Call to order.

Review the September 11, 2018 Minutes

PB18-11 Conditional Use Permit (Wetlands) and Subdivision – proposal from Milford Trust to subdivide one lot into three at Sanborn Road (between the Eversource power line easement & 152 Sanborn Road) in the Industrial district (R19/15-2)

PB18-12 Site Plan Review – proposal from Milford Trust to provide temporary storage of manufactured homes at Sanborn Road (between the Eversource power line easement & 152 Sanborn Road) in the Industrial district (R19/15-2)

Other Business:
- Correspondence
- Other business

Members Present:
Judy Tilton (Chair), Eric Pyra, Juliet Harvey, Jane Alden and Katherine Dawson (ex-officio Selectman)

Others Present:
Jennifer McCourt, Kevin LaFleur and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Tilton called the meeting to order at approximately 6:30 PM. She said the September 11, 2018 minutes would be reviewed at the next meeting.

Planning Board Case 18-11
Ms. McCourt said that since the last time she appeared before the Board on this matter, the proposal has been revised to now include only one driveway cut and that a private road, built to town standards, would be used to extend access to the three lots. She said that she has submitted to DES and responded to comments they provided. She said that she also submitted a form required by the Conservation
Commission, adding that the Conservation Commission confirmed through email that no further review shall be required pursuant to the Conditional Use Permit request. She said that the project would result in only 540 square feet of impacted wetlands, and that a culvert would be placed beneath the accessway to maintain flow of the roadside ditch.

Chairman Alden asked if anyone from the public wished to comment. No public comment was offered.

MOVED by Ms. Harvey to approve Case 18-11 Conditional Use Permit (wetlands) and Subdivision. SECONDED by Ms. Alden.

All in favor, none opposed: MOTION APPROVED.

PB Case 18-12
Ms. McCourt explained the proposal, indicating that a private road would provide access to lots 2 and 3 and that manufactured homes would be stored at the site. She said that orange construction fence would be installed to mark the boundaries of disturbance and that boulders would be placed in accordance with comment received from the Conservations Commission.

Ms. Harvey asked what would be visible from surrounding lots. Ms. McCourt said that most of the vegetation in the setback areas would remain, but that the homes would not be completely shielded, adding that the site is located in the IN district. Ms. McCourt said that no exterior lighting is planned and that a gate would be installed at the property entrance.

Ms. Dawson asked about the placement of boulders and Ms. McCourt showed on the plan where they would be located. She said that all stormwater management structures have been sized to address 50 and 100 year storms. Ms. McCourt said that detention ponds and ditch lines would be seeded and that erosion control blankets would also be used where and when they are necessary.

MOVED by Ms. Alden to waive the subdivision requirement that the private road shall be paved. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.
MOVED by Ms. Dawson to approve PB Case 18-12 with the following conditions:

1. Revise BMP Inspection and Maintenance Manual to include annual removal of invasive species.
2. Submit BMP Inspection and Maintenance reports to the Land Use office.
3. All required local, state and federal permits shall be obtained.

SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

Other Business

MOVED by Ms. Alden to adjourn this meeting. SECONDED by Mr. Pyra.

All in favor, none opposed: MOTION APPROVED.

The meeting adjourned at 7:27 PM.

JT/ds