

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~
2 March 18, 2014 Board of Selectmen's Meeting Room, 6:30 PM

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4 Present:

5
6 **Members:**

7 Janet Langdell, Chairperson

8 Kathy Bauer

9 Chris Beer

10 Steve Duncanson

11 Judy Plant

12 Tom Sloan

13 Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner

Shirley Wilson, Recording Secretary

Niko Giokas, Videographer

Excused:

P. Amato

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16 **MINUTES:**

- 17 1. Approval of minutes from the 1/7/14, 2/18/14 and 2/25/14 meetings.
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19

20 **OLD BUSINESS:**

- 21 2. **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an
22 indoor equestrian riding arena with attached stalls and associated site improvements.
23 *(Tabled from 2/25/14)*
24
25 3. **John Samonas/TMC CF of New England LLC – Nashua St – Map 44, Lot 11;** Major site plan
26 for a proposed retail convenience store and gas sales with associated site improvements.
27 *(Tabled from 2/25/14)*
28
29 4. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating
30 twenty-seven (27) new residential lots.
31 *(Tabled from 2/25/14 meeting)*
32

33
34 **NEW BUSINESS:**

- 35 5. **Dorothy Lorden Family Trust & Frederick Lorden Rev Trust/Great Bridge Properties –**
36 **Capron Rd & Nashua St – Map 43, Lots 55 & 57;** Public Hearing for a major site plan to construct a
37 three (3) building apartment complex with associated site improvements and; a waiver request from the
38 Milford Development Regulations, Section 6.05.1:D, *Off street parking.*
39 *(Tabled from 2/25/14)*
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59 Chairperson Langdell called the meeting to order at 6:30PM. She introduced the Board and staff, then explained
60 the ground rules for the public hearing, and read the agenda into the record.

61
62 **MINUTES:**

63 J. Langdell submitted written revisions for the 1/07/14 minutes. S. Duncanson made a motion to approve the
64 minutes from the 1/07/14 meeting, as amended. K. Bauer seconded and all in favor.

65
66 J. Langdell verbally submitted several revisions for the 2/18/14 minutes. S. Duncanson made a motion to approve
67 the minutes from the 2/18/14 meeting, as amended. K. Bauer seconded and all in favor.

68
69 C. Beer, T. Sloan and J. Langdell submitted revisions for the 2/25/14 minutes. S. Duncanson made a motion to
70 approve the minutes, as amended. K. Bauer seconded and all in favor.

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72 **OLD BUSINESS:**

73 **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an
74 indoor equestrian riding arena with attached stalls and associated site improvements.
75 *No abutters were present.*

76
77 Chairperson Langdell read correspondence from Chad Branon, Fieldstone Land Consultants, LLC, on behalf of
78 Laurie Shiffer, dated 3/17/14.

79
80 T. Sloan made a motion to table the application to the 4/15/14 meeting. S. Duncanson seconded and all in favor.

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82 **NEW BUSINESS:**

83 **Dorothy Lorden Family Trust & Frederick Lorden Rev Trust/Great Bridge Properties – Capron Rd &**
84 **Nashua St – Map 43, Lots 55 & 57; Public Hearing for a major site plan to construct a three (3) building**
85 **apartment complex with associated site improvements and; a waiver request from the Milford**
86 **Development Regulations, Section 6.05.1:D, Off street parking.**

87
88 Chairperson Langdell read correspondence from Anthony Basso, Keach Nordstrom, Inc. dated 3/13/14 to
89 formally withdraw the application.

90
91 **OLD BUSINESS:**

92 **John Samonas/TMC CF of New England LLC – Nashua St – Map 44, Lot 11;** Major site plan for a
93 proposed retail convenience store and gas sales with associated site improvements.
94 *No abutters were present.*

95
96 Chairperson Langdell recognized:
97 Jason Plourde, Tighe & Bond
98 John Smolak, Smolak & Vaughn, LLP
99 Chris Tymula, MHF Design Consultants, Inc.

100
101 C. Tymula presented plans dated 3/7/14 and explained that we met on 3/3/14 with the various departments; Fire,
102 Police, DPW, Ambulance and Building to discuss the primary concerns of staff and the Board regarding the
103 access and its width. As a result, we've increased both the in and out driveways, widening them from 15ft to 20ft.
104 There was much discussion regarding safety and access at that meeting. It was determined that the current
105 locations of the driveways were acceptable to all departments. The driveway closest to McDonalds should not be
106 an issue as the relocated McDonalds entrance is less utilized due to it being used by the sit down customers. Most
107 traffic uses the easterly entrance to go through the drive-thru. The location is sufficient to meet the safety needs
108 of pedestrians, traffic exiting and entering the site, as well as traffic travelling east on 101A.

- 109
110 · We will install a “No U-turn” sign at the median.
111 · There may be a potential “No turn on red” at the signalized intersection. The Police Department will monitor
112 the intersection for 6 – 12 months to determine if there are any safety issues from traffic exiting the site with

113 the signal being red. We are showing a potential location, but it will be up to the police to determine if there is
114 or isn't a need to have that sign. He referenced note #22.

115 · Cumberland Farms will contribute \$15,000 to the Nashua St Improvements fund.

116 · There will be some minor grading tweaks.

117 · We've added a row of arborvitaes along the back of the retaining wall.

118 · The erosion control plan has been revised to show hay wattles instead of the customary silt fence.

