



AGENDA

September 17, 2013

Town Hall BOS Meeting Room - 6:30 PM

MINUTES:

1. Approval of minutes from the 8/20/13 meeting.

OTHER BUSINESS:

2. Great Bridge Properties – Capran Rd – Map x, Lot x; Discussion on proposed conceptual design.

WORKSESSION

PRESENTATION:

1. **Capital Improvements Plan-** Initial Presentation of draft report

OTHER BUSINESS:

2. Joint Meeting with Zoning Board of Adjustment on proposed Zoning changes
3. **Updates (as necessary):**
 - a. Distinguished Site Awards
 - b. CAC-CIP
 - c. Community Planning Grant/Hsg subcommittee
 - d. BroxCommunity Land Review
 - e. Pedestrian Network Plan
 - f. Community Facilities Committee
 - g. Recreation Master Plan
 - h. EDAC
 - i. SoRLAC
 - j. NRPC

Future meetings:

09/24/13 Worksession

10/01/13 Worksession

10/08/13 No Meeting 2nd Tuesday

10/15/13 Worksession

10/22/13 Regular Meeting

The order and matters of this meeting are subject to change without further notice.

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~
2 August 20, 2013 Board of Selectmen's Meeting Room, 6:30 PM

3
4 Present:

5
6 **Members:**

7 Janet Langdell, Chairperson
8 Paul Amato
9 Kathy Bauer
10 Chris Beer
11 Steve Duncanson
12 Susan Robinson, Alternate
13 Tom Sloan

Staff:

Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
Mike McMann, Videographer

Excused:

Judy Plant

14
15

16
17 **MINUTES:**

- 18 1. Approval of minutes from the 6/18/13 meeting.
19

20 **SCENIC ROAD HEARINGS:**

- 21 2. **Town of Milford** for proposed revisions and improvements to the Emerson Rd/Armory Rd/NH Rte 13S
22 intersection.
23

24 **NEW BUSINESS:**

- 25 3. **Cole Mt Milford NH, LLC/ Spirit Mt Milford NH, LLC/McDonald's USA, LLC – Nashua St – Map 44,**
26 **Lot 10; Public Hearing for a site plan amendment for building and site improvements,** and; associated
27 waivers from Milford Development Regulations: 6.04.3.D *Guidelines, Roof forms and materials*, 6.015.2
28 *Utility Plan*, 6.08.7.A.2 *Landscaping*.
29
30 4. **Carlos Andrade/Dunkin Donuts – Elm St - Map 12, Lots 13 & 13-1;** Public Hearing for a minor site plan
31 amendment to construct a 512 SF pump house building with storage tank and associated site work.
32
33 5. **St. Joseph Hospital – Nashua St – Map 31, Lot 32; Public Hearing for design review of a new medical**
34 **building with associated site improvements,** and; associated waivers from Milford Development
35 Regulations: 6.05.3, *Parking Space Dimensions*.
36

37 **OTHER BUSINESS:**

- 38 6. **S. Fournier request – Gravel pit / Brox property – Map 38, Lot 58;** Request by email dated 6/14/13.
39
40

41 Chairperson Langdell called the meeting to order at 6:30PM. She then explained the process for the public
42 hearing, introduced the Board and Staff, and read the agenda.

43

44 **MINUTES:**

45 P. Amato made a motion to approve the amended minutes from the 6/18/13 meeting with the corrections as
46 discussed. S. Duncanson seconded and all in favor. T. Sloan and C. Beer abstained and all else in favor.

47

48 **SCENIC ROAD HEARING:**

49 Bill Parker, on behalf of the Town of Milford presented plans dated 11/19/12 and July, 2013 and explained the
50 intersection and signalization project which is located at the Rte 13 South, Armory Rd and Emerson Rd
51 intersection. It was approved by the town in 2011 giving authorization for 20% or a \$90,000 match to obtain the
52 Federal Congestion Mitigation Air Quality (CMAQ) grant money and the Town received \$360,000 towards the
53 total cost of \$450,000. The project is primarily for safety improvements at the intersection; left turn lanes for
54 westbound and eastbound traffic and the widening of pavement northbound, westbound and eastbound to allow
55 for right turn movements without going onto the adjacent shoulders, as is currently done. These improvements
56 involve approximately 275ft on Emerson Rd which is a scenic road and the Town will be doing maintenance and
57 improvements in the ROW. A hearing is necessary although there will not be any impact on stonewalls or trees
58 with a diameter of 15" or more. There is no wetland impact, the project is totally outside of the wetlands;
59 however, there will be minor encroachment within the buffer and impact will be minimized by the three (3') ft
60 retaining wall to avoid grading farther into the buffer.

61

62 P. Amato inquired about the timetable. B. Parker said the State DOT has the preliminary engineering plans and
63 we are waiting for their comments, but the anticipated schedule is try to get the project advertised and start some
64 of the construction this fall and finish in the spring. There will be temporary signals there during the construction.

65

66 J. Langdell asked if there was any support for additional landscaping or beautification, as this is a gateway area.
67 B. Parker said if there is room within the budget, certainly. J. Langdell referenced intersections in Boscawen that
68 had small plantings and looked very nice.

69

70 Chairperson Langdell opened the meeting to the public; there being no comments, the public portion of the
71 meeting was closed.

72

73 K. Bauer stated that this project is really needed. The rating for this intersection has been bad for a very long time
74 and these enhancements will improve it dramatically.

75

76 S. Duncanson made a motion that the Board determined a finding of no impact for the scenic road process. C.
77 Beer seconded and all in favor.

78

79 **NEW BUSINESS:**

80 **Cole Mt Milford NH, LLC/ Spirit Mt Milford NH, LLC/McDonald's USA, LLC – Nashua St – Map 44, Lot**
81 **10; Public Hearing for a site plan amendment for building and site improvements,** and; associated waivers
82 from Milford Development Regulations: 6.04.3.D *Guidelines, Roof forms and materials*, 6.015.2 *Utility Plan*,
83 6.08.7.A.2 *Landscaping*.

84 *No abutters were present.*

85

86 Chairperson Langdell recognized:

87 Matt Smith, Bohler Engineering

88 Steve Fredericks, McDonalds

89 Allison Brickette, McDonalds

90 Neil Hadad, Site operator

91 Alex Hadad, Site operator

92

93 C. Beer made a motion to accept the application. S. Duncanson seconded and all in favor. C. Beer made a
94 motion that this application did not pose potential regional impact. S. Duncanson seconded and all in favor. S.
95 Wilson read the abutters list into the record.

96
97 M. Smith presented plans dated 5/16/13 and distributed a color rendering of sheet C-4 dated 5/16/13 with the
98 landscaping overlaid. The few proposed improvements are shown in red. The current 3,600SF McDonalds
99 facility will be adding an 180SF bump up on the north side. The driveway location is not optimal today; it is an
100 awkward design for the drive-thru so we are proposing to move the curb cut further west on Nashua St to improve
101 traffic flow on site. Additionally we are proposing a double order board set-up which has become very common
102 at McDonalds' facilities. It essentially moves the queue and keeps traffic flowing. There will be the same
103 amount of parking and there will be minimal changes to the site for some very positive improvements with the
104 relocation of that driveway. We are looking for three waivers that all deal with existing conditions. We have not
105 submitted a utility plan because we are not proposing any utility changes, just renovations to the building. We are
106 proposing to keep the flat roof although the architectural do show some relief and while we are in excess of the
107 required number of shrubs and plantings on the site, it is short from a tree perspective along the frontages. We are
108 proposing to stay at four (4) trees. We will be going to the ZBA for a variance for the proposed free standing
109 monument sign with electric message board. It is appropriately sized but we are sharing the one big Stop n Shop
110 lot. If this were a separate lot, on its own, it would comply.

111
112 J. Langdell noted that the modifications to the two catch basins have been documented on the drainage plans. E.
113 Smith said yes.

114
115 C. Beer asked if there would be any impact on the open space, as this is one large lot. E. Smith said they are
116 adding paved area, but it is such a small change that it wouldn't impact the open space of the overall lot. There is
117 a note stating the open space is greater than 30%.

118
119 S. Duncanson inquired about the four light poles to be moved. E. Smith located them on the plan and stated that
120 there won't be an increase in the lumen levels as they will be using the same lights.

121
122 J. Langdell reviewed the staff comments and recommendations. She then asked if the driveway relocation permit
123 had been applied for. E. Smith replied not yet. J. Langdell read the email from Bill Parker, Zoning
124 Administrator, dated 8/20/13 stating there were no zoning issues.

125
126 J. Langdell posed a technical question to the Board; if the building exists today with a flat roof, even though our
127 Development Regulations discourage flat roofs, and if we are not changing or removing the building, why would
128 we need a waiver. Discussion among the Board members followed.

129
130 Chairperson Langdell opened the hearing to the public; there being no comments, the public portion of the
131 meeting was closed.

132
133 E. Smith distributed an example of the scheme for the proposed building with the colors and building elements.
134 The light tone is a high quality exterior tile and the gray clapboard will be Efis and there will be new defining
135 elements at the entryways. The existing landscaping is nice today and it will be replaced in kind. We will expand
136 the landscaping to the rear of the building, add some up against the building itself and between the islands. We
137 have four trees where the regulations require one (1) tree every thirty (30) ft totaling eight (8) trees along the
138 frontage and we'd like to keep it at four (4). There is a lot of existing screening on the westerly side as well. P.
139 Amato asked if the trees on Nashua St would be adversely impacted. E. Smith said the trees are twelve years old
140 and are a good size, but one will be relocated due to the new driveway location.

