



## AGENDA

January 21, 2013

**Town Hall BOS Meeting Room - 6:30 PM**

### PRESENTATION:

1. **Pennichuck Corporation;** Watershed restoration efforts and discussion on NPDES MS4 goals.

### MINUTES:

2. Approval of minutes from the 12/17/13 and 1/7/14 meetings.

### NEW BUSINESS:

3. **St. Joseph Hospital et.al./ Milford Medical Center – Nashua St – Map 31, Lots 32 & 32-1 and Map 32, Lot 1; Public Hearing for a major site plan to construct a new medical facility with associated site improvements** and; respective waiver requests from the Milford Zoning Ordinance, Article VI, Section 6.05.0; *Nashua and Elm Street Corridor District*, in accordance with the Milford Development Regulations, Section 5.020.  
*(New application – Meridian Land Services, Inc.)*

### OLD BUSINESS:

4. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating twenty-seven (27) new residential lots.  
*(Tabled from 12/17/13 meeting)*

### OTHER BUSINESS:

## WORKSESSION

1. 2014 Planning Board Goals
2. Updates (as necessary):
  - a. Distinguished Site Awards
  - b. CAC-CIP
  - c. Brox Community Land Review
  - d. Pedestrian Connectivity Plan
  - e. Community Facilities Committee
  - f. Recreation Master Plan
  - g. EDAC
  - h. SoRLAC
  - i. NRPC

### Future meetings:

*01/28/14 Worksession*

*02/04/14 Worksession*

*02/11/14 No Meeting*

*02/18/14 Regular Meeting*

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

MILFORD PLANNING BOARD PUBLIC HEARING  
December 17, 2013 Board of Selectmen's Meeting Room, 6:30 PM

Present:

**Members:**

Janet Langdell, Chairperson  
Paul Amato  
Steve Duncanson  
Susan Robinson, Alternate member

**Staff:**

Jodie Levandowski, Town Planner  
David Bosquet, Videographer

**Excused:**

Tom Sloan, Vice-Chairman  
Kathy Bauer  
Chris Beer  
Judy Plant

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**OTHER BUSINESS:**

1. **John Samonas / GC CF New England LLC c/o T.M. Crowley, Inc – 583 Nashua St – Map 44, Lot 11;**  
Discussion. *MHF Design Consultants, Inc.*

**PUBLIC HEARING (7:00PM):**

2. The Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:
  - Revisions to Article IV, *Definitions*, to delete Public Utility.
  - Revisions to Article V, *Zoning Districts and Regulations*, to remove all occurrences of "Public utility uses necessary for public welfare" as it is a duplicate to the addition of 'Utility, public or private' (2011) added in 2011.
  - Revisions to Article VII, Section 7.01.0 *Gravel/Earth Products Removal* (1985) to modify the language to be consistent with revisions made to the Town Of Milford Gravel and Earth Removal Regulation
  - Revisions to Article VII, Section 7.07 *Senior Housing Development*, to remove in its entirety.

**MINUTES:**

3. Approval of minutes from the 11/19/13 meeting.

**NEW BUSINESS:**

4. **Salt Creek Properties LLC/34 Hammond Road LLC – Hammond & Ponemah Hill Roads – Map 43, Lots 69 & 70; Public hearing for a lot line adjustment.**  
*New Application – Monadnock Survey, Inc.*

**OLD BUSINESS:**

5. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating twenty-seven (27) new residential lots.  
*Tabled from the 11/19/13 meeting*

Chairperson Langdell called the meeting to order at 6:36PM and took a moment to thank the citizen volunteers who make up the Planning Board for working very hard and diligently throughout the year. Would also like to thank town staff for their comradery and for moving Milford forward. She then explained the process for the public hearing and read the agenda.

**MINUTES:**

S. Duncanson made a motion to approve the minutes from the 11/19/13 meeting. P. Amato seconded and all in favor.

**OLD BUSINESS:**

**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*

P. Amato made a motion to table the application to the January 21<sup>st</sup> meeting, per the applicant's request. S. Duncanson seconded and all in favor.

**WORKSESSION:**

**Amend Article III: ZONING MAP – Zoning District Changes, Section 3.010 Districts:** to change the zoning of the following parcels of land Map 43 Lots 20 and 69

J. Langdell we took this proposal to a joint meeting with the Board of Selectmen last night and there were no issues with it. Originally this land was zoned res A and res B. primarily and strictly residential zoning areas.

P. Amato stated this is an expansion of our commercial zone, while still being sensitive to the areas that are residential on both ends of this and go with the LCB which is more stringent on commercial the type properties that can be located on those properties there.

J. Langdell stated in previous discussions that other zones such as ICI and ICI2 were considered which don't allow any residential development and is far more intense in terms of what could be built in relation to the LCB zone. This was a suggestion that was brought forward at our December 3<sup>rd</sup> public worksession and this is more consistent with what the Board has been trying to do over the past year in regards to building better neighborhoods.

J. Langdell described for the viewing audience the layout and location of the properties proposed for rezoning in relation to major roadways.

J. Langdell asked staff if there was any feedback from abutters relative to this rezoning. J. Levandowski stated that an abutter along Ponemah Hill Road came into the office on Friday December 13<sup>th</sup> to voice some concerns with the proposed rezoning and had hoped to make it to tonight's meeting. However, given the unfortunate weather, was unable to attend the meeting this evening. J. Langdell stated that this was not the last time the Planning Board would be talking about this. J. Langdell stated this is just a worksession discussion and the Public Hearing for this proposal will be January 7<sup>th</sup>, 2014 in the Board of Selectmen's Meeting room and will be a formal public hearing.

Joe Pestana, Owner of JP Pest Services and direct abutter stated the change of zoning to a commercial type of zoning is in the best interest of the town because it does about Route 101 J. Pestana stated he has a piece of land next to the proposed rezoning and he would like to see it rezoned and would like to grow his business.

J. Langdell stated if there is nothing further on this discussion she would like to move the meeting along to discuss a piece of new business on the agenda.

**NEW BUSINESS:**

**Salt Creek Properties LLC/34 Hammond Road LLC – Hammond & Ponemah Hill Roads – Map 43, Lots 69 & 70;** Public hearing for a lot line adjustment.

*Abutters present:*

*Joe Pestana, 34 Hammond Road, LLC*

Chairperson Langdell recognized:

Steve Desmarais, Salt Creek Properties, LLC

J. Langdell noted that the application was complete according to the staff memo. S. Duncanson made a motion to accept the application. P. Amato seconded and all in favor. P. Amato made a motion that this application did not present potential regional impact. S. Duncanson seconded and all in favor. J. Levandowski read the abutters into the record.

S. Desmarais presented the plan dated 11/18/13 by Monadnock Survey, Inc. and explained that the sole purpose was to do a lot line adjustment by adding approximately two (2) acres of land to the JP Pest Services site on Hammond Road. S. Desmarais stated the reason we picked that size for the lot line adjustment was because it was what made sense for where the wetlands are on site. S. Desmarais stated JP Pest Services would be intending to use this land to expand the existing business over the coming years.

J. Langdell had a question regarding the extent of the wetlands onto the other side of the lot. S. Desmarais stated it was a small portion and the reason the lot line runs through the wetlands was because of the required building setback and wetlands buffer it will be green space no matter what.

J. Langdell stated there was a staff recommendation that note number 14 be removed relative to the Growth Management and Innovative Land Use Control Ordinance as that regulation is no longer in effect. J. Langdell stated there were no other comments received from department heads other than Conservation.

Chairperson Langdell opened discussion to the public; there being none, the public hearing was closed.

P. Amato made a motion to approve the application for a lot line adjustment of 2.643 acres. S. Duncanson seconded and all in favor.

J. Langdell made notice that the Board will have a discussion that was scheduled for 6:30 and the public hearing that was scheduled for 7:00 will be heard closer to 7:30PM.

**OTHER BUSINESS:**

**John Samonas / GC CF New England LLC c/o T.M. Crowley, Inc – 583 Nashua St – Map 44, Lot 11; Discussion.**

Chairperson Langdell recognized:

John Smolak, Smolak & Vaughan, LLP

Chris Tymula, MHF Design Consultants, Inc.

Jason Plourde, Tighe & Bond

J. Smolak gave introductions and apologized for being late to the meeting. J. Smolak stated he appreciated the opportunity to present an overview of the project. The applicant will be an entity called GC CF New England LLC, which is a preferred developer for Cumberland Farms. J. Smolak provided the Board with a brief background of the applicant and the preferred developer, GC CF New England, LLC.

C. Tymula stated that the site plan has changed slightly since we had originally submitted and provided the Board with a revised plan dated 12/xx/2013. C. Tymula then stated that after looking at the plans one of the things we wanted to do was screen the trash enclosure a little bit better so it has been moved to behind the convenience store, further away from 101A and there were some other minor tweaks on the plans. C. Tymula provided an overview of the existing site conditions and stated we are trying to keep our footprint within the existing footprint and there will actually be a significant decrease in the amount of pavement and increase in green space than what is currently out there today. We are proposing a 4,513 SF convenience store with an overhead canopy structure

with four dispenser islands with 8 fueling locations, an approximate 30 foot green space area in the front of the site, a proposed pylon sign we're showing 25 parking spaces throughout the site, 15 in front, 8 on side and 2 in the rear. We have relocated the dumpster trash enclosure to the rear. We have shifted the underground double wall fiberglass tanks and we are now proposing two 20,000 gallon split compartment tanks: diesel premium, regular fuel. As well as handicap space and isle in front of the building and one on the side. Additionally, one of the new things Cumberland Farms has been including in these prototypes is providing a small outdoor seating area, fenced off with three tables and seats affixed to the ground.

C. Tymula provided an overview of the proposed architectural plans for the Cumberland's building stating it would be very colonial with a pitched roof and faux dormers on the top, which you can see on our architectural plans. The pitched roofline provides a buffer for the mechanicals which are on the back of the building. The building and the architecture has been very well received in all the communities we've been developing. It's a very neutral building with a green band around the top.

J. Smolak added that the Cumberland Farms that have been developed over the past couple of years are now designed with wider aisles and wider lanes. They have gotten rid of the orange and blue and have rebranded themselves. S. Robinson had a question regarding the green space on site. C. Tymula explained the access to the site. It is a signalized intersection with 24 foot two way access there. C. Tymula also explained how the fuel trucks will enter the site, deliver fuel and exit the site.

P. Amato asked if the new store would be taking the place of the existing Cumberland Farms in town. C. Tymula stated yes. P. Amato asked if these stores were all corporate owned. J. Smolak stated yes, that is correct.

Discussion arose on the Nashua and Elm Street Overlay District. The Board had a question on the layout of the site and if rotating the building 90 degrees was considered. C. Tymula stated functionally and ecstasically rotating the building doesn't work and it's not an ideal situation from a customer's point of view. J. Plourde added it's the ease of access to the site which drives the site layout; it's about being able to see your opportunities on that site.

S. Robinson had questions on the landscaping on site. C. Tymula stated they would have a full professional landscaping plan for their final submission. All the plants in the front will be low growth low maintenance. C. Tymula stated the site is within the Level 2 Groundwater Protection District and how stormwater runoff, fire suppression and site monitoring will be handled on site.

P. Amato had questions of traffic flow in and out of the site and on to Nashua Street. J. Plourde provided the Board with information on existing and future traffic projections to the site. J. Plourde stated the benefit of the right in and the right out on Nashua Street is the less demand put on the signal and less stops for through traffic on 101A. J. Plourde added the type of trip generation that was projected for the approved 99 site was evaluated as a high volume restaurant which would generate trips at all hours of the day which provides similar results to the Cumberland Farms.

The Board had questions regarding delivery truck movements. P. Amato asked if they had considered a driveway that went all the way around the building. C. Tymula stated I can't say we did but it's not your typical delivery truck movement. J. Langdell stated she had some concerns with the traffic movements in that area given the new McDonalds driveway entrance, not necessarily the amount but the movements may be something to consider.

P. Amato asked about expansion capacity and if there is room to expand at this location. C. Tymula stated typically if they have a higher volume than projected they will just increase their deliveries. S. Duncanson inquired about the sidewalks in this area and if they will be providing sidewalks down the access driveway. C. Tymula stated that this is a very conceptual plan and we will certainly be providing sidewalks and ADA access to the site. S. Robinson asked if there was a pedestrian light at that intersection. J. Langdell stated no, and that may be something to consider as this is a high pedestrian traffic area. J. Langdell added that there is a lot of housing and this is a residential area.

C. Tymula added that this is one of the best buildings out there for this type of use. The inside amenities for the customers are unbelievable everything is all customer friendly and they are essentially there to serve you. They

also provide the Redbox vending machine which is something more common in these designs. C. Tymula encouraged the Board to take a ride to the Leominster, Massachusetts site. A brief discussion arose on architectural and building design. C. Tymula provided the Board with pictures of their Lewiston, Maine building. J. Langdell thanked the presenters for coming in and presenting the plans.

## **PUBLIC HEARING**

Chairperson Langdell read the notice of hearing into the record.

***Article IV: Amend definitions by deleting Public Utility & Amend Article V: Zoning Districts and Regulations, to remove all occurrences of “Public utility uses necessary for public welfare” as it is a duplicate to the addition of ‘Utility, public or private’ (2011) added in 2011.***

J. Langdell read the proposed revisions from the Staff Memo and explained that these two amendments are duplicities and are administrative in nature and the only occurrences of this type of change are in residence A and residence B districts.

Chairperson Langdell opened the discussion for public comment on the two proposed zoning amendments; there was no comment. She then asked for comments from the Board; there were none.

J. Langdell made a motion to post and publish the proposed amendment, to the March 2014 warrant. S. Duncanson seconded and all in favor.

***Amend Article VII: Supplementary Standards, Article VII, Section 7.01.0 Gravel/Earth Products Removal (1985) to modify the language to be consistent with revisions made to the Town Of Milford Gravel and Earth Removal Regulation***

J. Langdell explained that throughout the last year the Planning Board had completed a considerable amount of work on updating the towns Gravel and Earth Products Removal Regulations to be consistent with revisions made to the State RSA. In addition to those revisions what needs to be done are some language changes in a very small section of the Zoning Ordinance that references those regulations.

J. Langdell read the proposed revisions and there being no comment from the Board, opened the discussion for public comment on the proposed zoning amendments; Gary Daniels, 127 Whitten Road, first want to say I have no problem with the proposed language the Board is putting in, however I did a little bit of research going back because this issue has been before the Board of Selectmen before and I would just like to say that I’m not here representing the Board of Selectmen but here as an individual and a State Representative. Looking at the proposed revisions, they do not match what is in the statue. While I say I have no problem with what you are proposing to match the Ordinance with the changes made to the regulation. I just want to point out that there are some discrepancies with what is in the regulations and what is in the statue.

G. Daniels presented the Board with a handout including the state statue RSA 155-E. G. Daniels noted that the definition of Earth in the statue differs from that of the regulation and made a recommendation to include quarrying in the definition of Earth in the town regulations. And also include the definition of dimension stone. I think it’s important to understand that dimension stone is not included in the definition of excavating. These recommendations are made to further clarify and to be consistent with the state statues.

J. Langdell stated that much of the regulations reference back to the RSA specifically and we were advised by our legal persons not to necessarily reiterate everything that’s in the RSA in the regulations. However, I think we want to take in to consideration the use of dimensional stone. To my understanding when the Board was working on these regulation updates the Board of Selectmen were dealing with a dimensional stone case and I believe they still are dealing with that case which has raised this issue. J. Langdell thanked G. Daniels for bringing the input forward and stated that this is something that would not be related to the current warrant article that we’re talking about but certainly something we can address very first thing in January relative to the regulations.

P. Amato stated that we spent more time than we thought we would going over the Gravel Regulations and we consciously looked at it as excavating and not quarrying because quarries fall under a different statue and we purposely didn’t get in to the quarrying side of it because there are so many different regulations that they are not

the same thing. G. Daniels stated that is correct and that quarrying is covered under RSA12-E but if you look under your definition of Earth you are indirectly pointing to RSA12-E. J. Langdell stated that the Board and Staff had completed a lot of research on this and used some model ordinances that are provided through the State of New Hampshire in our work. J. Langdell stated I think we all agree that we need to take a look at this for the regulations. J. Langdell then asked for additional comments from the public; there being none, the public hearing was closed.

S. Duncanson made a motion to post and publish the proposed amendment, to the March 2014 warrant. P. Amato seconded and all in favor. J. Langdell closed the public hearing.

***Amend Article VII, Section 7.07 Senior Housing Development, to remove in its entirety.***

J. Langdell explained that the Board is proposing to repeal the entire Senior Housing section in its entirety and then provided an overview of the work the Board has completed over the last year in regards to housing options in Milford. J. Langdell explained that it was the feeling of the Board that Milford going forward really didn't need to be giving density bonuses for just senior housing developments. J. Langdell stated that so much of the Planning Board's work this year has really been looking at housing options and what things do we want to promote or give bonuses too relative to housing development in the Town of Milford. J. Langdell stated that discussion will continue in the New Year and eliminating this section of the ordinance is the first piece of our process.

P. Amato stated we're looking at what we value and it's not that we don't value senior housing it's just do we value senior housing enough to give developers 3 times a bonus on density than what they would get if they were to do a multifamily unit. P. Amato stated we've had some very nice senior housing developments in town, quite a few of them and we feel that it has out lived its usefulness and we want to look at senior housing in conjunction with all other types of housing.

J. Langdell stated that you have to take in to consideration what's trending in New Hampshire, we are a graying state and we don't have a sufficient quantity of housing that is affordable to the average young person and because of the job issues and affordability of our housing, young people are not coming back after college and they're not staying in our state. This was part of our discussion and our dialog on what we, as a community need to be doing to meet the long term needs of our town.

S. Duncanson stated that this is something the Board will continue to talk about in the new year and recognized that the Board had changed the age restriction from 62 to 55 three years ago and since that time we have had only one application for senior housing come before the Planning Board and the building that went from 62 to 55 is not at full occupancy.

Chairperson Langdell opened the discussion for public comment on the proposed zoning amendments; J. Langdell welcomed Mark Prolman to sit at the table for comment. M. Prolman stated I still own the piece of land on Wilton Road across from the Pine Valley Business center. We have 8 acres on Wilton Road and 17.5 acres over the railroad tracks along the Souhegan River. I agree with a lot of the things the Board is saying in regards to senior housing but disagree with one aspect of it. I agree that the current density allowance for senior housing is too high at 30 bedrooms per acre. I have 8 acres and I can do 240 bedrooms on 8 acres, that's not a good idea, that's not good land planning and that's not in the best interest of the community. M. Prolman stated that the Pine Valley Mill as it is today with the streetscape and the improvements to the mill is looking really nice and will look even better in the springtime. M. Prolman stated that he had an idea for the 8 acres across the street and that it's not an affordable housing project or an apartment complex. The idea is to take advantage of the fact that I have water and sewer and go with a two bedroom cottage style detached, 55 and older home and not do with 240 bedrooms but maybe 60-70 bedrooms. I'm not really sure yet.

M. Prolman indicated that he had completed the Summerfield development in Amherst, NH on RT122 and what he had envisioned would not be Summerfield but something similar with a smaller style unit at around 215,000 dollars so that the people of Milford, Wilton, excreta can move in to a small 1,200 square foot home with water and sewer, have a bus stop there and be safe. M. Prolman stated that with the passage of this warrant article I can no longer come in under a special exception and complete this project.

M. Prolman indicated the possibility of donating the back 17 acres along the river to the town of Milford. M. Prolman stated that he's not looking for a density bonus. Prolman stated that if you look at a master plan of that gateway of town, an industrial building will not work there.

J. Langdell stated that part of the thing that the Board has been wrestling with since May of this year is Milford's housing. We have made very good progress in the last four months and a big part of that is talking about cottage housing and different types of housing and how to promote those types of housing styles that seem to be in demand going forward for the 55 plus, retirees and the ones that don't want the McMansion style homes. J. Langdell stated that she can't say that the Board was close to bringing something forward for this town meeting cycle but we are moving in that direction very rapidly.

M. Prolman reiterated that if this warrant is passed he cannot do this cottage style housing. S. Duncanson stated that he could do cottage housing if the Board passes what we are talking about in regards to additional housing options in 2015. M. Prolman stated the thing is, is that I just paid the taxes and they are almost 9,000 dollars and I've been carrying that land now for 5 years and that's almost 50,000 dollars in taxes and I would like to get going on this. M. Prolman suggested the Board take a ride to Mission Hill in Hudson, NH.

P. Amato stated, I think the problem is, is that side of Wilton Road properly zoned and maybe this is a zoning issue and not just a senior housing issue. J. Langdell stated that this is the other part of the conversation that we haven't gotten to yet. Are we properly zoned for what we want. M. Prolman stated that it's interesting and I agree with most of what the Board is saying. However, if the Board approves this my only option is to go for a variance and what's my hardship. M. Prolman stated that he doesn't want to see a commercial or industrial building in that area and that all the abutting properties are residential.

P. Amato what we are trying to accomplish by eliminating the senior housing density bonus is just that, to eliminate the bonus. We're not saying that people can't build senior housing; we're just saying we're no longer going to give you a bonus for it.

Much discussion arose on density determinations in the west end of town and in the ICI and ICI-2 Districts. M. Prolman asked if he was to come forward to the Zoning Board what would he propose. J. Langdell stated that is something he will have to discuss with staff and prepare a plan to present. This is no relative to the discussion this evening.

M. Prolman inquired why the Planning Board didn't consider just eliminating the density bonus. J. Langdell stated that the Planning Board doesn't believe that the Town of Milford needs to be offering density bonuses for strictly senior housing. Giving bonuses for just senior housing doesn't seem to be in the Town of Milford best interest moving forward on a bigger scale. The trends seem to be looking at more multi-generations neighborhoods. P. Amato in the ten years that we have done the Senior Housing Ordinance, we put it out there to developers as something different and if you did it you would get a bonus, and it really worked, and we got a lot of it. We got more senior housing in the last 10 years because of that density bonus than we thought we would.