119

120 J. Langdell referenced correspondence from: Bill Parker - 3/12/14, Eric Schelberg - 3/3/14, Jason Smedick -
121 3/3/14 and Michael Viola - 3/6/14.

122

123 T. Sloan inquired about the lighting called out on the plan. C. Tymula referenced sheet CFG10.0 and explained
124 the proposed downward facing lighting noting that the lighting marked *ZENM3 PT* is for the patio area. T. Sloan
125 asked about the hours of operation. C. Tymula replied that it will be 24 hour service. J. Plant added that the
126 McDonald's drive-thru window is also open 24 hrs.

127

128 S. Robinson inquired about the plantings. C. Tymula referenced sheet 8.0 and added that we pulled some of the
129 plantings near the signal cabinet so there would be no conflict with the mulch bed.

130

131 Chairperson Langdell opened the meeting to the public; there being none, the public portion of the meeting was
132 closed.

133

134 J. Levandowski said Fred Elkind will review the final stormwater plan submission and the memo from Chris
135 Tymula dated 3/11/14 addressed Fred's questions from the February staff memo. The stormwater permit
136 application is separate from this site plan. C. Tymula asked for clarification as to whether the staff
137 recommendation meant all silt fencing was to be replaced with hay wattles, as they are already shown around the
138 disturbed area. J. Levandowski replied yes, all silt fencing on the plan is to be replaced with hay wattles.

139

140 J. Langdell stated that \$15,000 into the Nashua Street Corridor Improvements Fund is a huge jump forward; a
141 very nice contribution and very much appreciated. Thank you. She then asked when groundbreaking is
142 anticipated. C. Tymula replied early May and the timeframe will take approximately sixteen (16) weeks.

143

144 S. Duncanson made a motion to approve the application, conditionally upon staff recommendations and to accept
145 the \$15,000 donation to the Nashua Street Corridor Improvement fund. C. Beer seconded for discussion. T.
146 Sloan said he appreciated the other town departments weighing in and providing their opinions, specifically based
147 towards public safety. As said before, I am in favor of this project because it is a convenience to me and I
148 presume that the corporate model is that this be a successful and long lived endeavor. The Planning Board looks
149 to the future as well and that was really the basis for the public safety concern as that road continues to grow and
150 is very congested. We have assurances from town officials stating that this isn't the case right now, but I certainly
151 hope that Cumberland Farms will be quick to make adjustments, should they be needed in the interests of public
152 safety moving forward. J. Langdell said the extra time taken to address our concerns was time well spent as we
153 are in an era of talking about access management and trying to balance the needs of the greater travelling
154 community with the needs of businesses. The vote was called. All voted in favor.

155

156 **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating
157 twenty-seven (27) new residential lots.

158 *No abutters were present.*

159

160 Chairperson Langdell recognized:

161 Steve and Carole Colburn, owners

162 Randy Haight, Meridian Land Services, Inc.

163

164 Chairperson Langdell noted that this was tabled from 2/25/14 and read the notice into the record.

165

166 R. Haight presented plans dated 3/13/14 and gave an update on the revised drainage and design plans. Per CEI's
167 review, five 4-bay catchments for the detention areas were added to the plan for the updated water quality

168 requirements and all the driveway culverts were adjusted to 15” for easier maintenance in the future. We have
169 also provided drainage calculations for those changes, to CEI, Inc. for further review. Everything else is still in
170 place including the drainage easements. We are still having dialog with the State regarding the dredge and fill
171 permit. Since our last approval, there is another layer of review pertaining to the wildlife management within the
172 open space lots, separate from the subdivision plan. Once that plan is approved, then we can get the dredge and
173 fill permit and subsequently state subdivision approval.
174

175 J. Levandowski said staff has reviewed CEI’s comments but is in the process of coordinating a department head
176 meeting to review the revised plans.
177

178 R. Haight requested a 65-day extension to continue the application process. C. Beer made a motion to grant the
179 65-day extension. S. Duncanson seconded and all in favor.
180

181 S. Duncanson asked if the plans will be updated to reflect the road name change from Nye Dr to Woodhawk as
182 the Fire Department requested. R. Haight explained that Nye Dr is an existing private drive and we are proposing
183 to keep that name up to a stop sign near the middle road and then Woodhawk extension will go from there; but we
184 would like to discuss this further and work it out with the various departments. J. Langdell noted due to the
185 timeframe of this project there will be further interdepartmental review. J. Levandowski then explained that
186 process.
187

188 Chairperson Langdell opened the meeting to the public; there being no comment the public portion of the meeting
189 was closed.
190

191 S. Duncanson made a motion to table the application to the 4/15/14 meeting. C. Beer seconded and all in favor.
192

193 **OTHER BUSINIESS**

194 Chairperson Langdell stated that Paul Amato, Judy Plant, and her term as members and Susan Robinson, our only
195 alternate member, were ending this month. All agreed to re-up and there was the consensus from the Board. T.
196 Sloan made a motion to recommend the renewal of all of terms to the BOS. S. Duncanson seconded and all in
197 favor.
198

199 Chairperson Langdell welcomed the civics class students from Bishop Guertin High School; Fran Banowski,
200 Gabriel Holt and Dakota Bilodeau.
201

202 The meeting was adjourned at 7:20pm.
203

204 **MINUTES OF THE MARCH 18, 2014 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2014**
205

206 Motion to approve: _____
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208 Motion to second: _____
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210 _____ Date: _____
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Signature of the Chairperson/Vice-Chairman: