon responded it is pitched in the front and there is a  
698 gutter system then it pitches to the back. C. Branon explained that the West End Overlay  
699 District is responded to on a specific sheet, which was done, if there are specific questions  
700 on that he can address it. The parking waiver for this evening has 127 parking spaces, there  
701 are 127 parking spaces with the prior expansion; what is being requested with this  
702 application is to modify that to 166 parking spaces; we feel the parking is more than  
703 adequate, if the regulations were actually followed, the applicant would require 500  
704 parking spaces. This company has been in Milford for many years and the machines are  
705 very large and lengthy but the employees are not applicable with the parking requirements.

706  
707 C. Branon said that regarding the open space requirement, when before the ZBA relief was  
708 only requested for two of the lots; that was caught in staff review and we could prove that  
709 there is more than 30% open space. In the Exhibit Plan which is part of the package, it  
710 shows there is enough open space on the property and therefore they have satisfied the  
711 requirement. T. Dolan indicated they never merged the lots and could be voluntarily  
712 merged and then would satisfy the open space requirement. T. Quinn said lots 8 & 9 could  
713 have been merged prior to lot 10, but the Variance implications come into play; if all 3 lots  
714 are to be merged, it does not impose the open space requirement on the lot. There is a  
715 Phase 2 and Phase 3 application coming. The former Lot 8 & Lot 9 would need to get a  
716 variance. T. Quinn indicated that if 3 parcels are developed in such a way that it is treated  
717 as one, the lots could not be sold separately. C. Labonte stated if they sold the entire parcel,  
718 there would need to be access to the back portion. P. Amato asked if Lot 8 & 9 are merged,

719 and lot 10 were sold, that would need to be addressed. Were Lot 8 and 9 on the plan when  
720 it was approved, but not Lot 10? T. Quinn yes. P. Amato asked if not as much on the big  
721 building? T. Quinn agreed but is concerned and would like to know the impact on the  
722 Variance if all 3 lots were merged; T. Quinn would propose that the merger of the lots be  
723 postponed until Phase 2 to allow time for him to work out those details. T. Dolan indicated  
724 the Variance granted was for Lots 8 & 9 which would get a Variance to go to 27%, so they  
725 only needed to get to 30% open space.

726  
727 P. Amato said that instead of zero on the lots, there is a little bit with that lot 10. When the  
728 applicant moves to Phase 2 and 3, T. Quinn does not want to be dealing with Open Space  
729 issues because we have a variance on that, nor do they want to be charged with “no, you’ve  
730 merged now” and you’ve got 30% and 4% play across the street and overall it will be at  
731 29%. J. Langdell indicated by putting the lot merge off until Phase 2, it allows time to  
732 research. T. Quinn agreed with that statement. C. Branon thinks the merge of Lots 8 & 9  
733 is reasonable since those are the two lots that comprise the Variance; if we need to merge  
734 lots 8 & 9 as a condition, that would be okay but he does not want to merge Lot 10 yet. J.  
735 Langdell indicated this applicant will be coming back again. T. Dolan asked if there is an  
736 estimate of when Phase 2 would come back? K. Boette said probably about March 2025.  
737 T. Quinn indicated they have to build a building, to meet a demand. K. Boette stated that  
738 there is no reason that merge cannot be postponed until Phase 2, we just do not want to get  
739 into a pickle with the green space issue.

740  
741 The worse case scenario, said T. Quinn, is that the applicant would have to go back to the  
742 ZBA. T. Dolan indicated the Variance for the open space covered lots 8 & 9; Lot 10 already  
743 meets the requirement at 34%. Across the street there is 5 continuous acres of open space.  
744 C. Labonte asked how much of the trees will be taken down along Elm Street? C. Branon  
745 said the view from Elm Street won’t change too much the existing fence will be extended.  
746 The backyard of the blue house is open, with no vegetation. There are a few property line  
747 trees along the Racicot property lines and those will be taken down. J. Langdell asked if  
748 the e-mail from the Heritage Commission has been seen? C. Branon said they have not  
749 seen any memo from the Heritage Commission. T. Dolan said that Mr. Palance would like  
750 to make some comments about this application, he is currently on Zoom. D. Knott opened  
751 the hearing to the public.