S. Duncanson stated the Planning Board is looking at eliminating the Senior Housing Ordinance as it affects the whole Town and not just sections. The Planning Board is continuing its efforts to discuss housing options and due to time issues, our discussions will continue in January of next year to look at our neighborhoods and determine what the Town values for amenities and housing options.

M. Prolman stated he would like to continue this discussion with the Planning Board in the New Year.

J. Langdell thanked Mr. Prolman for coming in this evening. There being no additional members of the public present, the public hearing was closed.

P. Amato made a motion to post and publish the proposed amendment, to the March 2014 warrant. S. Duncanson seconded and all in favor. J. Langdell closed the public hearing.





# TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT  
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## STAFF MEMO

**Date:** January 21, 2014  
**To:** Town of Milford Planning Board  
**From:** Jodie Levandowski, Town Planner

**Subject:** **Pennichuck Corporation; Watershed restoration efforts and discussion on NPDES MS4 goals.**

Pennichuck Corporation along with Comprehensive Environmental Inc. will be updating the Planning Board with their watershed restoration efforts and will discuss some of the common goals of Pennichuck and Milford to protect water resources. Pennichuck has developed and is implementing a Watershed Restoration Program and there are some overlaps with the NPDES MS4 Permit program which Milford is subject to. Pennichuck is reaching out to all five communities within the watershed as part of these efforts.

### **BACKGROUND:**

Pennichuck Water Works, Inc. supplies water to the City of Nashua and limited areas of the Towns of Amherst, Merrimack, Milford, Hollis, Bedford, Derry, Plaistow, Epping, Salem and Newmarket. This service area provides water to approximately 23,634 customers. The sole source of water for the Pennichuck core system (City of Nashua and the Towns Milford, Merrimack, Amherst, and Hollis) is from the Pennichuck Brook and Merrimack River Watersheds. The Pennichuck watershed lies in the towns of Milford, Nashua, Merrimack, Amherst and Hollis.

# The Pennichuck Brook Watershed

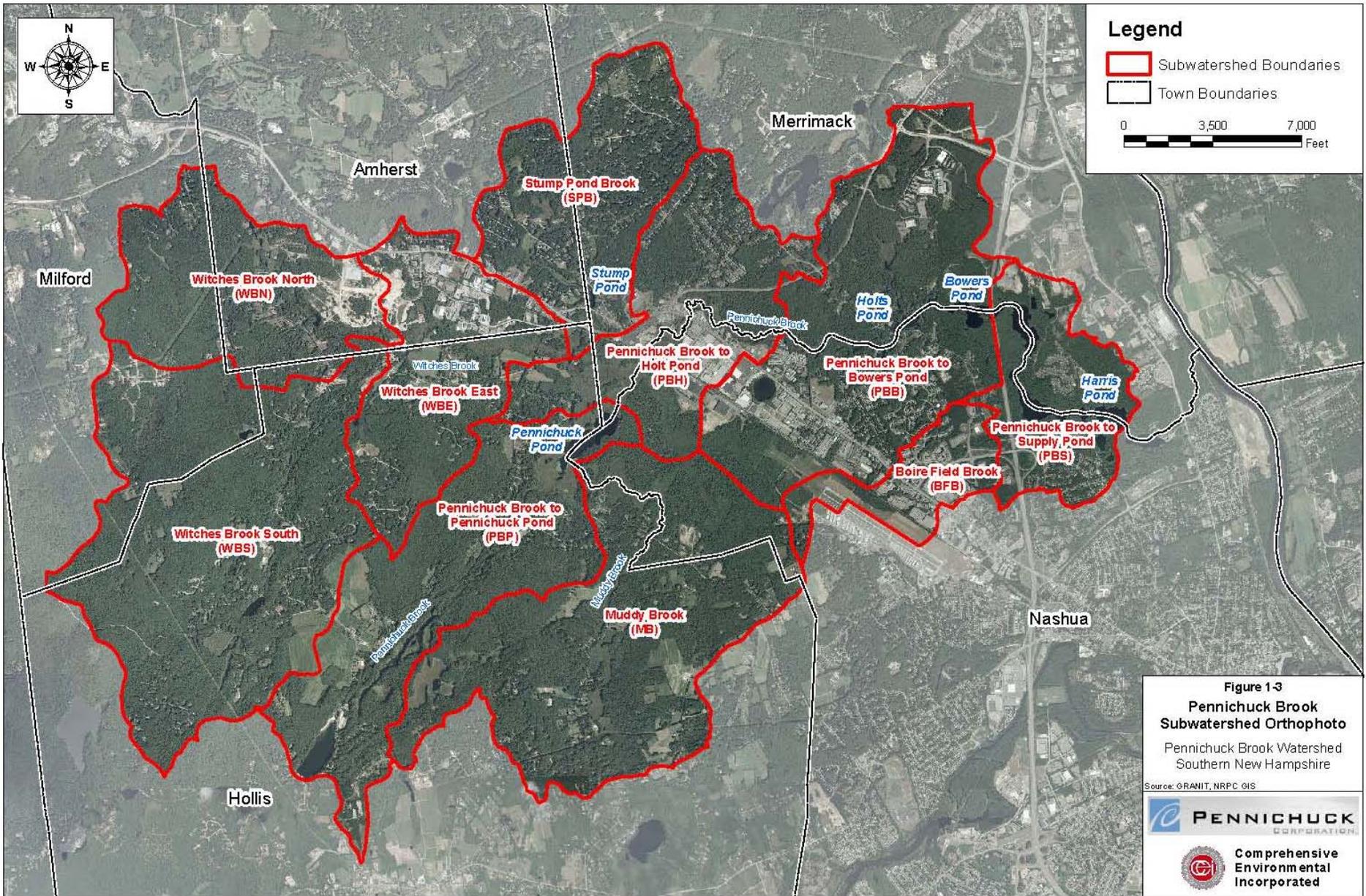


**PENNICHUCK™**

# Background

- 17,000 acre urbanizing/urbanized watershed to outlet of Harris Pond
- Occupies land in five towns – Nashua, Merrimack, Amherst, Milford, Hollis
- 10 subwatersheds of roughly 1,200-3,200 acres each



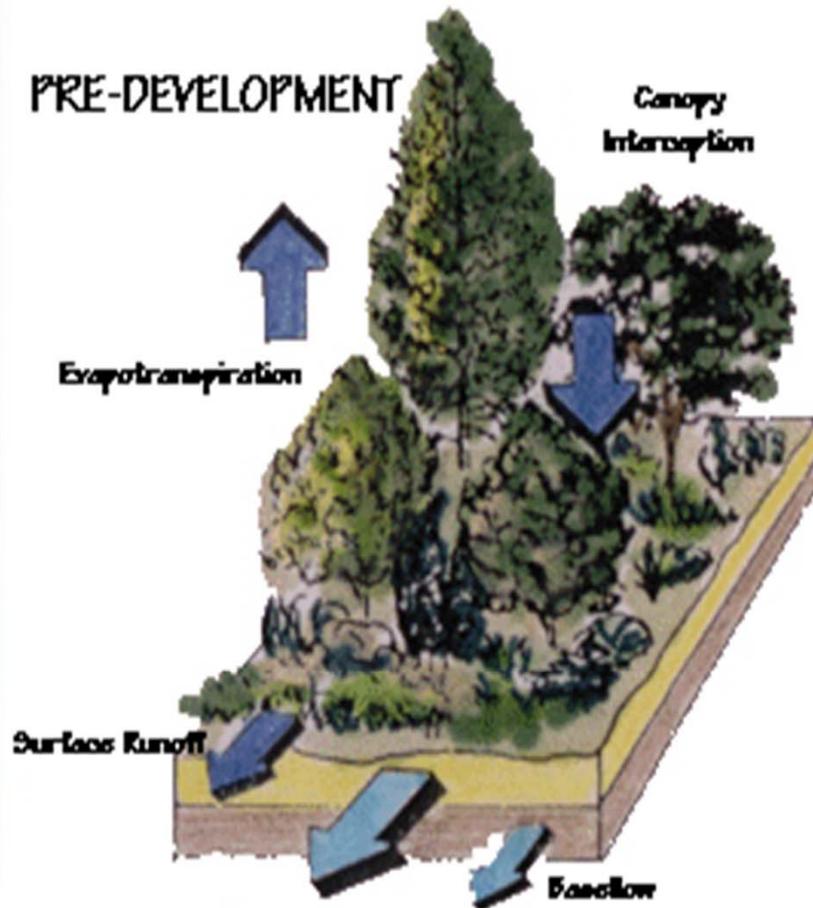


# Changes to the Water Balance and Its Impact on Water Quality



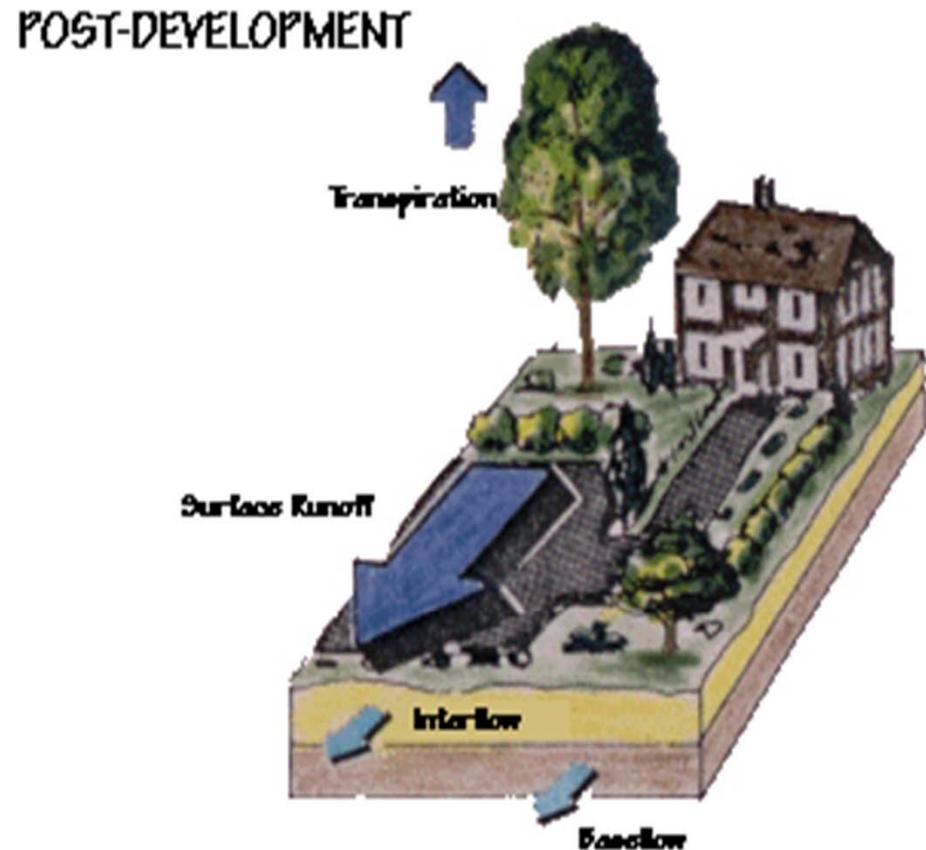
**PENNICHUCK™**

# WATER BALANCE



Source: Center for Watershed Protection "Impacts of Urbanization"