141
142 S. Duncanson asked if the proposed parapet was new. E. Smith said structurally no and there will not be an
143 increase in height.

144
145 K. Bauer made a motion to grant a waiver from Development Regulations Section 6.04.3.0, Roof form. P. Amato
146 seconded and all in favor.

147

148 S. Duncanson made a motion to grant the waiver from Development Regulations Section 6.01.5.2, Utility Plan.
149 T. Sloan seconded and all in favor.

150
151 J. Langdell stated that the four (4) trees along the frontage have existed since 2002 and are large enough now so
152 they should be better overall. P. Amato made a motion to grant a waiver from Development Regulations
153 6.08.7:A.2, Landscaping. K. Bauer seconded for discussion saying four (4) seems to work but asked if there is a
154 good reason not to put more trees there? E. Smith said he suspects that any trees near the free standing sign for
155 the plaza could grow and impact visibility which is critical to grocers or whoever moves into that building. All
156 voted in favor.

157
158 J. Langdell reviewed the staff memo dated 8/20/13 and stated that the waivers should be added to the plan. A
159 lengthy discussion on the sign variance followed. J. Langdell clarified that the Planning Board decision would
160 not be conditional upon the ZBA variance for the monument sign.

161
162 T. Sloan brought up the new entry relocation. We've had traffic studies done before and the speed there is a little
163 in excess of what is posted, so will there be some type of speed bump on the entry way there so slow or prohibit
164 interaction with those parking spaces there? E. Smith said the driveway design has a raised grade so it will be a
165 traffic calmer, but not officially a speed bump. The spaces have decent visibility from the site and are not the
166 most often used spaces; it is a lot more logical with the proposed layout. J. Langdell inquired about the reference
167 on the staff memo to avoid current back-ups on Nashua St. E. Smith clarified that was more for on-site backups
168 and although not likely, traffic could back up on Nashua St from the existing driveway.

169
170 P. Amato made a motion to approve the application subject to the staff recommendations on the Staff Memo dated
171 8/20/13 and to add the waivers on the plan. C. Beer seconded and all in favor.

172
173 **Carlos Andrade/Dunkin Donuts – Elm St - Map 12, Lots 13 & 13-1; Public Hearing for a minor site plan**
174 **amendment to construct a 512 SF pump house building with storage tank and associated site work.**

175 *Abutters present:*

176 *Gary Balcom, 776 Elm Street, LLC*

177

178 Chairperson Langdell recognized:

179 Jay Heavisides, Meridian Land Services, Inc.

180 Carlos Andrade, owner

181

182 S. Duncanson made a motion to accept the application. C. Beer seconded and all in favor. S. Duncanson made a
183 motion that this application did not pose potential regional impact. C. Beer seconded and all in favor. S. Wilson
184 read the abutters list into the record.

185

186 J. Heavisides presented plans dated 7/31/13 and explained that there have been water supply issues over the years.
187 Several wells were drilled, but there were still quality problems in the summer, so this past year Mr. Andrade
188 purchased the abutting property that has a nice well with a higher volume and output and we are proposing a
189 water treatment system with storage tank to pipe the water over to Dunkin Donuts. We sited the water shed in the
190 proposed location because we did not want to impede any future plans for the site. He then reviewed a conceptual
191 plan on sheet SP3. Right now, the only changes to the site will be 300+/- SF of pervious surface and a small 512
192 SF building. J. Langdell said theoretically, if Milford or Wilton's water system went out there, you wouldn't need
193 to go through this. It is also good that you brought forward possible future plans and referenced the Heritage
194 Commission's comments; however, this Board is not addressing that at this time.

195

196 K. Bauer brought up the Building Department comment regarding putting the pump house on a separate lot and
197 asked when the lot merger would take place. J. Heavisides said it hasn't been discussed, but possibly when we
198 come back with the site plan. There is no timeframe yet.

199

200 J. Langdell read Dana McAllister's comments and asked if an easement could suffice to meet building code
201 regulations. Discussion followed and although the cleanest way would be to merge the two lots, there was
202 consensus by the Board that an easement would be fine.

203 S. Duncanson inquired about the current wells and piping. J. Heavisides explained that one well was abandoned
204 and the existing connection will be severed at the well. The pump house is not adding a well but will route all the
205 wells to the storage tank. S. Duncanson noted that they will still have the ability to have water on each site with
206 keeping the two wells.

207
208 P. Amato referenced note #4 on the staff memo and suggested changing it to read either do a lot merger or obtain
209 an easement to allow the water to go between sites. S. Robinson referenced note #5. J. Langdell suggested that a
210 lot merger or an easement be completed prior to obtaining a building permit.

211
212 Chairperson Langdell opened the meeting to the public.

213
214 G. Balcom said he was all for the pump house but inquired about the State's proposed road improvements and
215 whether a water main would be extended. J. Levandowski said the State is moving forward with the proposed
216 road improvements but it could be many years from now. There is nothing formal at this time and no plans have
217 been submitted yet, but there has been discussion regarding the water service. G. Balcom asked if the Town
218 would be looking at doing this at the same time as the State is doing the massive road improvements there. J.
219 Levandowski said we are but there is no timeframe yet. G. Balcom also referenced a simple well ROW that was
220 used in the past.

221
222 Chairperson Langdell closed the public portion was closed.

223
224 T. Sloan made a motion to approve the application subject to staff recommendations, including the language
225 revisions. C. Beer seconded and all in favor.

226
227 J. Langdell commented that there is a continued desire to have water on the west end of Milford.

228
229 **St. Joseph Hospital – Nashua St – Map 31, Lot 32; Public Hearing for design review of a new medical**
230 **building with associated site improvements, and; associated waivers from Milford Development Regulations:**
231 **6.05.3, *Parking Space Dimensions*.**

232
233 *Abutters present:*
234 *Tim Maguire, representing Gloria Maguire, Nashua St*
235 *Charles & Bonnie Vanetti, Riverview St*
236 *Janet Porter, Linden St*
237 *Angela Sennott, Linden St*

238
239 Chairperson Langdell recognized:
240 Kyle Bouchard, Meridian Land Services, Inc.
241 Melissa Sears, VP of Strategy and Business Development for St. Joseph's Hospital
242 Bob Demers, St. Joseph's Hospital
243 Brad Westgate, Legal Counsel

244
245 C. Beer made a motion to accept the design review application. S. Duncanson seconded and all in favor. P.
246 Amato noted that this facility was close to the border and would serve more than just Milford. C. Beer agreed and
247 made a motion that this application did pose potential regional impact. M. Sears confirmed that the patient
248 volume comes from the towns of Amherst, Brookline, Hollis, Mont Vernon and Wilton. P. Amato seconded and
249 all in favor. S. Wilson read the abutters list into the record.

250
251 K. Bouchard presented plans dated 7/30/13 and gave a brief history of the site. All the original pervious area and
252 buildings are to be replaced with a 28,000SF medical facility and associated parking, loading, trash and access
253 facilities. There will also be associated stormwater, landscaping and site lighting and those plans are in progress.
254 There are 59 spaces required for the uses based on the number of physicians and employees and, as of right, now
255 there are 120 spaces provided. The design has progressed, but overall the geometrics are the same. The
256 stormwater and utilities were reviewed in general and it was noted that one pole in the front will need to be moved
257 a little closer to the road and that we are working with DPW. We are also working with staff regarding the

258 requirements for the localized widening of Nashua St, proposed turning movements and center turning lane.
259 There will be ongoing discussion with Water Utilities for the infrastructure. There will be access to the side of the
260 building to accommodate the mobile MRI and a turnaround for the semi-transport.
261

262 Also to ensure life safety access, fire trucks can route through and get across the proposed area but we will have
263 further discussion with the Fire Department regarding the pad. The dumpster will be located adjacent to the MRI
264 access pad. From subsequent discussions with staff, the reduced widening of Nashua St and the waiver for
265 shorter parking spaces, the berm will remain. The reduced space surface will be 4-5ft below the level of Nashua
266 St. A short retaining wall will achieve this and it does leave an 8-10 ft strip for landscaping, but again the utilities
267 cause limitation. There is a sidewalk in front of the length of the building as well as a four (4) ft asphalt walk
268 along the length of the frontage. The link between the two has not been established yet nor has a final
269 determination on any crosswalk on Nashua St been established. The location is to be worked out and the entrance
270 may be more appropriate further west. The site straddles three (3) properties and there are many reasons why it is
271 desirable to have one contiguous property with appropriate access easements across for Kaley Park and the
272 facility. We are working with Bill Parker and counsel for the easement language and the requisite steps to
273 accomplish that.
274

275 J. Langdell noted that there were no architectural drawings in the packet for this meeting. K. Bouchard said they were
276 previously presented and there are only a few changes in the appearance from Nashua St. The sign and the size
277 will be handled on the zoning side. J. Langdell stated that the sign is excluded from tonight's discussion.
278

279 P. Amato asked if the waiver for the reduction of the 18ft spaces shown on the plan will allow for a larger berm
280 between the parking lot and Nashua St? K. Bouchard replied yes and we are working on the plan. Depending
281 where you are along Nashua St the amount of landscaping that will fit within that berm will vary with the amount
282 of utilities, and easements.
283

284 P. Amato said he would like to see a conceptual plan looking from Nashua St showing the proposed building and
285 site with or without the waiver. We were told it would fit into the neighborhood, but we can't see how the
286 building, the landscaping or the berm will look. J. Langdell added that those items were requested at the last
287 meeting. P. Amato said we need to see what it will look like from across the street and what it will look like from
288 a passing car, coming from the east along Nashua St. The southeast corner is a focal point and the entrance to
289 your building; what will it look like? J. Langdell agreed and added what you see now as you drive west on
290 Nashua St is a barn. The architectural drawings will be helpful to those of us who want to see what the gateway will look like.
291 P. Amato said what he doesn't want are any surprises. K. Bouchard said he understood and will accommodate
292 that request.
293

