

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

Present:

Members:

Janet Langdell, Chairperson
Kathy Bauer
Chris Beer
Steve Duncanson
Judy Plant
Tom Sloan
Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
Niko Giokas, Videographer

Excused:

P. Amato

MINUTES:

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

OLD BUSINESS:

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

NEW BUSINESS:

5. **Dorothy Lorden Family Trust & Frederick Lorden Rev Trust/Great Bridge Properties – Capron Rd & Nashua St – Map 43, Lots 55 & 57;** Public Hearing for a major site plan to construct a three (3) building apartment complex with associated site improvements and; a waiver request from the Milford Development Regulations, Section 6.05.1:D, *Off street parking*.
(Tabled from 2/25/14)

Chairperson Langdell called the meeting to order at 6:30PM. She introduced the Board and staff, then explained the ground rules for the public hearing, and read the agenda into the record.

MINUTES:

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

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

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

OLD BUSINESS:

Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2; Major site plan to construct an indoor equestrian riding arena with attached stalls and associated site improvements.

No abutters were present.

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

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

NEW BUSINESS:

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

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

OLD BUSINESS:

John Samonas/TMC CF of New England LLC – Nashua St – Map 44, Lot 11; Major site plan for a proposed retail convenience store and gas sales with associated site improvements.

No abutters were present.

Chairperson Langdell recognized:

Jason Plourde, Tighe & Bond

John Smolak, Smolak & Vaughn, LLP

Chris Tymula, MHF Design Consultants, Inc.

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

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

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

- Cumberland Farms will contribute \$15,000 to the Nashua St Improvements fund.
- There will be some minor grading tweaks.
- We've added a row of arborvitaes along the back of the retaining wall.
- The erosion control plan has been revised to show hay wattles instead of the customary silt fence.

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

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

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

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

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

J. Langdell noted that per Bill Parker's memo, there are no funds remaining in the Nashua Street Corridor Improvements Fund and \$15,000 is a huge jump forward; a very nice contribution and very much appreciated. Thank you. She then asked when groundbreaking is anticipated. C. Tymula replied early May and the timeframe will take approximately sixteen (16) weeks.

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

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

No abutters were present.

Chairperson Langdell recognized:
Steve and Carole Colburn, owners
Randy Haight, Meridian Land Services, Inc.

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

R. Haight presented plans dated 3/13/14 and gave an update on the revised drainage and design plans. Per CEI's review, five 4-bay catchments for the detention areas were added to the plan for the updated water quality requirements and all the driveway culverts were adjusted to 15" for easier maintenance in the future. We have also provided drainage calculations for those changes, to CEI, Inc. for further review. Everything else is still in place including the drainage easements. We are still having dialog with the State regarding the dredge and fill permit. Since our last approval, there is another layer of review pertaining to the wildlife management within the open space lots, separate from the subdivision plan. Once that plan is approved, then we can get the dredge and fill permit and subsequently state subdivision approval.

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

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

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

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

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

OTHER BUSINESS

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

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

The meeting was adjourned at 7:20pm.

MINUTES OF THE MARCH 18, 2014 PLANNING BOARD PUBLIC HEARING APPROVED APR 15, 2014