- Clean cool baseflow
- Minimal stormwater (surface) runoff



- Impervious area increases stormwater runoff & reduces baseflow
- Runoff picks up pollution – nutrients, sediments, oil & grease – and causes streambank erosion



**PENNICHUCK™**

# Watershed Restoration Goals

- Reduce pollutant loads
- Promote groundwater recharge & baseflow
- Reduce infill of ponds
- Slow down eutrophication of ponds



# Past Efforts (1998-2008)

## Pennichuck Water Works Watershed Management Program

Comprehensive Environmental Inc.  
Helping You to Reduce Pollution

Comprehensive Environmental Inc.  
Helping You to Reduce Pollution

Comprehensive Environmental Inc.  
Helping You to Reduce Pollution

**Studies of Urban Non-Point Source Pollution**  
Source Water Protection Grants  
- Bore Field Brook: \$14,880

- Pennichuck Brook to Bowers Pond: DES Grant \$13,700  
Pennichuck Water Works \$9,200

- Stump Pond Brook: DES Grant \$15,880  
Pennichuck Water Works \$11,000

**319 Watershed Assistance Grant**  
- Remaining Five Subwatersheds:

Muddy Brook,  
Pennichuck Brook to Hobs Pond,  
Pennichuck Brook to Pennichuck Pond,  
Pennichuck Brook to Supply Pond,  
Wilches Brook South

DES Grant \$19,100  
Pennichuck Water Works \$28,000

Provided Guidance to Communities for  
Developing Stormwater Zoning Criteria

**Storm Drain Mapping & Marking Program**  
Source Water Protection Grant  
DES Grant: \$15,000  
Pennichuck Water Works: \$19,000

**Are You Polluting Your Own Drinking Water?**

Homeowner and Landscaping Businesses

**Are You Polluting Your Own Drinking Water?**

Homeowner Businesses

**Hot Spots Program**  
319 Watershed Assistance Grant  
DES Grant: \$15,000  
Pennichuck Water Works: \$9,300

**Cornerstone Site Structural BMP/  
Post Office Treatment Swale & Biolog**  
319 Watershed Assistance Grant  
DES Grant: \$23,000  
Pennichuck Water Works: \$14,000

**Stormwater: Manual**  
City of Nashua, New Hampshire  
AN APPROVED DOCUMENT  
MASSACHUSETTS 19-000  
April 2008

**Alternative Stormwater Management Manual**  
319 Watershed Assistance Grant  
DES Grant: \$40,000  
Matching Contribution: \$58,500 by:  
Pennichuck Water Works: \$25,000  
City of Nashua: \$25,000  
Comprehensive Environmental Inc.: \$8,500

**Pennichuck Square and  
Celina Avenue BMPs**  
Source Water Protection Grant  
DES Grant: \$28,500  
Pennichuck Water Works: \$27,500

**Nashua Community Technical College  
Wet Detention**  
Pennichuck Water Works: \$175,000

**Stormwater Management  
Workshop Series 2008**  
April 16, 2008  
Nashua, New Hampshire  
Stormwater Management Series 2008  
April 20, 2008  
Nashua, New Hampshire

**Stormwater Management  
Workshop Series**  
Source Water Protection Grant  
DES Grant: \$12,000  
Pennichuck Water Works: \$8,000

**Figure 1-2  
Pennichuck Water Works  
Watershed Management Projects  
Pennichuck Southern Brook Watershed  
Southern New Hampshire**

Source: GRANT, NPIC 015

**PENNICHUCK CORPORATION**  
Comprehensive Environmental Incorporated



**PENNICHUCK™**

# Past Efforts (2008-present)

- Community Based Social Marketing (CBSM)
- Watershed Website
- Identification of Top 10 BMP Retrofits
- Tinker Road Detention Basin Retrofit
- Sediment Study of Ponds
- Harris Pond Aeration
- Long-Term Monitoring Program
- Updated Watershed Restoration Plan



# 2012 Watershed Restoration Plan

- Goals

- Reduce pollutant loads
- Promote groundwater recharge & baseflow
- Reduce infill
- Slow down eutrophication of ponds

- Biggest “bang for buck”

- Public education
- Regulations
- Private property maintenance



# Restoration Approach – Next Few Years

- Develop school education program on watershed protection
- **Work with watershed communities to coordinate NPDES Phase II MS4 compliance with watershed protection efforts**
  - **Adoption of Alteration of Terrain (AoT) Requirements**
  - **Roof leader disconnection program**
- Investigate methods to increase maintenance on private properties



# Restoration and MS4 – Common Goals

- Protect and improve water resources
- Control stormwater runoff from new and redevelopment projects
- Maximize recharge



# What Does MS4 Permit Require?

- For construction projects that disturb  $\geq 1$  acre
  - Ordinances
    - erosion and sediment control during construction – must reference BMP Standards
    - control runoff from new & re-development projects
    - 2013 draft MS4 Permit – ordinance to require compliance with the design criteria set forth in the most recent version of the New Hampshire Stormwater Manual (based on AoT)
- Recharge and infiltration where feasible – encouraged to adopt AoT requirements
- Annually report increase or decrease in impervious area (IA) & directly connected impervious area (DCIA)



# What Does AoT Require?

1. Erosion and sediment control during construction
2. Attenuation
  1. Channel Protection (2 yr)
  2. Flood Protection (10 & 50 yr)
3. Treatment of Stormwater
4. Groundwater Recharge



# When Does AoT Apply?

- Projects that disturb...
  - 100,000 sf (2.3 ac) or more of earth
  - 50,000 sf or more of earth, if ANY of the disturbance is within the Protected Shoreland
  - Any area of earth, if ANY of the disturbance is within 50' of a surface water AND on a steep slope ( $\geq 25\%$ )
- Versus  $\leq 1$  acre required under MS4 Permit
- **Adopting AoT Standards at the lower 1 acre threshold complies with MS4 Permit & provides better watershed protection**



# Roof Leader Disconnection Program

- Evaluated benefits of roof leader disconnection program in more developed areas of watershed – Nashua, Amherst & Merrimack
  - Ordinances address stormwater runoff from new and re-development projects
  - Existing residential development not addressed through regulations
- Disconnection of impervious area can also benefit Hollis and Milford



# Impervious Area Disconnection

## Benefits

- Meets MS4 permit – more recharge, increased DCIA
- Cooler, cleaner baseflow
- **Saves \$\$**
  - Reduced pollutant loads – less \$ on stormwater treatment
  - Reduced erosion and sedimentation – less \$ on bank stabilization
  - Reduced flooding & infrastructure damage – less \$ on repairs



# Approaches to Impervious Area Disconnection

- Public education to encourage disconnection
- Monetary incentives for DIY projects
- Work with organization to disconnect
- Community staff disconnects or hires contractor to disconnect
- Require disconnection through ordinance



# Outreach Tools

- Step-by-step instructions to install do-it-yourself stormwater treatment practices
- Soak up the Rain NH – encourage widespread adoption of stormwater BMPs

## NEW HAMPSHIRE HOMEOWNER'S GUIDE TO STORMWATER MANAGEMENT

DO-IT-YOURSELF STORMWATER SOLUTIONS  
FOR YOUR HOME



PENNICHUCK™

<http://des.nh.gov/organization/divisions/water/stormwater/stormwatermgmt-homeowners.htm>

# Tools to Quantify Benefits (for MS4 Tracking)

## NHDES Residential Loading Model

- Inputs

- Annual precipitation
- Impervious area
- Existing stormwater best management practices (BMPs)
- Proposed do-it-yourself stormwater BMPs

- Outputs

- Existing annual runoff volume
- Existing annual phosphorus load
- Post-BMP runoff volume & phosphorus load



# Summary

- Watershed Restoration & NPDES MS4 Permit Have Same Goals – Improve Water Quality
- AoT at local level addresses new development and redevelopment
- Impervious area disconnection can target new and existing development





# TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT  
1 UNION SQUARE, MILFORD, NH 03055

TEL:(603)249-0620  
www.milford.nh.gov

## **STAFF MEMO**

**Date:** January 21, 2014  
**To:** Town of Milford Planning Board  
**From:** Jodie Levandowski, Town Planner

**Subject:** **St. Joseph Hospital- Milford Medical Center – Nashua St – Map 31, Lots 32 & 32-1 and Map 32, Lot 1;** Public Hearing for a major site plan to construct a new medical facility with associated site improvements

### **BACKGROUND:**

The applicant is back before the Planning Board for a major site plan application to demolish the existing medical facility and construct an approximate 26,700 sq. ft. two-story building that will link with the existing medical office on the rear of the property. Site changes, in addition to the demolition of the existing older structure, include associated parking and drainage improvements and access changes including shifting the existing “Urgent Care” entrance eastward, closing the existing main entrance and creating an entirely new entrance for the new road on the east side of the property.

In previous discussions, the Planning Board heard a proposal for the new medical facility that included off-site improvements such as the widening of Nashua Street. The plan as presented today provides site improvements for the potential future widening of Nashua Street and the applicant is not proposing any roadway improvements at this time. Exhibit sheets EXH-1 EXH-2 & EXH-3 show details for Nashua Street widening.

The applicant has stated that site improvements are designed to accommodate the future widening of Nashua Street. However, site improvements show the sidewalk remaining in its original location. If the applicant is planning their site for potential future widening of Nashua Street the sidewalk should be relocated further back on the property.

### **PROPOSED ACCESS ROAD:**

The plan calls for construction of a new approximately 180 foot road providing access to the medical facilities and Kaley Park. It is recommended that a name be associated with the new access point for E911 addressing purposes. During interdepartmental discussions a possible name of “Kaley Way” was talked about.

### **DRAINAGE PATTERN:**

Current: In 2005 when the new lower medical building was constructed it was assembled over an existing detention basin, built in 1991. The basin was relocated to the back portion of the property and drainage was rerouted to the new basin, sized for both the existing (front) and new (rear) buildings. A

series of small lawn drains with cast iron covers direct outfall to the detention basin. The front building's drainage currently flows through the rear parking lot by means of a 12" storm water drain pipe and releases to the detention basin.

Proposed: Following the new site improvements and layout, drainage patterns will continue to flow towards the back portion of the property into the existing detention basin. A series of bio-retention areas, water quality swales, stormwater outfalls and underground chambers have been proposed in the improved front parking area for stormwater management. Much consideration has been given to the stormwater drainage on the northwest corner of the property by proposing grasspavers and underdrains.

The applicant will need to apply for a Town of Milford Stormwater Management and Erosion Control permit and NH DES alteration of terrain permit.

**ZBA VARIANCE:**

On November 7, 2013 a variance was granted by the Zoning Board of Adjustment from Article II, Section 2.03 and Article V, Section 5.02.1 to permit the expansion, alteration and/or relocation of an existing, non-conforming use by razing an existing structure and establishing a new medical center structure with related site improvements.