294 K. Bauer asked what zoning action was required. J. Langdell said to allow the alteration of a non-conforming use
295 and possible signage. K. Bouchard said there may be other elements but Mr. Parker is helping to resolve
296 questions and give direction. After some discussion on the matter, Chairperson Langdell stated that any Planning
297 Board actions will be dependent on ZBA approval.
298

299 K. Bouchard stated that there are 120 spaces on the overall site but the only spaces included in the waiver would
300 be the seventeen and eighteen spaces along the Nashua St frontage and there would not be any reduction for the
301 head to head spaces. A lengthy discussion on the waiver request included: parking calculations, the exact location
302 and number of spaces, the design specifications and the types of vehicles.
303

304 P. Amato said one of the Nashua/Elm St overlay district guidelines is to not have the parking out by the road, so
305 he wants to be sure we can accomplish hiding the parking otherwise it's just a parking lot right on the road. J.
306 Langdell said if we hide the parking with good landscaping and have a good berm she is willing to reduce the size
307 of some of the spaces. K. Bauer said if we grant the waiver then the conceptual rendering would be scaled
308 accordingly. K. Bouchard said yes but the rendering wouldn't show much difference between the two sizes. T.
309 Sloan said it was good to bring up our efforts to maintain a certain look about town, and one of the other
310 components is to break up large parking areas. 120 parking spaces are proposed where 60 spaces are required, so
311 some of those spaces could possibly be used for planting islands to break up the expanse. J. Langdell asked the
312 applicant if there are any parking problems currently. M. Sears said yes there is a bit of a parking problem with

313 the existing 90-100 spaces. There is a dynamic with the Milford Medical Center that is different with a straight
314 medical office facility. Doctors' offices are largely scheduled but a portion of this medical center is a walk in
315 clinic. It is unscheduled and not as controllable. T. Sloan said one of the important factors is that they put up 120
316 spaces for a reason and I am trying to come to an accommodation for allowing this waiver by implementing some
317 design aesthetics that make it more accommodating to those of us who live in town. M. Sears added that they
318 have never built a facility, anywhere, where the parking has been enough, including the hospital proper. J.
319 Langdell suggested purchasing the property across the street for additional parking.

320
321 P. Amato made a motion to grant a waiver to go from 18ft to 16ft for the parking spaces along Nashua St only. T.
322 Sloan seconded.

323
324 Chairperson Langdell opened the hearing to the public.

325
326 B. Vanetti expressed concern with wetlands and the water factor. When they built the new office building in
327 2004, they filled in wetlands. We have a swale, but it is ineffective in the spring. We lived in that house for
328 thirty-five years without any problems and now we have two sump pumps in the basement, so we want to know
329 how this will affect the water because our yard can't handle any more. Also, we had some neighborhood
330 meetings with the St. Joseph's staff, but this was before the emergency room was going to be closed. They had
331 said that the parking lot by the emergency room was going to be used for staff parking only. Will the emergency
332 room be used for the urgent care facility and what will the parking lot make more noise and traffic for the
333 Sennotts? Getting out of Linden St is almost impossible between 4-5pm; the traffic is horrendous and if you add
334 more traffic we will need a stop light. M. Sears said the former emergency area will be a walk in clinic and the
335 parking area will remain as a staff parking lot. J. Langdell noted that drainage and stormwater will be a huge
336 consideration and this Board and staff will review the drainage calculations. In regards to traffic, will this project
337 add more? M. Sears replied that the current volume of patient care and traffic is the lowest she's seen in the nine
338 years she's been with St. Joseph's Hospital. The traffic you are experiencing now is less than ever for patients at
339 that facility. We are not building this facility for growth but for the current size and volume near term. It is not a
340 markedly bigger building and it will take many years to get back to the previous levels from 2008-2009. B.
341 Vanetti asked if Kaley Park can stay as a secondary park. M. Sears said the design of the parking lot was
342 structured for some ease of traffic on Nashua St as well as Linden St. It is a thoughtful and better designed
343 parking lot for cars to turn into and out of.

344
345 T. Maguire said he was concerned with the new traffic pattern within the facility itself that everything will
346 directly unload across from his mother's house and he will challenge the Vanetti's that getting out of his mother's
347 house is more difficult than getting out of Linden St. The restaurant, Ciardelli Fuel, the cemetery and the
348 potential of three lanes of traffic will make that driveway almost inaccessible. We are lucky if cars go 35 mph
349 around that corner which also has the train crossing. It is as busy a section of Nashua St as you can get and my
350 fear is that no one will be able to get in and out of that house with the current design of traffic flow coming out of
351 the hospital. I urge you to look at traffic flow and how the three lane proposal will affect traffic for that 75-100
352 yard area. J. Langdell agreed it does need to be addressed. S. Duncanson added that point was made at a
353 previous meeting and also that headlights would shine directly into that house.

354
355 A. Sennott asked if the plans changed going from an emergency room to an urgent care facility. M. Sears said the
356 building plans will be the same and the exterior is not changing. A. Sennott said she likes the trees on the side
357 and would like for someone to come out and explain what will be coming out and where the fence will go. M.
358 Sears said we can do that. A. Sennott then inquired if this will affect real estate value? M. Sears said she would
359 hope it would improve, but property value is out of our control. J. Langdell said that is also in the eye of the
360 beholder.

361
362 Suzanne Fournier, Milford citizen, said she has used the medical center and I am in opposition to locating the new
363 medical building at this residential location on Nashua Street. As you know, the A residential district extends
364 outwards for a long way on both sides of this parcel of land. This river side area of Nashua Street is beautifully
365 residential. The current medical facility sticks out like a sore thumb. Let me explain further why this is the wrong
366 place for a new medical facility.

367

368 J. Langdell interjected that what you are bringing up is Zoning Board related, not Planning Board. S. Fournier
369 explained to the Chairperson that the Planning Board is now dealing with a zoning issue. If you make a decision
370 with which I disagree then I will end up appealing to the Zoning Board as this is a zoning issue. J. Langdell
371 explained that the Planning Board is not making any decisions relative to the final plans tonight or until St.
372 Josephs has gone to the Zoning Board. S. Fournier said I would still like to give my testimony.

373

374 M. Sears asked if Ms. Fournier's issues are related to having a medical facility there at all or an issue going
375 from the old building to the new building. S. Fournier replied anything commercial and asked for five minutes
376 to present her testimony. Chairperson Langdell agreed to give Ms. Fournier five minutes who then read from a
377 prepared document dated 8/20/13.

378

379 Chairperson Langdell closed the public portion of the meeting.

380

381 J. Langdell stated that St. Joseph's has been in Milford since 1976 when it opened and from the time the Selectmen granted
382 the first building permit, she has never heard a question or complaint about where it is located and it has never been
383 challenged in court. M. Sears also said not to her knowledge.

384

385 Chairperson Langdell called for a vote on the waiver request. All voted in favor.

386

387 K. Bauer questioned the notes on the plan referencing the ambulance loading dock and access. Will there still be any
388 ambulance service at this facility? M. Sears answered that since it will not be an emergency department, they will not be able
389 to accept ambulances due to licensure restrictions, but they can receive outbound ambulances for patient transport and we
390 will still need a place for them to pull up to, so the notes are still applicable. K. Bauer then inquired about a note on sheet
391 SP2.4 regarding the trailer and temporary traffic control. M. Sears explained that the note pertains to traffic control for the
392 mobile MRI machine and they will work with the town to have appropriate control with police or a flagger when the
393 transport backs out. This will not happen on a daily basis. We would know ahead of time and it would be done at low traffic
394 times. It is harder to back the truck in then to back out and also to line up the doors with the building. Also, the plans for an
395 MRI are for the future; however, we wanted to include it in the design. The MRI facility would be based on the needs of the
396 town and it is hard to answer the frequency as they don't currently have a mobile unit anywhere. Discussion ensued.

397

398 P. Amato inquired about the H2O fire truck. K. Bouchard said that should read H-20 and added that there will be further
399 discussion with the Fire Department regarding pavement design and access.

400

401 P. Amato said he would like to see the abutter's question regarding drainage clearly answered at a future meeting. K.
402 Bouchard said we would not be proposing any additional drainage on her lot. J. Langdell inquired when the plans would be
403 ready. K. Bouchard replied within the next few weeks.

404

405 P. Amato made a motion to table the application to the October 15th meeting. S. Duncanson seconded and all in favor.

406

407 Chairperson Langdell called a five minutes recess.

408

409 **OTHER BUSINESS:**

410 **S. Fournier request – Gravel pit / Brox property – Map 38, Lot 58;** Request by email dated 6/14/13.

411

412 Chairperson Langdell recognized:

413 Suzanne Fournier, Coordinator of the Brox Environmental Citizens group.

414

415 Chairperson Langdell read the email from Ms. Fournier dated 6/21/13 relative to the gravel pit on the Brox
416 property and the permitting process. In that email, the request was *for a review and evaluation in order to*
417 *determine the current permit status of the town owned Brox Property gravel pit on Heron Pond Rd.* The email
418 closed with *if the Town wants to remove gravel and sand from the gravel pit and/or expand the gravel pit, does it*
419 *need to apply for a permit and have it reviewed by the State. I request the Planning Board investigate this matter.*
420 *I also request to be informed of the results.* J. Langdell asked if Ms. Fournier had been informed of the results,
421 with the packet of information that the Board received. S. Fournier replied yes.

