

MILFORD PLANNING BOARD MEETING  
July 19, 2011 Town Hall BOS Meeting Room, 6:30 PM

**Members present:**

Janet Langdell, Chairperson  
Paul Amato  
Kathy Bauer, BOS representative  
Chris Beer  
Steve Duncanson  
Judy Plant

**Excused:**

Tom Sloan, Vice chairman

**Present in audience:**

Susan Robinson, Alternate member  
Matt Sullivan, Perspective member

**Staff:**

Sarah Marchant, Town Planner  
Shirley Wilson, Recording Secretary  
Dan Finan, Videographer  
Meghan Bouffard, Videographer

**MINUTES:**

1. Approval of minutes from the 6/21/11 meeting/public hearing.

**NEW BUSINESS:**

2. **34 Hammond Rd, LLC/J.P. Pest Services – Hammond Rd – Map 43, Lot 70.** Public Hearing for a major site plan to construct a 5,440 SF commercial building with associated site improvements. (New application)

Chairperson Langdell called the meeting to order at 6:30PM, introduced the board members and staff and reviewed the ground rules for the meeting.

**MINUTES:**

S. Duncanson made a motion to accept the minutes from the 6/21/11 meeting. C. Beer seconded and all in favor.

**NEW BUSINESS:**

**34 Hammond Rd, LLC/J.P. Pest Services – Hammond Rd – Map 43, Lot 70.** Public Hearing for a major site plan to construct a 5,440 SF commercial building with associated site improvements.

*No abutters were present:*

Chairman Langdell recognized:

Earl Sandford, Sandford Surveying and Engineering, Inc.

Joseph Pestana, JP Pest Services, 34 Hammond Rd LLC & Beehive Investments Inc.

C. Beer made a motion that this application did not pose potential regional impact. J. Plant seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. P. Amato made a motion to accept the application. C. Beer seconded and all in favor. S. Wilson read the abutters list into the record.

E. Sandford presented plans dated 6/13/11 and gave an overview of the proposal. This project has received unanimous approval from the Conservation Commission and a special exception for buffer impact was granted by the ZBA on July 7, 2011. The site had previously been commercially used as Lloyd's Trailers. The mobile home units and all structures with the exception of the existing garage will be removed which will eliminate the residential component of the site. The site is penciled along Rte 101 between wetlands and the property line and we will re-grade the lot slightly and construct a new building to house J P Pest Services. The entire buffer will end up green and it will include a shallow retention area that will treat all the stormwater from the paved areas. There will also be treatment in the upper area by way of a natural vegetative filter strip to channel the water; a BMP. We have provided drainage reports and the project can handle a 100 year storm. The three (3') ft berm along the edge of the wetland will act as a mini-dam and there will not be over coverage of impervious area. There will be a significant amount of forested area in back and the large area in front will be lawn. We have seen staff comments and have no issue with the five recommendations. He then distributed color copies of the architectural rendition for the building.

J. Langdell inquired about the Fire Dept comments regarding the retaining wall. S. Marchant clarified that their sole concern was specific to the loading dock and said there appears to be a four (4') ft difference in grade in the loading dock area and also Code Enforcement would like more detail. The Fire Dept may have assumed there was a retaining wall and suggested bollards to reduce the possibility of driving over the edge. After a brief discussion, E. Sandford said he will get the details from the designer, Ray Shea and they will be added to the plan.

J. Langdell read the interdepartmental comments from the staff memo dated 7/19/11. S. Marchant added that she received communication from the Heritage Commission yesterday that they had no adverse comments with the project. J. Langdell asked if the remaining garage would be left as is. J. Pestana said yes, and a brief discussion on its visibility ensued. J. Langdell said the new building will be an improvement to the vista there.

S. Duncanson asked about the rear parking lot use. J. Pestana said that will be used for overflow parking, most likely in the winter, to alleviate some of the parking at the Emerson Rd facility. P. Amato asked if the majority of the parking would be for training. J. Pestana replied partial training parking and partial storage.

K. Bauer inquired about the landscaping. E. Sandford referenced sheet #3 and explained the main visual aspects which will be the large green areas, the trees along the drive and the shrubs and bushes in front of the building that will face Rte 101. J. Langdell said it will be very eye appealing from Rte 101 and then inquired if the entrance way to the portico would be some type of stone or tar. E. Sandford said that has yet to be determined.

Chairperson Langdell opened the meeting for public comment; there being none, the public portion of the meeting was closed.

P. Amato made a motion to approve the application subject to conditions 1-5 listed in the staff memo dated 7/19/11. S. Duncanson seconded and all in favor. J. Langdell said it was refreshing to see an existing business doing expansion in town.

**OTHER BUSINESS:**

There was no other business discussed and the meeting was adjourned at 6:50PM.

MINUTES OF THE JULY 19, 2011 PLANNING BOARD MEETING APPROVED AUGUST 16, 2011