**WAIVERS:**

The applicant has submitted a waiver request from the Milford Zoning Ordinance, Article VI, Section 6.05.0; Nashua and Elm Street Corridor District, in accordance with the Milford Development Regulations, Section 5.020 (Please see attached narrative of compliance prepared by Meridian Land Services, Inc.). Pursuant to Article VI Section 6.05.1.B the Planning Board is authorized to administer waivers to this Ordinance under the provisions set forth in NH RSA 674:21, Innovative Land Use Controls.

Please note that not all sections of 6.05.0 shall require a waiver by the Planning Board.

Additionally, at the August 20, 2013 meeting the applicant was granted a waiver from the Milford Development Regulations of Section 6.05.3, Parking Space Dimensions for the required off-street parking space dimensions of 9' x 18'. The applicant sought relief to allow a reduced dimension of 9' x 16' in all areas where parking spaces are head-in towards a green space or parking island. The Planning Board approved the waiver request for the 2 foot reduction allowing for 9' x 16' parking spaces and the current plan reflects this reduced parking size.

**NOTICES SENT:**

Abutter notices were sent by certified mail to all abutters on January 10, 2014

**APPLICATION STATUS:**

The application is complete and ready to be accepted at this time. At the August 20, 2013 meeting the Board made a determination of regional impact.

**INTERDEPARTMENT REVIEWS:**

*Public Works:* See attached memo

*Water Utilities:* 1.) The town does not accept PVC for water mains. Water main material should be Class 52 Ductile. 2.) Cap existing sewer service at clean out on southwest corner of medical center. 3.)

Following demo of front portion locate and cap 6" sewer service on house portion if still active. (see sewer service sketch scans)

*Zoning Administrator:* Relative to zoning, the project as proposed has received all necessary Zoning Board approvals as noted in Note #13 on the cover sheet.

Relative to the proposed 'land exchange':

Currently St. Joseph Hospital owns two parcels of land (31/32-1 and 32-1) which are separated by a finger of land owned by the Town of Milford that is part of the Kaley Park property (31/32). There are currently several easements on parcels 31/32-1 (St. Joseph) and 31/32 (Town) that allow for access and parking between the Town and Hospital for access and parking.

St. Joseph representatives met with the Board of Selectmen on December 23, 2013 to explain to the Board a proposal to exchange equal areas of property between the Town's 'Kaley' lot and the St. Joseph property to the east (32/1) commonly called the Adams lot. The intent of this land exchange is to combine all of St. Joseph's property into one parcel and to simplify access easements between the Town for Kaley Park and the medical facility.

This type of land exchange was authorized by Town vote in 2010 and requires Planning Board and Conservation Commission review prior to two public hearings to be held by the Board of Selectmen. The authority to acquire or sell town land or buildings is then with the Board of Selectmen.

My understanding is that St. Joseph Hospital intends to pursue this land exchange. If granted by the Selectmen a Lot Consolidation/Lot Line Adjustment plan will be required and this plan will need Planning Board approval. New easement documents will need to be incorporated as part of that approval to be recorded with the plan.

I would suggest two conditions of approval:

- 1) That if a land exchange is approved by the Board of Selectmen, a Lot Consolidation/Lot Line Adjustment plan be approved by the Planning Board prior to the signing of the site plan, with appropriate easement documents approved by Town Counsel; and
- 2) That if no land exchange is to occur, revised easements necessary for parking and access be provided and approved by Town Counsel prior to the signing of the site plan, and recorded prior to the issuance of a building permit.

Relative to right-of-way dedication on Nashua Street:

Additional right-of-way for Nashua Street is proposed to be dedicated as part of the development application.

I would suggest the following condition of approval:

- 1) That prior to the signing of the site plan and lot line adjustment/lot consolidation plan (if the land exchange is approved) deed(s) be provided to the Town for the dedication to be recorded in the Hillsborough County Registry of Deeds.

*Fire:* We have been and continue to work with engineers for the aforementioned project and they have addressed our concerns. Should you require any further information, please do not hesitate to contact Captain Jason Smedick.

*Building Department:* I had some concerns about the fact that access for Kaley Park appears to go through the parking lot of St. Joes. I spoke briefly about it with Kyle at the FD meeting the other day and to alter the access would require substantial engineering. It would be good to see an uninterrupted access to the park, increased signage noting directions to the park, and naming the access “Kaley Way” so that out-of-town visitors could more easily find the park. I can’t comment on the floor plans though until I have the full building set. We’ll also have to have a meeting with representatives prior to demolition of the existing building.

*Ambulance Service:* Access to patient care areas, - entrance/exit, hallways, room doors and room layout need to accommodate an ambulance stretcher in supine – flat, position (6 feet in length). Elevators size will ideally permit stretcher to remain flat.

Previous plan review comments still apply:

The west entrance/exit should also have a turning lane for eastbound traffic similar to that of the east entrance/exit. If this entrance/exit is only for staff and the mobile CT scanner, then signage should be placed noting it is not for public use. Another suggestion is to use Linden Street as the entrance/exit. Not sure if a mobile CT tractor-trailer unit could make the turns as depicted but maybe more thought should be given to that to avoid use of Nashua Street for this purpose.

*Environmental Coordinator:* The Environmental Coordinator is out of the office for the month of January and was unavailable to review the plan set prior to this meeting. The applicant continues to work with staff on addressing stormwater control efforts. A Stormwater Management and Erosion Control Plan has yet to be submitted for review. No comment is available at this time.

No comments were received as of January 16, 2014 from Police or Assessing. The Heritage Commission and Conservation Commission’s regular meeting were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

#### **STAFF RECOMMENDATIONS:**

At the December 23<sup>rd</sup> 2013 Selectmen’s meeting the Board requested Planning Board and Conservation Commission approval of the land exchange. The Planning Board should first act on this request and make a formal recommendation on the land exchange. As indicated by Bill Parker, Zoning Administrator, if a land exchange is blessed by the Planning Board and approved by the Board of Selectmen, a Lot Consolidation/Lot Line Adjustment plan shall be submitted and approved by the Planning Board prior to the signing of the site plan, with appropriate easement documents approved by Town Counsel. However, if no land exchange is to occur, the applicant shall revise easements necessary for parking and access to be provided and approved by Town Counsel prior to the signing of the site plan, and recorded prior to the issuance of a building permit.

The Board should also take this time to address the following outstanding items:

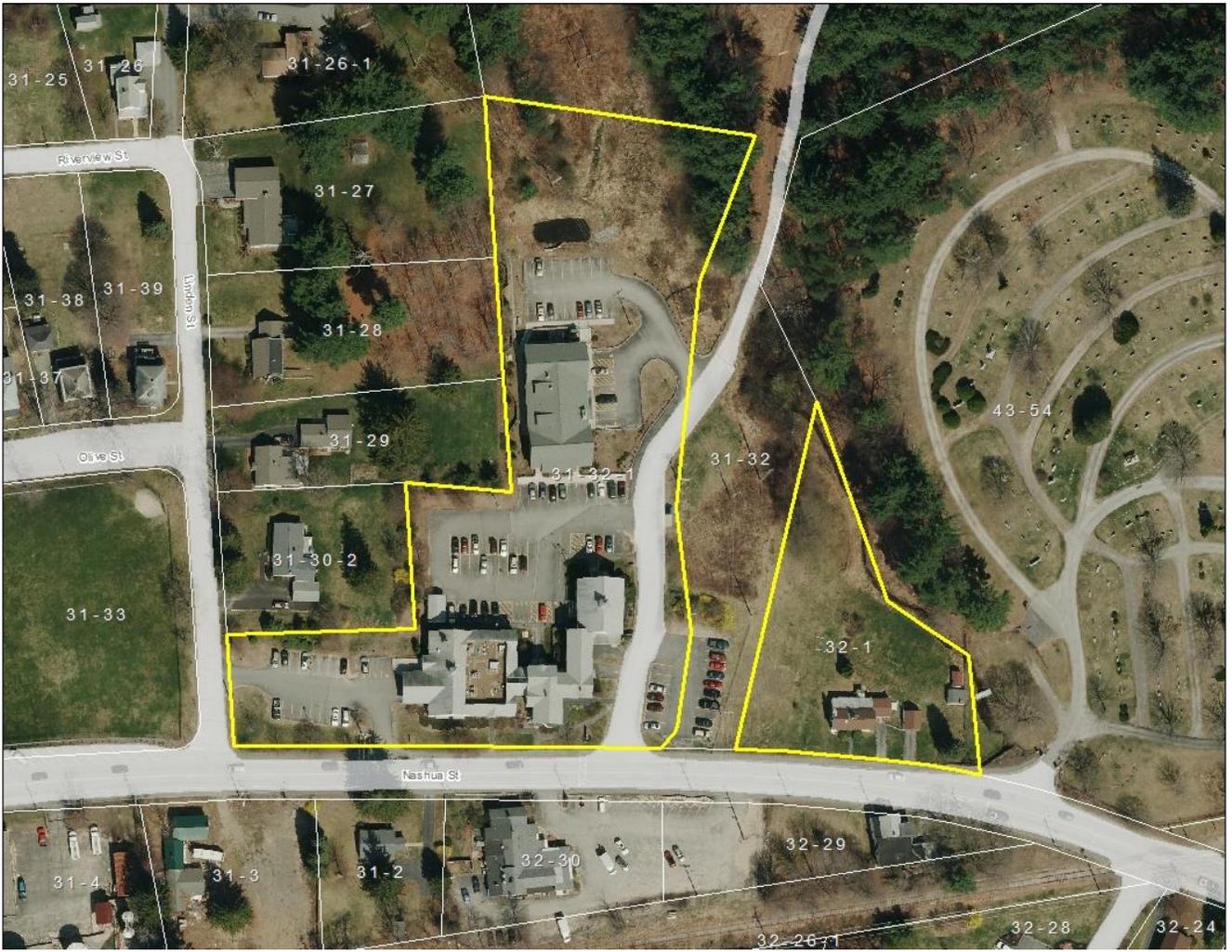
1. Nashua Street widening and potential eastbound left-turn lane at the relocated easternmost access;
2. Linden Street access- should it be closed and landscaped (mentioned in DPW interdepartmental comments);

3. Site signage (directional signs, stop signs, etc)
4. Location of sidewalks and crosswalks;
5. Reworking of existing easements (access and parking) between the Hospital and the Town;
6. Discussion on drainage analysis and stormwater management plan and submission of a full drainage, landscape and utility plans;
7. Discussion on the applicability of the Nashua-Elm Street Corridor design guidelines relative to waiver request memo prepared by Meridian Land Services, Inc.

The following items are a non-comprehensive list of the information that will need to be supplied prior to further review:

1. Comply with the Town's Stormwater Management and Erosion Control Regulations and submit a drainage plan with calculations and drainage report.
2. Add a note stating lots 31-32-1 and 32-1 are within the Level 1 Groundwater Protection District
3. All state permit approval numbers and expiration dates be added to the notes section.
4. Parking waiver needs to be identified on plan
5. Snow storage to be shown on landscape plan as well as site plan
6. If a land exchange is approved by the Board of Selectmen, a Lot Consolidation/Lot Line Adjustment plan be approved by the Planning Board prior to the signing of the site plan, with appropriate easement documents approved by Town Counsel; and
7. If no land exchange is to occur, revised easements necessary for parking and access be provided and approved by Town Counsel prior to the signing of the site plan, and recorded prior to the issuance of a building permit.