752  
753 D. Palance, Heritage Commission, indicated the Heritage Commission looked at the new  
754 set of plans for the expansion, the previous set of plans did not include the demo of two  
755 houses. One of these houses is quite old, it is featured in town history write ups. The 1901  
756 Ramsdell at 21 Old Wilton Road, Lot 10, that house was built prior to the incorporation of  
757 Milford. This was an important property; the Heritage Commission would like to do an  
758 assessment, perhaps through the State, a Section 106 review and a walk through to see what  
759 features remained over the years. It is one of the very few houses of this vintage that  
760 Milford has left. He would like to arrange to have a walk-through of the inside. J. Langdell  
761 said the owners of the property were in with the Planning Board a couple years ago to build  
762 a new building next door and the Heritage Commission brought forth the historical nature  
763 of this property, did you at that time ask for a walk through to explore and photograph any  
764 of the features that might be left? D. Palance responded he does not recall that incident  
765 and it didn’t affect this property. J. Langdell said yes it did affect this property, P. Amato  
766 said not in a tear down sense; J. Langdell said no, but given the opportunity, they were

767 aware of this before so with some proactive activity to make that documentation, that was  
768 her only point. D. Palance stated this house is pretty well documented.

769  
770 But what impact does this have on the project, asked P. Basiliere, are you saying they can't  
771 tear down that house? D. Palance said what he is requesting is a walk through of the house.  
772 P. Basiliere said so it is primarily for research purposes. T. Quinn indicated there is no  
773 way the applicant will not tear down the house. The house is not going to remain in place,  
774 nor is he interested in moving the house. As part of the State permitting process, C. Branon,  
775 Fieldstone, has looked at if the house is on the Historical Register and it is not, we have  
776 already filed with the State for Historical Resources and have not yet heard back. J.  
777 Langdell asked if the owner would consider allowing a walk through in order to photograph  
778 for historical purposes some of the features in the house? T. Quinn indicated as a condition  
779 of an approval, he could recommend that to the applicant that a walk through be allowed  
780 to document and gather historical information. P. Amato said the applicant is not interested  
781 in having a walk through in order to indicate the house should not be taken down. T. Quinn  
782 said the applicant is obligated to assist the State and/or town with any of those historic  
783 elements. J. Langdell asked that moving forward we look into such items prior to a decision  
784 made to tear down a building. There were no additional questions or comments from the  
785 public.

786  
787 T. Dolan indicated that he missed a few abutters and read the entire list of abutters for this  
788 application.

789  
790 T. Quinn apologized for the abutters list, back in May, he delegated the abutters list to his  
791 associate and they included all of the Millhaven owners, where only the affected owners  
792 needed to be on the list, but once it was released, he went with it. J. Langdell asked a Board  
793 question in regards to the architectural renderings for this building. S. Robinson said they  
794 are interesting, different. J. Langdell said this is a flat front building with essentially a flat  
795 roof very close to the edge of the road. S. Robinson feels the panels do break up the large  
796 expanse, so it does not appear to be a big block of cement. C. Branon said there is a peak  
797 but the roof is pretty flat. The one wall on Old Wilton Road is immense, so the panels and  
798 color do break it up.

799  
800 J. Langdell moved to approve the parking waiver (reduction from 500 to 166). P. Basiliere  
801 seconded. S. Smith yes (via Zoom); S. Robinson yes; J. Langdell yes; P. Basiliere yes; D.  
802 Knott yes, C. Labonte yes. Motion passed.

803  
804 J. Langdell moved to conditionally approve the major site plan on the successful  
805 acquisition of Lot 10 and working with the State and Heritage Commission for access to  
806 the home for historical documentation. P. Basiliere seconded. P. Basiliere yes; S. Robinson  
807 yes; C. Labonte yes; J. Langdell yes; S. Smith yes; D. Knott yes. Motion passed.

808  
809 **3. Other Business:**

810  
811 **4. Approval of Meeting Minutes:**  
812 No minutes to approve.

813  
814 **5. Upcoming Meetings:**

815  
816  
817  
818  
819  
820

- 10/01/2024: Work Session
- 10/15/2024: Planning Board Meeting

**6. Adjournment:** The meeting was adjourned at 11:00 p.m. on a motion made by All members were in favor. The motion passed unanimously.

DRAFT