422

423 J. Langdell addressed the following:

424 *Whether or not the town has to abide by the rules for new and expanded gravel pits.* If the town was to develop a
425 new gravel pit or sand pit in town and if the town owned the land, then yes they would have to abide by Town
426 and State law and obtain all permits including an AoT permit through DES, so that question is answered. S.
427 Fournier asked for clarification; are you saying that activities within the gravel pit now do not require compliance
428 with the gravel ordinance? J. Langdell stated that wasn't the question.

429 *Review and evaluation in order to determine the current permit status of the town owned Brox Property gravel pit*
430 *on Heron Pond Rd.* We asked Mr. Parker to pull the files and to gather all pertinent information. You have had
431 access to all those files through the Right to Know requests. It is my understanding that Mr. Parker has provided
432 us with a complete packet including documents from 1991 signed by then Planning Director, who is now one of
433 our Selectmen, Mark Fougere including the excavation report that was required at that time.

434
435 J. Langdell said based on what I've read in the packet, it would seem that the Town has a grandfathered gravel pit
436 in legal standing and that have been no violations found although allegations made and filed by Ms. Fournier to
437 DES about errors happening there at this time. S. Duncanson agreed. K. Bauer stated that the informational
438 packet was very thorough and reading that I do not see any problems with what the town is doing now. S.
439 Robinson said she felt all steps have been followed correctly. C. Beer stated he had no issues with the material
440 provided or with the current activities ongoing. T. Sloan agreed; we have a comprehensive analysis performed
441 with records indicating that it is grandfathered and the Town has allowance to remove stockpiled gravel, earth
442 material. P. Amato agreed.

443
444 S. Fournier agreed that Mr. Parker provided evidence that in 1991 the Brox Company gave its report so it was an
445 existing grandfathered use. When the town purchased the property, was it an active gravel pit or not? She then
446 read an email from Bill Parker and discussion ensued. J. Langdell stated that Mr. Parker may have written an
447 incorrect statement because there is clear information from the Assessor that it was in operation. S. Fournier read
448 from a prepared document dated 8/20/13. She asked if we are abiding by operational standards for what we are
449 doing. Do we have any reclamation going on? J. Langdell said it is well documented that this is still in use by
450 DPW and this particular area of the Brox land is part of the Brox Community Master Plan that does have some
451 potential use down the road as future recreational field areas. B. Parker confirmed that the 2005 plan shows
452 recreation, school facilities, and cemetery property as well as possible other community uses there so that is what
453 the town has been operating under, up to this point and knowing that could occur. J. Langdell added that the
454 Planning Board is working to get MCAA, Recreation, DPW, Cemeteries, Conservation and the Schools together
455 to review this plan to see how we will move forward. That would be where reclamation would come in to play.
456 DPW does report to the Selectmen. P. Amato noted that one reason for the reports is so that the Town can collect
457 the gravel tax and the Town would not be subject to the gravel tax; they're not selling the gravel. They are
458 putting it on our roads in the winter as sand and thereby saving money by not having to purchase sand from other
459 providers. There was discussion amongst the Board in regards to NH DES reporting and permitting. S. Fournier
460 added that one of the reasons for reporting is that it tells you how much is left; it's a way of accounting. We've
461 lost all the data that came with reporting and the footprint of the gravel pit and that is what DES looks for. The
462 Brox Environmental Citizens filed a complaint with the NH DES only after attempting several times to get
463 answers from the Town about activities observed within the gravel pit and about the permits and work orders. We
464 observed activities that were questionable; the berms are being destroyed that protect what is a vernal pool. 50'
465 by 130' had to be restored by the Town and not satisfactorily. J. Langdell asked if the concern was brought to
466 DPW. S. Fournier said your Board can bring that to DPW as they are not on speaking terms with me. A brief
467 discussion on procedure between S. Fournier and the Chair ensued.

468
469 P. Amato referenced the letter from NH DES to Mr. Parker dated 5/2/13 and asked if that information had been
470 passed on to DPW, if any of the remediation work had been done and if a follow up report with photographs had
471 been sent to DES. B. Parker replied that the information had been forwarded and DPW went out right after
472 meeting with Craig Rennie of NHDES and started work based on his recommendations. I don't know how much
473 of that work has been completed or if the final report has been sent out by DPW. J. Langdell said this Board
474 would like Mr. Parker to follow up so that we can complete the circle for that letter, but this is an additional
475 question, not the question that was asked in the original email.

476
477 S. Fournier questioned the Town's type of uses; they are storing this area as a storage facility for asphalt, pipes
478 and other materials, so does this make it an active or abandoned gravel pit? S. Fournier also provided a photo

479 from last week showing the scorched areas from bon fires and materials such as boulders, brush and tree stumps
480 supporting the Fieldstone Land Consultant quote referenced in S. Fournier's prepared updated analysis. The
481 quote is taken from the Fieldstone report obtained from Mr. Parker's office. He refers to an active gravel pit in
482 another location, but says that right up front. B. Parker clarified that was the report from the wetlands delineation
483 for the 145 acre Brox Community Land. S. Fournier asked if any of the Board members had gone out to the
484 property. They'd be able to see all the tire tracks and the huge piles of gravel. Where did it all come from? They
485 are excavation as far back as they can get and I can provide before and after photos. There has been expansion.
486

487 T. Sloan inquired about S. Fournier's reference to missing documents. Are those documents on file at the State
488 and were there delineations of the gravel pit when it first opened back before 1991? Was there any indication of
489 the extent of the resource that was there? B. Parker said not that he's seen. T. Sloan said it would be impossible
490 to declare expansion because there is no delineation to begin with. S. Fournier told the Board that DES said if
491 there are any new vegetative areas, they will consider that an expansion. Discussion on the footprint and
492 operations ensued.
493

494 J. Langdell stated that the Town has a legally grandfathered gravel pit area that the Town and DPW have a right to
495 use and we've answered the original questions in the email. DES has requested information which will form a
496 baseline for going forward and Mr. Parker will follow up on that submittal.
497

498 P. Amato said he didn't see anything wrong with the Town going ahead with the process; getting a permit and get
499 a survey. Maybe there is more material out there. We would get delineation, information and phases, but the
500 Town is not obligated to do that and I don't see a problem with what is going on out there now. J. Langdell asked
501 what would that cost the Town. P. Amato replied he didn't know. S. Fournier interjected that Clough Harbour
502 did a soil removal study for the Town in 2004. They identified all the sections where gravel and sand could be
503 removed from; it's in the report that states you will need to get permits, you will need to get local permits. T.
504 Sloan said we haven't gone to the extent of what they identified as a resource. S. Fournier said we're chipping
505 away, already towards that. We are chipping away at the edges instead of what Mr. Amato says to do. B. Parker
506 clarified that Cough Harbour was asked to identify what material was still available at the Brox site, over and
507 above what was existing in the pit; so the Town would have an idea of what additional resources were out there.
508 J. Langdell asked if any decisions were made subsequent to that report at the Selectmen's level or at the DPW
509 level relative to using any of that other material. B. Parker answered, not that I know of. It's been my
510 understanding that the Town continues, has used, and will continue to use the material that already exists out
511 there, not going into new areas. S. Fournier said we are getting conflicting information and she would like to get
512 a statement of what it is they are doing or a status. J. Langdell said that is a question for the Board of Selectmen
513 and DPW. S. Fournier thanked the Board for the discussion.
514

515 The meeting was adjourned at 9:30pm.
516

517 **MINUTES OF THE AUGUST 20, 2013 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2013**
518

519 Motion to approve: _____
520

521 Motion to second: _____
522

523 _____ Date: _____
524

Signature of the Chairperson/Vice-Chairman:



STAFF MEMO

Planning Board Meeting

September 17, 2013

Agenda Item #2: Great Bridge Properties – Capron Rd – Map 43 Lot 55 & 57

Discussion on proposed conceptual design – New 125 unit apartment complex

Great Bridge Properties is presenting preliminary information to the Planning Board detailing the proposed development of an approximate 26 acre vacant parcel located on Capron Road off of Nashua Street. The current state of the property is a mix of grass fields, wooded slopes and pockets of wet. Great Bridge Properties is the present owner of Map 43/ Lots 55 & 57, the former Lorden Property.

The project as currently proposed includes a suggested layout of five (5) multi-family apartment buildings that contain a total of 125 units with main ingress and egress taken from Capron road. Site changes to the parcel include development of a 125 unit apartment complex proposed over several phases as well as new parking areas, community gardens, common areas, access roads, etc... As presented on the conceptual site plan, the front portion of the property is to be developed with two, three-story, 30 unit apartment buildings (phase 1) along with one three-story 30 unit building, one 18 unit building and one 17 unit building in the rear (phase 2). The subject lots are located within the residence "B" Zoning District and multi-family development subject to municipal sewer and water is an allowable use within the district. See below text from Section 5.03.4 Allowable Density of the Milford Zoning Ordinance.