Attached are the concept plan, waiver request memo and other related materials for the proposed medical facility.



DRAFT  
MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING  
December 23, 2013

**PRESENT:** Gary Daniels, Chairman  
Mark Fougere, Vice Chairman  
Katherine Bauer, Member  
Kevin Federico, Member  
Mike Putnam, Member  
Guy Scaife, Town Administrator  
Darlene J. Bouffard, Recording Secretary  
Niko Giokas, Videographer

**1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING**

**INSTRUCTIONS:** Chairman Daniels called the public meeting to order at 5:30 and introduced Board members; he then led the audience in the Pledge of Allegiance. Chairman Daniels noted that those people in the audience who want to speak or add to the discussion should please use a microphone in order to be heard on the PEG Access live broadcast.

**2. APPOINTMENTS:**

**5:30 p.m. – Departmental Update – Community Development.** Bill Parker, Community Development Director, provided an update for the department and its various responsibilities. There are five full time and five part time people in the department. The South Street project is progressing. The construction on the Route 13/Armory Road intersection is scheduled to begin in the spring of 2014. Selectman Bauer asked about senior housing. Mr. Parker indicated that the Planning Board feels we have a lot of senior housing in Milford; the Planning Board does not think the density is too great, and has been working revising the regulations on this for a while. Selectman Bauer asked if a developer could still come in and build age-restrictive housing. Mr. Parker said they could. Selectman Bauer noted there are seven senior housing developments in town; this town has done more than its share of senior housing. Mr. Parker added that the incentive and density was making it attractive to developers to do senior housing. Economic Development continues to support these projects as much as it can. Selectman Bauer said there was a joint meeting with the Water Commissioners, EDAC, Planning Board, and Board of Selectmen during which there were good points brought up; it was good to get everyone in the same room together. Vice Chairman Fougere suggested having that meeting every year.

Bill Parker continued, stating residential permits are increasing but are still very slow, noting that there are not a lot of available lots in Milford right now. Selectman Bauer indicated there is a subdivision coming up on Osgood Road and a multi-unit on Capron Road, but in the next couple of years we will see the building increasing. Mr. Parker continued, stating the Pine Valley units will have a move in date this spring. Selectman Putnam said he heard that Hannaford is coming to Milford. Bill Parker had not heard that, but that would be good. Guy Scaife indicated the South Street project has taken a long time along with the oval area out to Elm Street and Nashua Street and across the bridge; those should be worked on simultaneously. Guy Scaife recommended that we start working on the oval project immediately, we have a preliminary design, we should start looking at it, but as time goes by, the money buys less. It should be made a higher priority. Selectman Putnam asked for the opinion of Mr. Parker. Mr. Parker agreed with Mr. Scaife, stating that South Street is going to happen soon, so we should be looking forward to what is next. We need to reprioritize the study and move forward on it. Selectman Putnam moved to give Bill Parker direction to start on those projects. Selectman Bauer seconded. Guy Scaife said the committee has not met in 5-6 years, they should meet again. Vice Chairman Fougere said the study is dated, he wonders if the Board could get an overview to refresh us on what the project is about and try to prioritize where we go next. If Mr. Parker could plan to give the Board of Selectmen an update, that would be appreciated. Selectman Federico agreed. Chairman Daniels asked if that money is from another project. Bill Parker said no, the money was earmarked for these projects. All were in favor of the motion. Motion passed 5/0.

**5:50 p.m. – Review of St. Joseph Hospital/Milford Medical Center/Kaley Park Potential Land Exchange.** Attorney Bruce and Bob Demers, representing St. Joe's Hospital, along with Kyle \_\_\_, Project Engineer, wanted to share an aspect of this project being a proposed land swap or land exchange with Milford to benefit both the town and St. Joe's. Bob Demers indicated they will be before the Planning Board again in January. The front building,

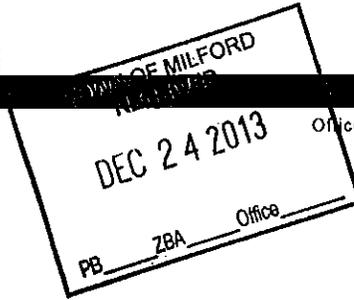
DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 12/23/13

1 the old house and barn will be razed and the new building will be set back further from Nashua Street. The back  
2 office building will remain. The overall lot that will house the project would make sense to accommodate the new  
3 building and parking. The town owns a section of land connected to Kaley Park that cuts through the St. Joe's land.  
4 The proposal is an equal mass to swap one for the other. By doing the swap, it would minimize the easements re-  
5 quired, if we do not swap, then some of the medical center parking would be on Kaley Land and an easement would  
6 be required to get to Nashua Street because St. Joe's owns part of that land. It seems to make sense to swap the land  
7 and they wanted the Board of Selectmen to know at least what St. Joe's is thinking. Bill Parker can talk more about  
8 the specifics if the Board has questions. Bob Demers said he is not sure of the process for this town to move for-  
9 ward. On January 21, the formal site plan application will be before the Planning Board. Attorney Bruce asked if  
10 there were any questions.

11  
12 Selectman Putnam does not have a problem with the proposed land swap but asked will the town need to spend any  
13 money. Mr. Demers said no, the roads will be part of the St. Joe's site work and the road will be maintained by St.  
14 Joe's. Vice Chairman Fougere asked if Bill Drescher has been consulted about any easement documents. When the  
15 park was first started, it was low key, but now it is becoming more active. Mr. Demers said the old easements will  
16 be going away. We need feedback from the town about the use of Kaley. Vice Chairman Fougere does not want  
17 any restrictions on the use of the park. Chairman Daniels asked about turning lanes and widening of the road, and if  
18 that will be part of the St. Joe's site work? Mr. Demers said yes. Chairman Daniels agrees with the comments made  
19 and as long as there is no problem with access to Kaley Park, he supports the swap. Mr. Demers said it makes sense  
20 to put the access outside of the parking and the swap will accomplish that. Kyle said the uses are on par with the  
21 traffic as it is today. Attorney Bruce said there are figures that are compared for the specific uses. The change of  
22 use to "Urgent Care", causes a variety of volume. Chairman Daniels asked if this requires it to go to the voters.  
23 Guy Scaife said it does not, there is an agreement explaining the details that goes before the Planning Board and it  
24 being a hearing, but there are no approvals for it. Attorney Bruce said they need to request formal approval of the  
25 land swap and that must go to the Planning Board and a hearing must be held. Vice Chairman Fougere said the  
26 easements have to be approved and signed by the Board or Guy Scaife on the Board's behalf. Mr. Demers said a lot  
27 line adjustment plan will need to be approved by the Planning Board for the swap. It is not necessary to have 100'  
28 frontage for Kaley Park. Selectman Putnam wants to keep it simple, as does Vice Chairman Fougere, who stated if  
29 the deed is written properly, we do not need the frontage.

30  
31 **6:20 p.m. – Review of Board of Water and Sewer Commission's Potential Warrant Article – West Elm Street**  
32 **Water Main Extension Project.** Bob Courage, Chairman of Board of Water/Sewer Commissioners, and Dale  
33 White, Vice Chair, indicated that the last time the town needed a water line extension; the BOC agreed that we  
34 would go forward to get an estimate to present to the Board of Selectmen. Three RFPs were sent out and the BOC  
35 decided it would get a package together to include the engineering design, permitting, preliminary design, etc. The  
36 price that we received from TF Moran was \$41,300. The number was approved and the BOC moved forward with  
37 the document, at least the plans will be in the file. It is believed that Wilton will eventually connect. The prelimi-  
38 nary plan that was agreed on, estimated for the work based on 3500' of 12" pipe and 8" pipe, was a total of  
39 \$794,000 with a 20 year bond, interest was 3%, and the first year payment would be \$63,582 in 2015 which would  
40 decline as it progressed. In 2034, the principal would be \$794,000 and the interest would be \$250,000. Dale White  
41 indicated the BOC met and discussed this, and the estimate is higher than expected. We do not need to have the line  
42 go down as far as the plan was for. Mr. White does not like getting an estimate this early, it is a real number but in  
43 this economy we can get a better number when it is put up for bid. Mr. White feels it should be on the warrant arti-  
44 cles because the State of NH will redo 101 at some point in time. Right now, they plan to put it on in 2015. That  
45 gives us a year to have it done; it is a 3-4 year project. We would be remiss to not have this water line put in for the  
46 future. If they will redo 101, the last thing we want to do is not have the line in there before they do the work on  
47 101. There will come a day when Wilton will want water from Milford. There are customers on that strip of road  
48 that need water because of water quality. Mr. White said he would like to see the support from the Board of Select-  
49 men, Planning Department and BOC, that is the gateway into the town. There will be no one that wants to build  
50 there without town water. We should have water before the road (101) is re-done.

51  
52 Chairman Daniels said he heard that the water line was going to go across the bridge. Mr. White said no,  
53 only to the bridge, not across it. Vice Chairman Fougere thinks we should take a look at it, there is a lot of priority  
54 we are looking at, it has not gone through CIP and we do not have a firm number yet. Vice Chairman Fougere  
55 would like to get it built in 2015 and go to the voters with firm numbers and plan to see what any land owners might  
56 be willing to pay. Vice Chairman Fougere wants to nail down the number a little better. It is an important water  
57 line to extend. Selectman Federico asked what the town will recuperate from businesses that are up that way. What  
58 is the potential land for land development up there? No one wants to spend money but he wants to know more about



Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031  
Mailing: PO Box 118, Milford, NH 03055  
Phone: 603-673-1441 \* Fax 603-673-1584  
www.MeridianLandServices.com

December 23, 2013

1245.05 St. Joseph Hospital Milford Medical Center

Planning Board Major Site Plan Review

Narrative Description of Compliance or Waiver Requests for Nashua Street Corridor Design Guidelines as listed in the Town of Milford Zoning Ordinance Article VI Section 6.05.0

6.05.6.A. General

1. Pre-Application Review: The project has been reviewed for applicability of the Performance Standards
2. Development Review: Development Review has been ongoing.
3. Consistency with Plans:
  - d. *Town of Milford Nashua and Elm Street Corridor Design Guidelines (2007)*; Prepared by Nashua Regional Planning Commission is applied.