5.03.4 ALLOWABLE DENSITY

Multi-family residences in the Residence "B" District shall adhere to the following conditions for development:

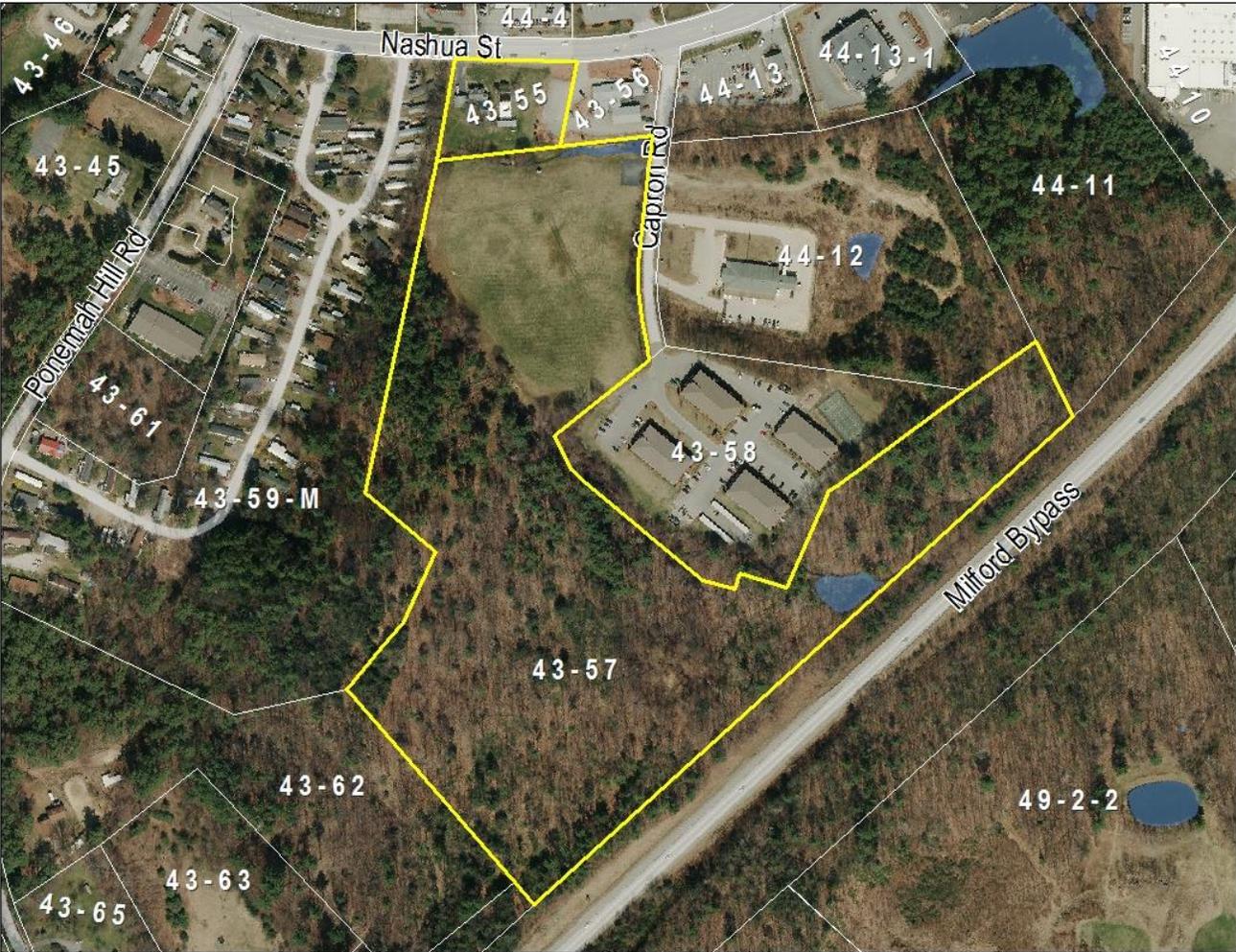
- A. Multi-family dwellings shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants.*
 - 1. Section Deleted. (2007)*
- B. In the conversion of an existing house to apartments or multi-family dwellings, a maximum of five (5) units per acre of land associated with the existing house shall be permitted, given the following conditions:*
 - 1. The proposal meets the standards set forth for maximum density 5.03.4, yard requirements 5.03.6 and usable open space 5.03.7. (1996)*

The proposed density meets the intent of the Zoning Ordinance at five units to the acre totaling an overall 125 units ($25 \text{ acres} \times 5 \text{ units per acre} = 125 \text{ units}$).

The renderings have not been distributed for interdepartmental review as it is not yet a formal application. The Planning Board in its discussion with the applicant will want to seek additional information on the architectural style, site layout, utilities, and landscaping.

No decisions on the proposed site plan can be made during this discussion; however, the applicant would like the Planning Board to voice their position on the proposed development.

Attached is the concept plan and renderings for the proposed apartment complex.





Perspective View

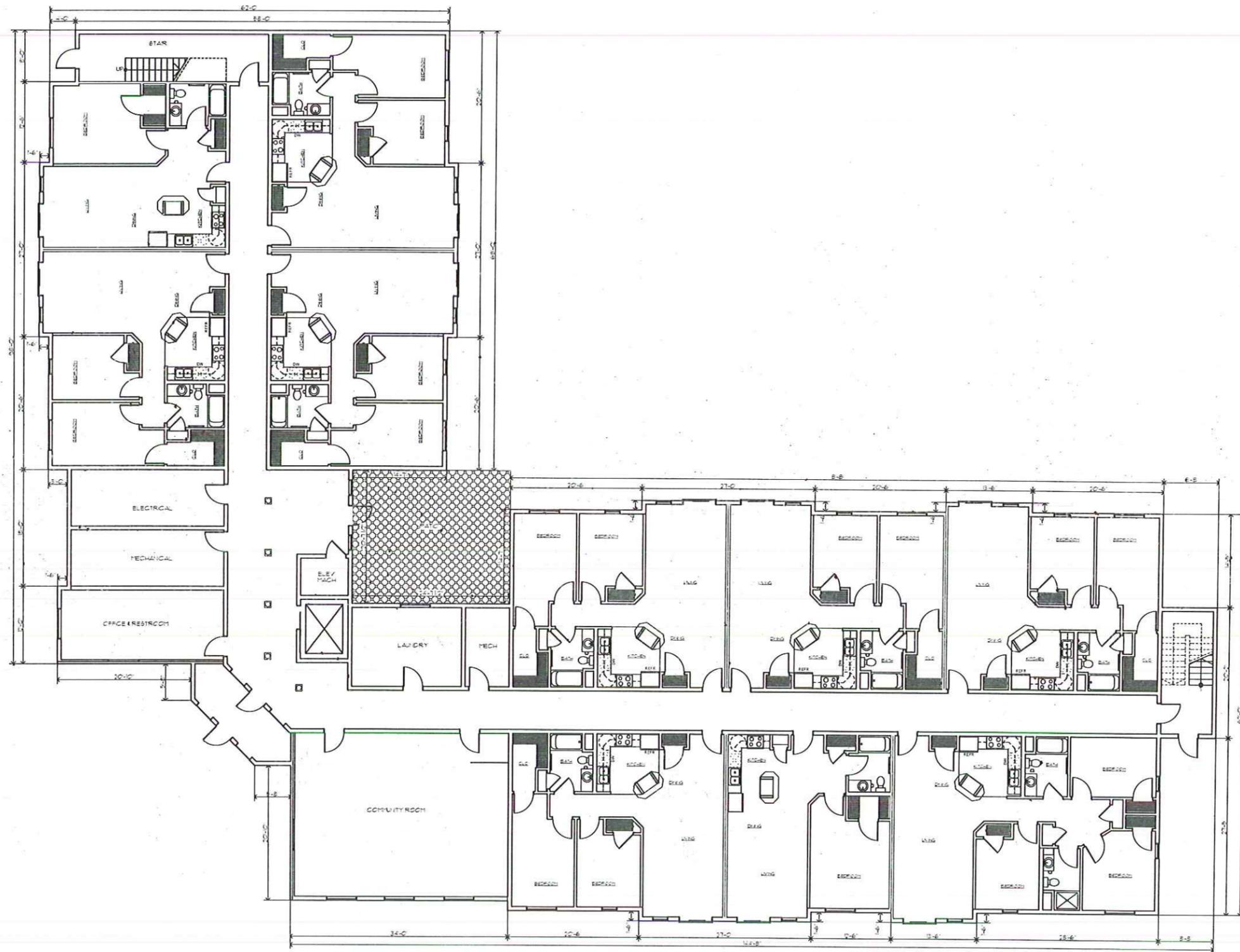
1 HC ONE BEDROOM UNITS	748 SQ FT
1 HC TWO BEDROOM UNITS	972 SQ FT
ONE BEDROOM UNITS	748 SQ FT ea
TWO BEDROOM UNITS	972 SQ FT ea
THREE BEDROOM UNITS	1190 SQ FT ea
FIRST FLOOR BLDG	6- 2Br, 1-2Brhc, 1- 3Br, 1- 1Brhc, 1-1Br
SECOND FLOOR BLDG	7- 2Br, 2- 1Br, 1- 3Br
THIRD FLOOR BLDG	7- 2Br, 2- 1Br, 1- 3Br

BUILDING AREAS	
TOTAL BUILDING AREA BLDG	37,710 SQ FT
FIRST FLOOR AREA BLDG	13,902 SQ FT
SECOND FLOOR AREA BLDG	11,934 SQ FT
THIRD FLOOR AREA BLDG	11,934 SQ FT
	4,512 SQ FT
TOTAL COMMON AREA BLDG	4,254 SQ FT
COMMUNITY SPACE	909 SQ FT
30 TOTAL UNITS	

Milford Housing
 MILFORD, NEW HAMPSHIRE
Greatbridge Properties
 MILFORD, NEW HAMPSHIRE
BURNELL & JOHNSON
 ARCHITECTS

80 STARK STREET, MANCHESTER, NEW HAMPSHIRE 03101
 (603) 625-5098 (603) 625-5167 FAX

EMAIL: sburnell@burnellarchitects.com



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BURNELL & JOHNSON
ARCHITECTS
80 STADA STREET
1801 KENNESAW
1501455397 FAX
MANCHESTER, N.H. 03101