6.05.6.B. Transportation Standards

1. Access Management

- a. **INTERCONNECTING DRIVES TO ADJACENT PROPERTIES:** This standard is not practical due to the boundary conditions and surrounding uses. To the east and north are wetlands and watercourses, and existing roads are to the west and south. The residential properties to the west would have no use for an interconnecting drive to this property. Providing interconnecting drives or access easements to adjacent properties presents a practical difficulty and would be an unnecessary hardship on the project. **A Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**
- b. Limiting access points: The number of access points to Nashua Street is not increasing, and instead the two existing access points are shifting. It is not practical to combine these two access points due to the separation of uses intended for each.
- c. **INTERIOR PARKING INTERCONNECTION:** With the exception of the Physician Parking Lot area near Linden Street, all interior parking is interconnected. The Physician Parking Lot is not interconnected to prevent patients and Kaley Park users from entering the site at any location other than the main access drive, thereby minimizing traffic conflicts on Nashua Street. Therefore, only the Physician Lot is not interconnected to the rest of the site parking areas and there is a practical difficulty in connecting these parking areas that would result in an unreasonable hardship to the community by distributing mixed traffic flows instead of concentrating similar traffic flows intersecting Nashua Street. **A Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

1245.05 St. Joseph Hospital Milford Medical Center – Planning Board Major Site Plan – December 23, 2013

d. THROAT LENGTH AND STACKING: With the parking area separated as requested in Description 6.05.6.B.1.c. above, the separated traffic uses have adequate stacking (queuing) for unobstructed view for ingress and egress at the two access points on Nashua Street.

e. INTERCONNECTING MOVEMENTS: Due to the difficulties of connecting to adjacent properties cited in Description 6.05.6.B.1.a. above, vehicular access movements between adjacent properties is not practical, and since pedestrian movements across the property rely upon walks adjacent to the Nashua Street roadway, **a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

## 2. Transit Facilities

a. TRANSIT POINTS: No master planned transit points are known to be required along this section of Nashua Street frontage and none are proposed. This Performance Standard is presumed to be not applicable to this project, however, if it were required, it would present an unreasonable hardship on the project considering the proposed Nashua Street improvements and measures to provide a landscaped berm. **If this is considered to be a requirement, a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

b. TRANSIT ENCOURAGEMENT: Similar to Description 6.05.6.B.2.a. above no transit facilities are proposed or known to be required. **If this is considered to be a requirement, a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

## 3. Bicycle Facilities

a. BICYCLE ROUTES: No bicycle routes into the facility are proposed as they would conflict with the dominant vehicular movements of patients, pedestrians moving from cars into the medical center and Kaley Park visitors. No request for such facilities have been received from the Planning Board. **If this is considered to be a requirement, a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

b. BICYCLE RACKS: A bicycle rack has been placed at the southwest corner of the building.

## 4. Pedestrian Facilities

a. SIDEWALK ACCESSIBILITY: ADA compliant sidewalk corridors are provided where appropriate from ADA accessible parking spaces and from the Nashua Street right of way into the medical center buildings.

b. SIDEWALK-TO-ROADWAY BUFFER: There is not sufficient right of way width to provide a landscape strip between the proposed sidewalk and Nashua Street given the additional need for a landscape buffer between Nashua Street and the parking lot. Currently, no landscape strip exists between Nashua Street and the sidewalk. **A Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

c. PEDESTRIAN CONVENIENCE: Proposed walkways do not obstruct existing pedestrian routes and destinations.

d. PEDESTRIAN-SCALE: The landscape strip along Nashua Street, as well as points within the site provide pedestrian-scale areas despite elements such as the overhead PSNH electrical transmission wires.

e. DPW SPECS: Sidewalks are proposed in accordance with Department of Public Works specifications.

5. Gateways: The site is not located at a specified Town of Milford Gateway, therefore this requirement does not apply to the proposed development.

#### 6.05.6.C. Site Design Standards

##### 1. Natural Features

a. ENVIRONMENTALLY SENSITIVE AREAS: No disturbance of stated environmentally sensitive areas are proposed with this development. Such areas adjacent to the project shall be protected throughout construction.

b. DRAINAGE AND RESOURCE PROTECTION: This site is located within a Groundwater Protection Overlay District and is designed to maintain natural drainage areas and to avoid impacts to groundwater quality in accordance with Town of Milford and New Hampshire DES requirements. Construction sequencing and phasing is intended to maximize protection of the groundwater resource and the surrounding wetlands that receive this water. Excavation required for the project is limited to only what is necessary to construct the improvements.

2. Parking Areas

a. PARKING LOTS TO THE REAR OR SIDE: Various combined factors have created a unique set of constraints that present a practical difficulty in complying with this requirement. The PSNH transmission lines are the primary obstacle, with a concentration of poles where a side parking lot would fit to the east of the building. The existing medical office building is situated where a rear parking lot could otherwise fit. The modernization of the overall facility, and efficiency of operations within also rely upon the existing and proposed buildings being connected. In addition, it is a requirement of the development that the 1990 portion of the existing building remain open to provide medical services until the new medical center building is operational, thereby keeping the new building to the rear of the property. Geometrically there is no practical room to place additional parking to the side or rear of the proposed facility. Configuring the new building to allow rear or side parking areas would produce an unreasonable hardship on the surrounding environmental constraints or on the PSNH utility. If the new building were pulled forward to have a Nashua Street frontage, there would be a very long and inefficient connector to the existing medical office building. There would be a lapse in services provided as the entire existing building closest to Nashua Street would have to come down before the new building could be constructed. Pushing parking farther to the rear of the property would impact additional wetlands. Forcing parking underneath the proposed building would substantially impact groundwater and raise the project cost. Relocating PSNH poles to allow for a lot to the east would be prohibitively expensive and could cause disruption of electrical service to PSNH customers. A Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.

b. PARKING PROHIBITED ALONG FRONTAGE: The project has proceeded thus far under an prior established compromise to provide a satisfactory landscape buffer along Nashua Street to mitigate visual impacts that these guidelines are intended to prevent. The proposed walls, berm, fence and landscape buffer along Nashua Street will diminish the appearance of parked vehicles and headlights in the parking lot from Nashua Street. Pursuant to the site constraints, difficulties and hardships to providing rear or side parking lots as cited in Description 6.05.6.C.2.a. above, a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.

c. SIDE YARD PARKING BUFFER: The goal of providing the walls, berm, fence and landscaping buffer along Nashua Street and the proposed parking areas are to provide a well-buffered screen, generally in accordance with this requirement as if the front parking were side parking. In one sense, this requirement may not apply since there is technically no side yard parking, however, if this is considered to be a requirement, a Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested pursuant to the site constraints, difficulties and hardships to providing rear or side parking lots as cited in Description 6.05.6.C.2.a. above and in accordance with Art. VI Sec. 6.05.7.

1245.05 St. Joseph Hospital Milford Medical Center – Planning Board Major Site Plan – December 23, 2013

d. SHARED PARKING PROVISIONS: There are no proposed prohibitions to use of the parking by adjacent uses, except signage that would restrict use of the physician parking lot at the intersection of Linden Street and Nashua Street.

e. OFFSITE PARKING: Due to the configuration of properties, some parking is proposed on land owned by the Town of Milford. There is an initiative to do an equivalent land swap via lot line adjustment between St. Joseph Hospital and the Town of Milford through the Board of Selectmen, but no matter the final configuration of property lines, all offsite parking easements and agreements shall be worded, signed and recorded as appropriate.

3. BUILD-TO-ZONE:

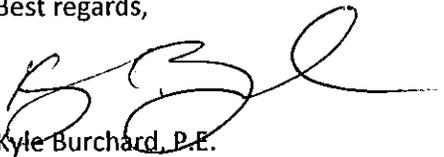
Pursuant to Description 6.05.6.C.2.a. above, various site constraints present practical difficulty that would make compliance with this requirement an unreasonable hardship on the project and the community as certain medical services would have to be discontinued while the existing building is demolished and the proposed building constructed. **A Planning Board waiver of this Nashua Street Corridor Performance Standard is hereby requested in accordance with Art. VI Sec. 6.05.7.**

4. Landscaping:

- a. TREES: Street trees are provided in accordance with the “*List of NH Native Trees*” (as amended). See Landscaping Plan.
- b. LANDSCAPING PLANTS: Native plantings are provided – See Landscaping Plan.
- c. PROHIBITED PLANTS AND TREES: Prohibited plants and trees are not proposed.

Please let me know if you have any questions or concerns about the above requests at any time via phone 603.673.1441 or email at [KFBurchard@meridianlandservices.com](mailto:KFBurchard@meridianlandservices.com).

Best regards,



Kyle Burchard, P.E.

Project Manager

CC: Bob Demers

Brad Westgate

File

ST JOESPH'S PLAN REVIEW  
DPW

SP-4

- EXISTING ROADWAY CURB NOT USED SHOULD COME BACK TO MILFORD DPW
- EXISTING 125' FENCE TO BE REMOVED (IF TOWNS SHOULD COME BACK)

SP-5

- ROADWAY SHOULD BE BUILT FIRST TO KEEP TRAFFIC AWAY FROM DEMO AREA (PHASE 1)

SP-6

- NO ROADWAY WIDENING
- UNACCEPTABLE PATCHING IN ROADWAY, ROADWAY SHOULD BE COMPLETELY MILLED (1 ½") FOR LENGTH OF PROJECT
- SIDEWALK SHOULD BE IN SAME LOCATION AS WIDENING
- FENCING AND WALLS ARE REFERED TO OTHER DRWG'S

SP-7

- CB AT NW END – THIS MAY NEED TO BE A DOUBLE GRATE (EXTRA DRAINAGE FROM SITE)
- CB AT SW END – THIS MAY NEED TO BE A DOUBLE GRATE (EXTRA DRAINAGE FROM SITE)

SP-8

- NOT SURE GAS LINE IN ON ST JOE'S SIDE (I THINK IT IS ON THE OTHER SIDE OF THE NASHUA STREET)

LS-1

- MAINTAIN SITE VIEW DISTANCE WITH LOW PLANTINGS AT ENTRANCES

D-1

- REGULATORY SIGNS TO BE MIN 36 x 36 (STOP, YIELD, DO NOT ENTER)
- TOWN ROAD SPEC'S – 16" BANK RUN, 8" CRUSH, 2 ½" BASE ASPHALT WITH 1 ½" TOP ASPHALT (IF ROAD ENTRANCE TO BECOME TOWN)
- WALL DETAIL(4 D-2) – STONE SHOULD BE WRAPPED WITH FABRIC
- ALL HEADWALLS FOR DRAINAGE ARE TO BE PRECAST

IS LINDEN ST ENTRANCE NEEDED

St. Joseph's Hospital

# 442

MEDICAL CENTER HOUSE No 130

43' 12" 5' DEEP 6" A.C. TO 4" A.C.

SEWER MAIN ← 12" A.C.

STA 3+39

31'

NASHUA STREET

12" NSS

HOUSE

LOCATE AND CAP AT 6" AC IF STILL ACTIVE?