MILFORD
MILFORD, NEW HAMPSHIRE
GREATBRIDGE PROPERTIES
DEVELOPER
MANCHESTER, NEW HAMPSHIRE

	JANUARY 16, 2018
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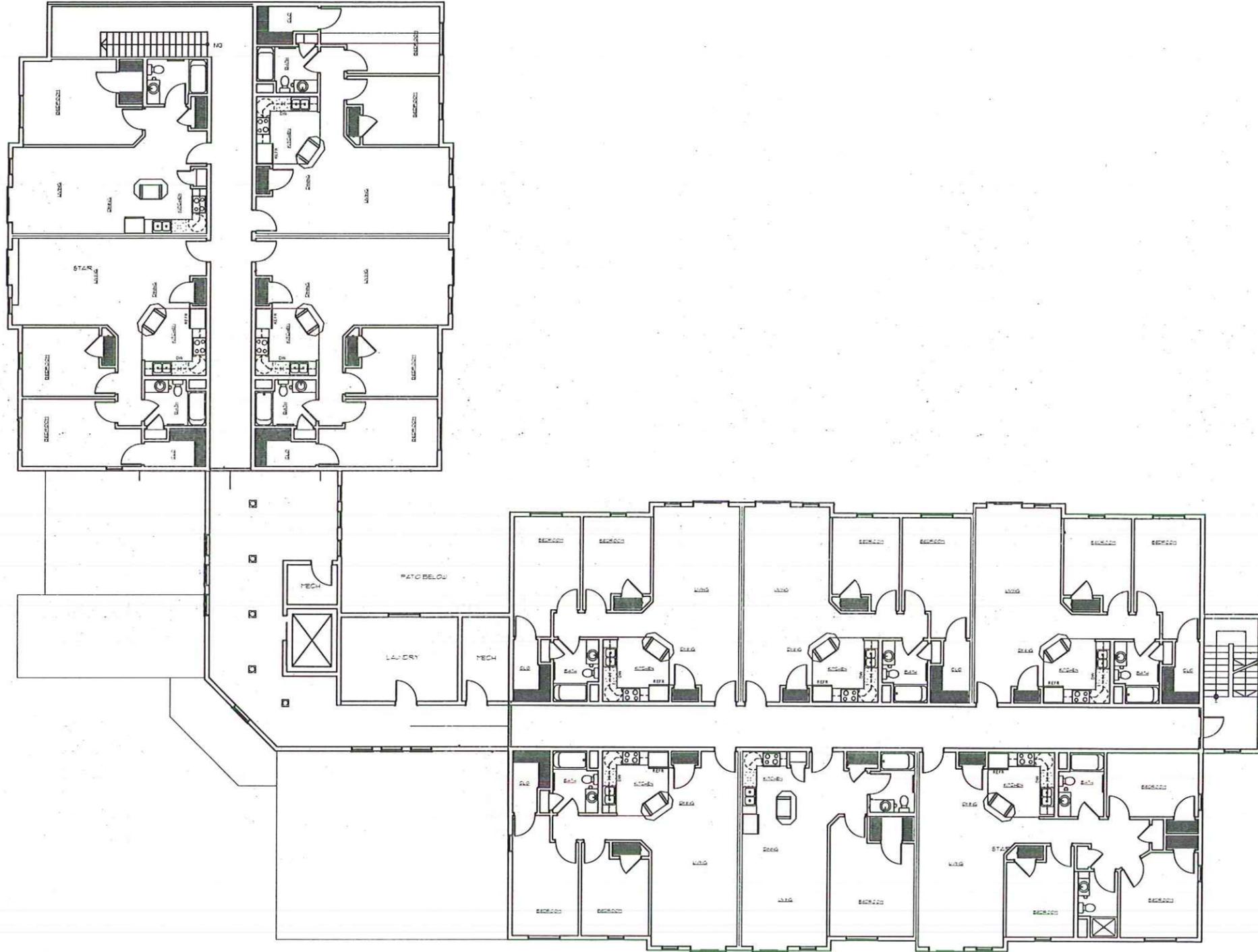
DO NOT SCALE DRAWING USE WRITTEN DIMENSIONS WHERE THERE ARE NO DIMENSIONS PROVIDED
CONSULT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

BURNELL  JOHNSON ARCHITECTS 80 STARK STREET 1001 ESD 2008 1001 ESD 2008 PM MANCHESTER, N.H. 03101	
MILFORD MILFORD, NEW HAMPSHIRE GREATBRIDGE PROPERTIES DEVELOPER MANCHESTER, NEW HAMPSHIRE	
	JANUARY 16, 2013

DO NOT SCALE DRAWING USE WRITTEN DIMENSIONS WHERE THERE ARE NO DIMENSIONS PROVIDED
CONSULT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

BURNELL  JOHNSON
ARCHITECTS
40 STATE STREET MANCHESTER, N.H. 03101
(603) 855-5008
(603) 855-5107 FAX

MILFORD
MILFORD, NEW HAMPSHIRE
GREATBRIDGE PROPERTIES
DEVELOPER
MANCHESTER, NEW HAMPSHIRE

	DATE: 6/10/08
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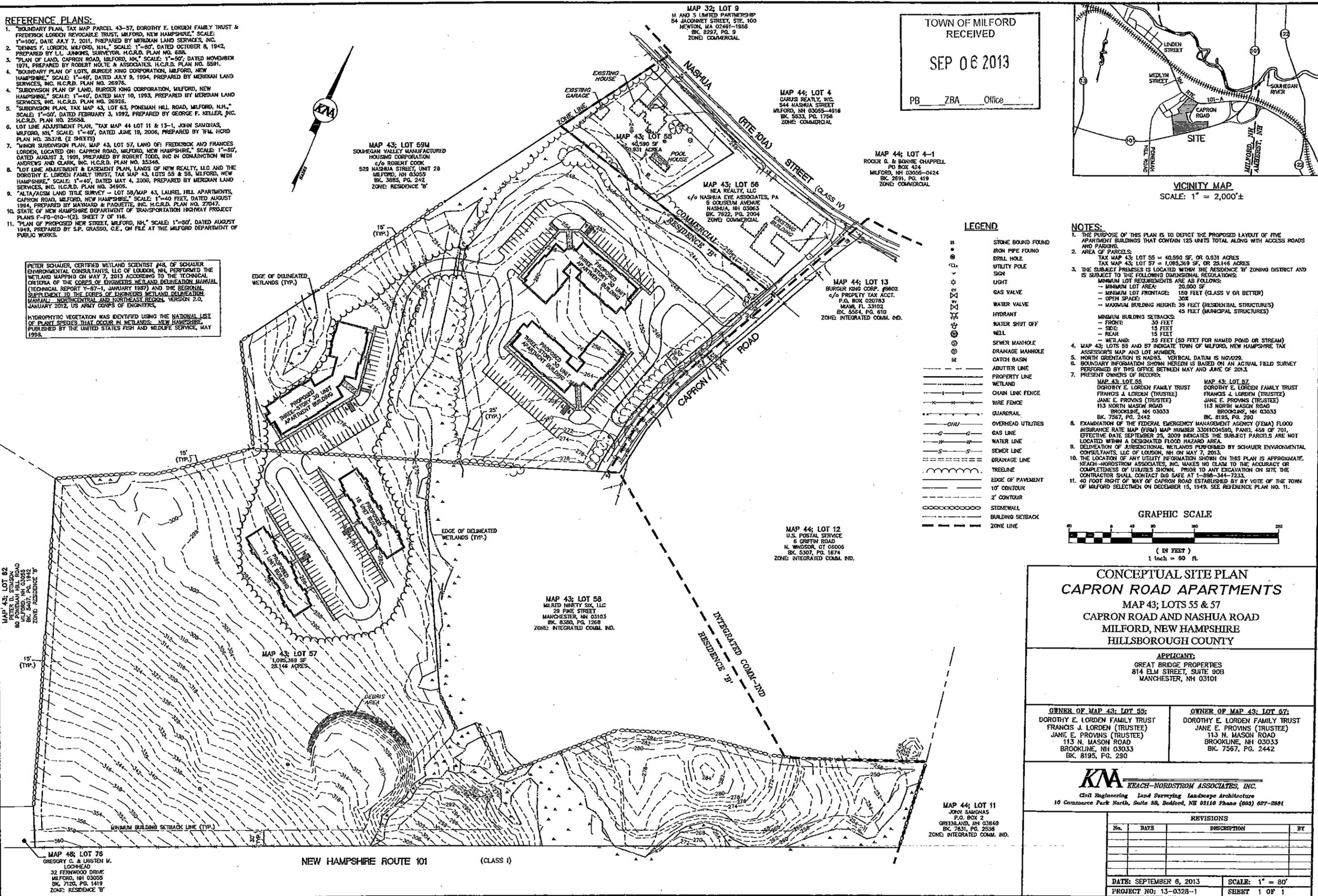
DO NOT SCALE DRAWING USE WRITTEN DIMENSIONS WHERE THERE ARE NO DIMENSIONS PROVIDED
CONSULT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

REFERENCE PLANS:

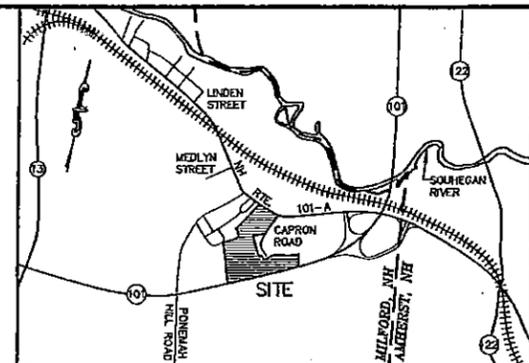
1. "BOUNDARY PLAN, TAX MAP PARCEL 43-57, DOROTHY E. LORDEN FAMILY TRUST & FREDERICK LORDEEN REVOCABLE TRUST, MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATE: MAY 7, 2011, PREPARED BY MERIDIAN LAND SERVICES, INC.
2. "DENNIS F. LORDEEN, MILFORD, N.H." SCALE: 1"=80', DATED OCTOBER 8, 1942, PREPARED BY L.L. JONKINS, SURVEYOR, H.C.R.D. PLAN NO. 688.
3. "PLAN OF LAND, CAPRON ROAD, MILFORD, NH." SCALE: 1"=50', DATED NOVEMBER 1971, PREPARED BY ROBERT HOLTE & ASSOCIATES, H.C.R.D. PLAN NO. 5591.
4. "BOUNDARY PLAN OF LOTS, BURGER KING CORPORATION, MILFORD, NEW HAMPSHIRE" SCALE: 1"=40', DATED JULY 9, 1994, PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN NO. 26976.
5. "SUBDIVISION PLAN OF LAND, BURGER KING CORPORATION, MILFORD, NEW HAMPSHIRE" SCALE: 1"=40', DATED MAY 10, 1993, PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN NO. 25925.
6. "SUBDIVISION PLAN, TAX MAP 43, LOT 63, PONDMAH HILL ROAD, MILFORD, N.H." SCALE: 1"=50', DATED FEBRUARY 3, 1992, PREPARED BY GEORGE F. KELLER, INC. H.C.R.D. PLAN NO. 25688.
7. "LOT LINE ADJUSTMENT PLAN, TAX MAP 44 LOT 11 & 13-1, JOHN SANDOZAS, MILFORD, NH." SCALE: 1"=40', DATED JUNE 19, 2006, PREPARED BY TFL HORD PLAN NO. 35378 (2 SHEETS).
8. "MINOR SUBDIVISION PLAN, MAP 43, LOT 57, LAND OF: FREDERICK AND FRANCES LORDEEN, LOCATED ON: CAPRON ROAD, MILFORD, NEW HAMPSHIRE" SCALE: 1"=80', DATED AUGUST 2, 1991, PREPARED BY ROBERT TODD, INC IN CONJUNCTION WITH ANDREWS AND CLARK, INC. H.C.R.D. PLAN NO. 25348.
9. "LOT LINE ADJUSTMENT & EASEMENT PLAN, LANDS OF NEW REALTY, LLC AND THE DOROTHY E. LORDEEN FAMILY TRUST, TAX MAP 43, LOTS 55 & 57, MILFORD, NEW HAMPSHIRE" SCALE: 1"=40', DATED MAY 4, 2006, PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN NO. 34905.
10. "ALTA/MCM LAND TITLE SURVEY - LOT 55/MAP 43, LAUREL HILL APARTMENTS, CAPRON ROAD, MILFORD, NEW HAMPSHIRE" SCALE: 1"=40 FEET, DATED AUGUST 1994, PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN NO. 27047.
11. "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT PLANS F-79-010-(12), SHEET 7 OF 116.
12. "PLAN OF PROPOSED NEW STREET, MILFORD, NH." SCALE: 1"=50', DATED AUGUST 1949, PREPARED BY S.P. GRASSO, C.E., ON FILE AT THE MILFORD DEPARTMENT OF PUBLIC WORKS.

PETER SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NH PERFORMED THE WETLAND MAPPING ON MAY 7, 2013 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-67-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



TOWN OF MILFORD
RECEIVED
SEP 06 2013
PB ZBA Office



VICINITY MAP
SCALE: 1" = 2,000'±

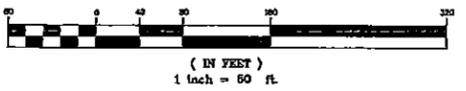
LEGEND

- STONE BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- WIRE FENCE
- QUADRANT
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- ZONE LINE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT OF FIVE APARTMENT BUILDINGS THAT CONTAIN 125 UNITS TOTAL ALONG WITH ACCESS ROADS AND PARKING.
2. AREA OF PARCELS:
TAX MAP 43; LOT 55 = 40,590 SF. OR 0.931 ACRES
TAX MAP 43; LOT 57 = 1,095,359 SF. OR 25.148 ACRES
3. THE SUBJECT PREMISES IS LOCATED WITHIN THE RESIDENCE 'B' ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT REQUIREMENTS ARE AS FOLLOWS:
-- MINIMUM LOT AREA: 20,000 SF
-- MINIMUM LOT FRONTAGE: 150 FEET (CLASS V OR BETTER)
-- OPEN SPACE:
-- MAXIMUM BUILDING HEIGHT: 35 FEET (RESIDENTIAL STRUCTURES)
45 FEET (MUNICIPAL STRUCTURES)
MINIMUM BUILDING SETBACKS:
-- FRONT: 30 FEET
-- SIDE: 15 FEET
-- REAR: 15 FEET
WETLAND:
-- 25 FEET (50 FEET FOR NAMED POND OR STREAM)
4. MAP 43; LOTS 55 AND 57 INDICATE TOWN OF MILFORD, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
5. NORTH ORIENTATION IS NAD83. VERTICAL DATUM IS NAVD09.
6. BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY AND JUNE OF 2013.
7. PRESENT OWNERS OF RECORD:
MAP 43; LOT 55: DOROTHY E. LORDEEN FAMILY TRUST, FRANCIS J. LORDEEN (TRUSTEE), JANE E. PROVINS (TRUSTEE), 113 NORTH MASON ROAD, BROOKLINE, NH 03033, BK. 7587, PG. 2442.
MAP 43; LOT 57: DOROTHY E. LORDEEN FAMILY TRUST, FRANCIS J. LORDEEN (TRUSTEE), JANE E. PROVINS (TRUSTEE), 113 NORTH MASON ROAD, BROOKLINE, NH 03033, BK. 8195, PG. 290.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3301H0450D, PANEL 45R OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. DELINEATION OF JURISDICTIONAL WETLANDS PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NH ON MAY 7, 2013.
10. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
11. 40 FOOT RIGHT OF WAY OF CAPRON ROAD ESTABLISHED BY VOTE OF THE TOWN OF MILFORD SELECTMEN ON DECEMBER 15, 1949. SEE REFERENCE PLAN NO. 11.

GRAPHIC SCALE



**CONCEPTUAL SITE PLAN
CAPRON ROAD APARTMENTS
MAP 43; LOTS 55 & 57
CAPRON ROAD AND NASHUA ROAD
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

APPLICANT:

GREAT BRIDGE PROPERTIES
814 ELM STREET, SUITE 90B
MANCHESTER, NH 03101

OWNER OF MAP 43; LOT 55:
DOROTHY E. LORDEEN FAMILY TRUST
FRANCIS J. LORDEEN (TRUSTEE)
JANE E. PROVINS (TRUSTEE)
113 N. MASON ROAD
BROOKLINE, NH 03033
BK. 8195, PG. 290

OWNER OF MAP 43; LOT 57:
DOROTHY E. LORDEEN FAMILY TRUST
FRANCIS J. LORDEEN (TRUSTEE)
JANE E. PROVINS (TRUSTEE)
113 N. MASON ROAD
BROOKLINE, NH 03033
BK. 7567, PG. 2442

K/A KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 6, 2013 SCALE: 1" = 80'
PROJECT NO: 13-0328-1 SHEET 1 OF 1

September 13, 2013

MEMO

TO: Planning Board
FROM: Bill Parker, Community Development Director
RE: **2014-2019 Capital Improvements Plan Discussion**

Attached is a copy of the September 13, 2013 Draft 2014-2019 Capital Improvements Plan as prepared and approved by this year's Citizens' Advisory Committee this past Wednesday night, September 11th.

The Advisory Committee began meeting in June, and continued to meet through the summer to listen to department head presentations, discuss submitted projects, and work diligently to develop its recommendations for the next six-year cycle.

As you read through the document you will notice several changes from previous years that are intended to make the document easier to utilize and provide additional information that the Advisory Committee deemed appropriate. Additionally, based on feedback from the Board of Selectmen when the Advisory Committee met with that body in June, there is a one-page listing of projects recommended for 2014 that reflect the Committee's priority in seeing funded this next year. The Selectmen felt that a priority listing would assist them in their deliberations as they develop the upcoming 2014 warrant and budget.

Additionally, there is a new Chapter 6 entitled "Open Borrowings Table" which provides a listing of all projects currently financed by either bond, lease, or note by either the Town, the School District, or the Water and Sewer Commission.

The Advisory Committee will be meeting with the Planning Board on Tuesday, September 17th to present this draft and solicit Planning Board input. The Committee will then meet with the Board of Selectmen on Monday, September 23rd to present the draft. Once input is received and considered, this Office will prepare the final draft that will be made available for public and departmental review online or hardcopy. It is anticipated that a public hearing for adoption by the Planning Board will be scheduled for Tuesday, October 15th.

September 17, 2013

STAFF REPORT

Community Development Department

RE: Administrative Zoning Changes – March 2014 Warrant

Public Worksessions: August 6, 2013 & September 17, 2013
Public Hearings: TBD
Board Action: TBD

The Planning Board annually reviews all zoning change proposals. Throughout the year suggestions are submitted to the Community Development Office from the general public and staff. The list is then compiled, and reviewed to determine which changes will receive priority for the 2013 Town Warrant. The following is a brief outline of each of the zoning changes that have been proposed for this year.