S.M.H 3+08 #42

M-31 L-3a-1



Anderson-Nichols

engineers environmental consultants architects

concord, nh • boston ma • vernon, ct

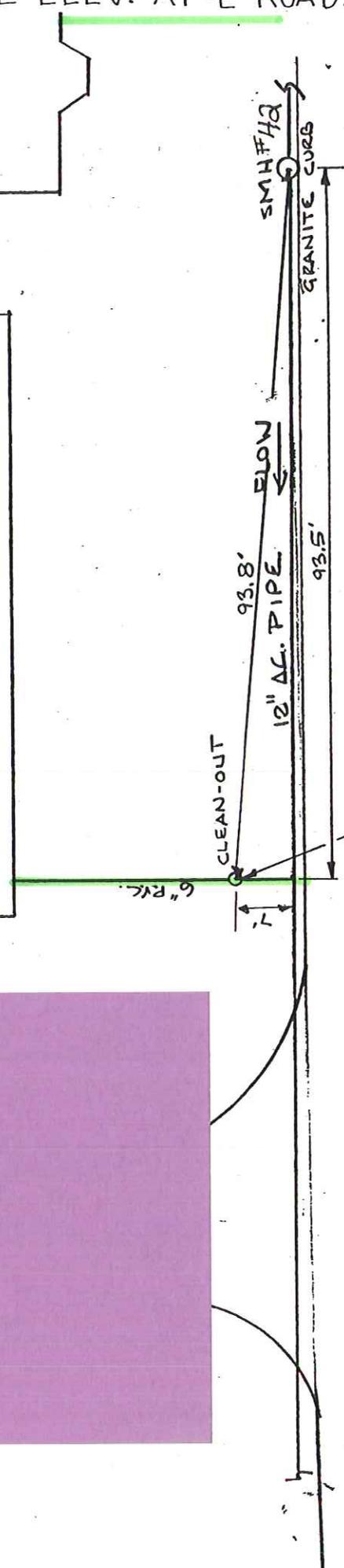
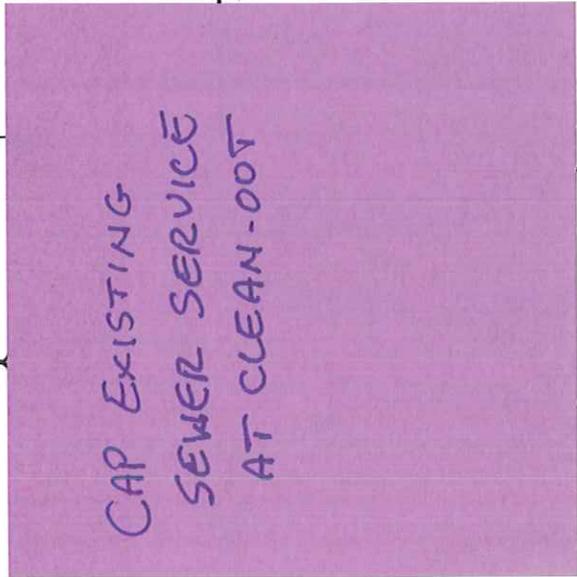
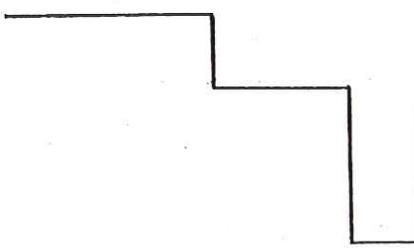


REV	DATE	DESCRIPTION	APPROVED
A			E
B			C
M			WG
P			MA

DATE

FIN. GRADE ELEV. AT  $\ominus$  ROAD

SEWER SERVICE SKETCH  
MILFORD MEDICAL CENTER  
#442 NASHUA ST.



SCALE: 1" = 20'

NASHUA STREET

#442 NASHUA ST.  
MILFORD MEDICAL CENTER  
MILFORD, N.H.

DUFRESNE-HENRY, INC.

PREPARED BY *Ron HBL*  
11/20/00

M-31 L-32-1	PROJECT NO.	DATE	DESCRIPTION	APPROVED
	DRAWN BY			
	APPROVED			

Town Hall  
1 Union Square  
Milford, NH 03055-4240  
(603) 249-0628  
conservation@milford.nh.gov

**Town of Milford**  
CONSERVATION COMMISSION



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## MEMORANDUM

January 16, 2014

To: Planning Board

**Re: Interdepartment Review Map/Lot # 31-32-1 and 32-1**

To the Board,

The Conservation Commission appreciates the opportunity to comment on this project. The site is located in the Groundwater Protection Zone, Level 1 Zone. As such, the property is of environmental interest and concern to the Commission. The Commission is pleased to see the placement of a bike rack and the installation of a rain garden in one of the snow storage areas.

The Commission would like to see:

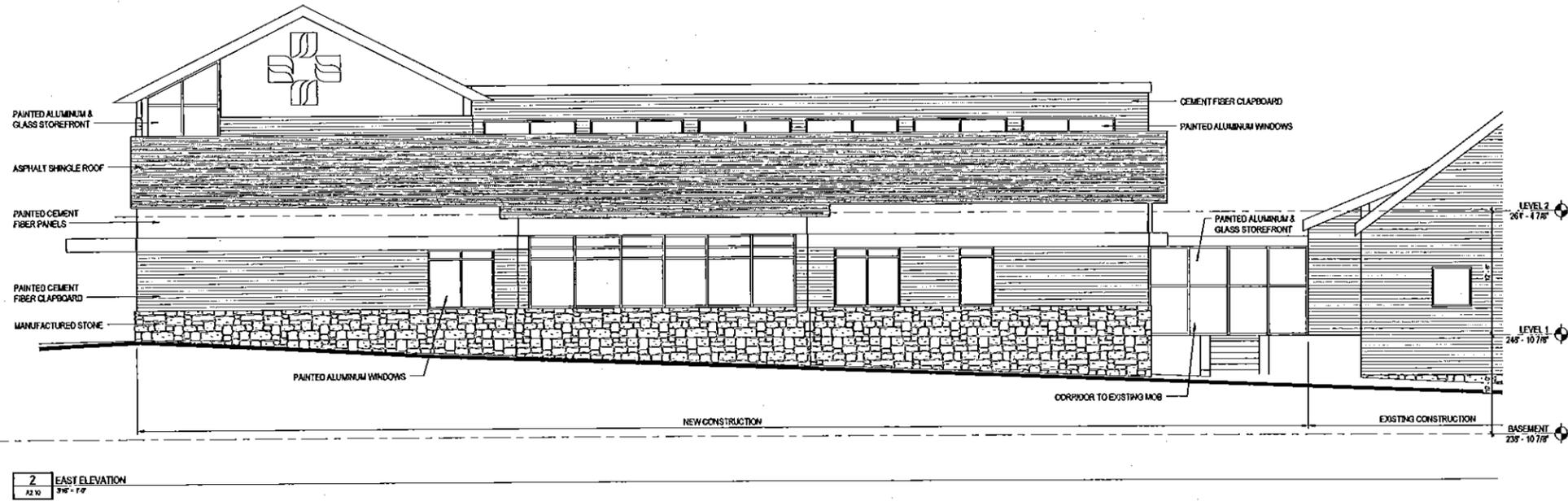
1. The applicant take this opportunity to retain storm water on site for infiltration. There are several snow storage areas which could contain bioretention cells in the landscaping. There are many facilities in this state which are proactively installing environmentally positive infrastructure.
2. In addition, porous pavement and porous concrete could be used in the walkway and in the parking areas. There are many commercial enterprises in the state which are deliberately implementing environmentally positive infrastructure. Their research has shown that these decisions have also had a positive economic value as well.
3. The applicant consider the possibility of creating a green roof to aid in storm water retention. This design has been shown to be effective in reducing energy costs.

Very Respectfully,

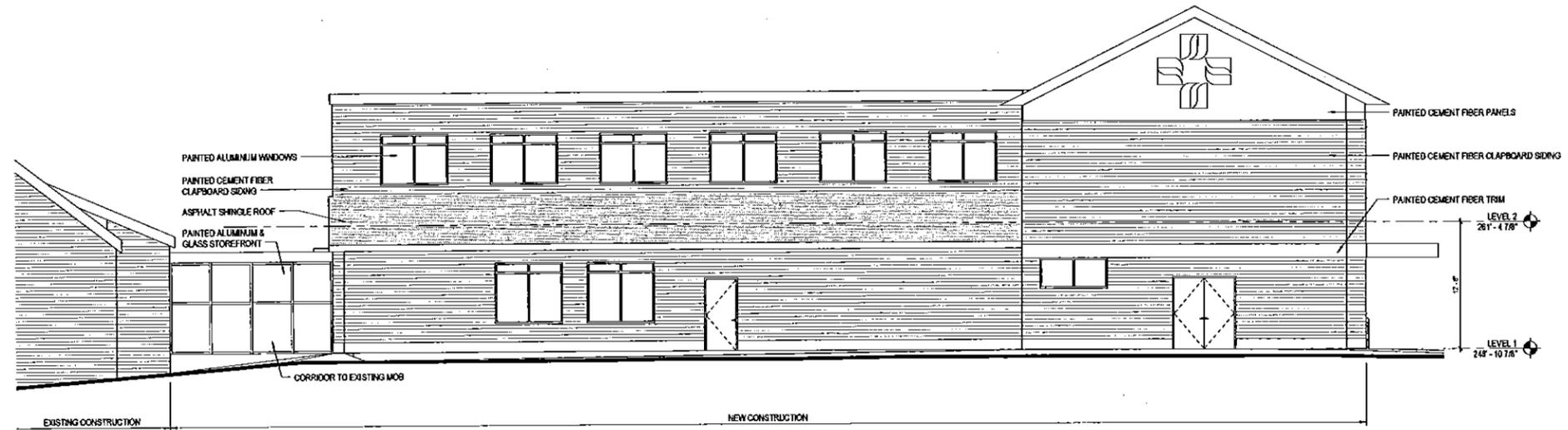
Audrey Fraizer, Chair  
Milford Conservation Commission







2 EAST ELEVATION  
 A2.10 3/8" = 1'-0"



3 WEST ELEVATION  
 A2.10 3/8" = 1'-0"

A  
 B  
 C  
 D  
 ST. JOSEPH HOSPITAL

E  
**MILFORD MEDICAL CENTER**

442 Nashua Street, Milford, NH 03055

F

NO.	DESCRIPTION	DATE



H

CONTENT:	
EXTERIOR ELEVATIONS	
DRAWN BY:	AJW
PROJECT NO:	12-02
DATE:	1/10/11
REVISION:	
SCALE:	3/8" = 1'-0"
<b>A2.10</b>	
Project Phase:	
DESIGN DEVELOPMENT	
<small>           COPYRIGHT © 2011 BY LAVALLE BRENSINGER ARCHITECTS            ALL RIGHTS RESERVED            NO REPRODUCTION OR TRANSMISSION WITHOUT PERMISSION         </small>	

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1/27/2011 2:27:42 AM C:\Users\jbr\Documents\12-02-08-04-Milford-Center\A2.10.dwg









# TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT  
1 UNION SQUARE, MILFORD, NH 03055

TEL:(603)249-0620  
[www.milford.nh.gov](http://www.milford.nh.gov)

## MEMORANDUM

**Date:** January 21, 2013  
**To:** Town of Milford Planning Board  
**From:** Jodie Levandowski, Town Planner  
**Subject:** Agenda Item #4. Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;  
continuation of a Major Subdivision

### **BACKGROUND:**

The applicant was before the Board in November for a 27-lot subdivision off of Osgood Road and Woodhawk Dr. At that time the Board tabled the application to allow for cost estimate for outside drainage and roadway review of the proposed subdivision by the Board's consulting engineer, Comprehensive Environmental, Inc. (CEI). The applicant has received copies of the cost to review and is working to compile the necessary fees and information for submittal.

### **STAFF RECOMMENDATION:**

At this time the applicant should request an extension from the 65-day approval timeframe per RSA 676:4. Once the Board grants the extension approval the application can be tabled to either the February or March meeting to allow time for the applicant to submit the escrow funds and CEI to complete their review.