PROPOSED REVISIONS:

1. Zoning Ordinance Definitions

-Amend Article IV: Definitions by adding “Family Day Care Home”

Add **Family group day care home:** An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for 7 to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. In addition to the 12 children, up to 5 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays.

Remove **Public utility** Definition

2. Supplementary Standards

-Amend Article VII: 7.01.0 gravel/earth products removal, to modify the section title and amend language in Section 7.01.0

7.01.0 Gravel and Earth Removal (2014)

Loam, sand, gravel and similar earth materials may be removed from a lot or land area in Zoning Districts which allow such **use** only after a permit for earth removal has been issued by the Planning Board. All applications for gravel **and** earth products removal shall be in conformance with the conditions set forth in NH RSA Chapter 155-E, **as amended** and the Town of Milford's Gravel **and** Earth Removal **Regulation**, ~~and that~~ may be amended from time to time and shall be accompanied by a fee of fifty (50) dollars plus the cost of postage for notification of abutters. Such permit shall be renewed annually at a fee of fifty (50) dollars. ~~(1985)~~

3. Sign Ordinance

Since passage of the Sign Ordinance in 2007 the Town has had several years to utilize the ordinance and see how it is impacting our community, from property and business owners to the traveling public. Several different suggestions have been made to update the ordinance:

-Amend 7.06.7 SIGN REQUIREMENTS BY SIGN TYPE by adding: **Rotating signs and waving vertical banners as an allowable use subject to a sign permit.**

K. ROTATING SIGNS AND WAVING VERTICAL BANNERS

1. Definition:

Rotating signs: A sign which in its entirety or in part moves in a revolving or similar manner. Such motion does not include methods of changing copy.

Waving vertical banners: Any sign or part of a sign that changes physical position by any movement or variation or that gives the visual impression of such movement.

2. Applicability: The following table [7.06-10] summarizes the standards regarding rotating signs and waving vertical banners:

	Zoning Districts								
	C	I	ICI	ICI2	LCB	A	B	R	OSD
Standards									
Permitted?	Y	Y	Y	Y	N	N	N	N	Y
Permit Required?	Y	Y	Y	Y					Y
Number per site	3	3	3	3	0	0	0	0	2
Dimensions									
Maximum Area per sign	*	*	*	*					**

* Up for further discussion

** Up for further discussion

-Amend 7.06.7.E: Wall Signs to up percentage to 75% OR create new section for Plazas and Multi-unit buildings

ZBA REQUEST: A separate zoning for plazas or multi-unit buildings (Granite Town Plaza). There have been two variances requested in the past year for sign size. Each case is different, but I can imagine similar agreements for a variance and similar votes. A separate section in the sign ordinance for plazas would help avoid these variance requests and ensure consistent signage in the plaza.

	Zoning Districts							
	C	I	ICI	LCB	A	B	R	OSD
Standards								
Permitted?	Y	Y	Y	Y	Y	Y	Y	Y
Permit Required?	Y	Y	Y	Y	Y	Y	Y	Y
Design Characteristics								
Electronic message copy	Y	Y	Y	Y	Y	Y	Y	Y

Price numbering signs	Y	Y	Y	Y	N	N	N	Y
Changeable copy	Y	Y	Y	Y	N	N	Y	Y
Maximum Area per sign	*	*	*	**	*	*	*	**

* = ~~Fifty~~ **Seventy-five** percent (~~50%~~) (**75%**) of the storefront’s linear measure or maximum of one hundred (100) square feet, whichever is less.

** = Seventy-five percent (75%) of the storefront’s linear measure or maximum of fifty (50) square feet, whichever is less.

3. The amount of sign area allowed is included with the total allowed square footage of the Awning/Canopy/Marquee signs.

4. One (1) directory wall sign or monument sign may be located per building entrance or driveway access with frontage on a street or parking area. Maximum area shall be one (1) square foot per tenant with a combined area not to exceed thirty-two (32) square feet. Directory signs shall not require permits if located so as not to be viewed from a public right of way or adjoining premises. If a directory sign can be viewed from a public right of way or adjoining property, the directory sign shall be included in the maximum area allowed for the premises.

-Amend 7.06.7.E: D. Monument Sign - also known as: Ground, Identification, Detached, Freestanding, Pole or Pylon Sign to allow larger size within the Residence “A” and “B” Districts for properties under 5 acres.

D. Monument Sign - also known as: Ground, Identification, Detached, Freestanding, Pole or Pylon Sign

1. Definition: A “**Monument Sign**” is a sign established on a freestanding frame, mast or pole and not attached to any building. Where such signs are established back to back, the larger face shall be calculated for the purposes of determining allowable area.

2. Applicability: The following table [7.06-4] summarizes the standards regarding Monument Signs: (2011)

	Zoning Districts							
	C	I	ICI	LCB	A	B	R	OSD
Standards								
Permitted?	Y	Y	Y	Y	Y	Y	Y	Y
Permit Required?	Y	Y	Y	Y	Y	Y	Y	Y
Number per site	1	1	1	1	1	1	1	1
Dimensions								
Maximum area per sign	75	75	75	32	*	*	*	32
Maximum height	15	15	15	10	6	6	6	10

Design Characteristics								
Electronic message copy	Y	Y	Y	N	N	N	N	N
Price numbering signs	Y	Y	Y	Y	N	N	N	Y
Changeable copy	Y	Y	Y	Y	N	N	Y	Y

Table 7.06-4

* = Area per sign in Residential “A,” “B,” or “R” depends on the total acreage of the property where the sign is to be established. **For properties consisting of less than five (5) acres of land, the maximum area permitted is six (6 10) square feet.** For properties five (5) acres or larger, the maximum area permitted is sixteen (16) square feet.

3. Any provision of this Article notwithstanding, electronic copy can change every five minutes.

4. Address number(s) must be displayed on each face of the sign so as to be visible from the public way with Arabic numerals or Alphabet letters a minimum of four (4”) inches in height. (2012)

The required address identifier is not considered as part of the total allowable sign area calculation.

4. Zoning Districts and Regulations

-Amend Article V In all occurrences under Article V, remove “Public utility uses necessary for public welfare” as it is a duplicate to the addition of Utility, public or private (2011) added in 2011. And in all districts where “Family day care homes” are allowed consider adding “Family Group day care home” – Family group day care allows more children to be cared for at the facility under this classification.

A. Special Exception

1. Home occupations in accordance with Section 10.02.3
2. Recreational facility, not-for-profit (1997)
3. Day care facilities
4. Family day care homes
- 5. Family group day care home**
6. Churches or Houses of Worship (2011)
- ~~7. Public utility uses necessary for public welfare~~
8. Schools
9. Reduced front, side and rear setbacks (2001)
10. Bed & breakfast (1997)
11. Recreational facility, commercial (1997)
12. Building and structure height greater than allowed in 5.02.6:A and 5.02.6:B (2005)
13. Senior Housing Developments (2002)
14. Accessory Dwelling Units (2008)
- 15. Utility, public or private (2011)**
16. Office in accordance with Section 10.02.7 (2011)

-Possible amendment to Article V Sections 5.02.0 - 5.09.0 under Allowable Uses or Special Exceptions in all districts to include **agricultural and farming**

Rational: Milford has a rich history within the farming community. In order to promote and continue to allow these types of continued uses the Planning Board may want to consider this an allowable use in all districts.

5. Home Occupations (10.02.3)

-Amend Article X: 10.02.0 Section 10.02.3 Home Occupations, to remove the wording relating to the Board of Adjustment to maintain consistency with ordinance.

The Board of Adjustment shall act upon an application for a special exception in the same manner as prescribed in Section 10.01.1 of this article.

10.02.3 HOME OCCUPATIONS

A. In all cases involving home occupations: ~~the Board of Adjustment~~ in addition to the criteria contained herein ~~shall consider the following requirements:~~

1. The person conducting the home occupation shall reside in the dwelling unit, and there shall be no more than one (1) non-resident person employed in connection with such occupation.
2. There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.
3. The home occupation shall be confined to one (1) floor of the dwelling unit or accessory buildings and not more than twenty-five (25) percent of such floor shall be so used.
4. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only. (2008)
5. The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the neighborhood.

A POINT TO CONSIDER: Should the Planning Board review Home Occupations as a conditional use permit?

7. Adoption Of Property Maintenance Code (2010)

-Possible repeal of Article VIII Section 8.05.1 Section 1: Adoption of Property Maintenance Code (2010)

Rational: Enforcement of the Property Maintenance Code in its entirety is exceptionally difficult and to some, be overly strict. The Board should discuss whether they would like to see this section of the zoning code replaced or to remain in place on an “as need basis”?

8. Impact Fees

Amend Article XI: Section 11.01.4 definitions under New Development to separate residential and commercial projects. Creating two separate paragraphs. NOTE: This language is a proposed change included within the 2011-2012 Impact Fee Ordinance update completed by the Planning Board.

11.01.4 DEFINITIONS

The following definitions shall apply to ARTICLE XI - Impact Fees.

[...]

New Development: **For the purpose of impact fee assessment**, any activity that results in:

1. The creation of a new dwelling unit or dwelling units;
2. The conversion of a non-residential use to a dwelling unit or dwelling units;
3. Construction of new non-residential facilities and/or accessory structures;
4. The conversion of a residential use to non-residential use.

New Development does not include:

1. The reconstruction of a residential or non-residential structure that has been destroyed by fire or natural disaster, provided there is no change in the number of **residential** dwelling units or **increase in the** size of the structure **if non-residential**;
2. The replacement of a **manufactured** home with another **manufactured-home dwelling unit (i.e. stick built, modular and manufactured homes)** provided there is no change in the number of **residential** dwelling units **or size of structure**.