

1 MILFORD PLANNING BOARD MEETING

2 April 3, 2018 Board of Selectmen's Meeting Room, 6:30 PM

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4 **Members Present:**

5 Doug Knott, Vice Chair

6 Janet Langdell, Member

7 Tim Finan, Member

8 Susan Robinson, Member

9 Jacob LaFontaine, Alternate member

10 Kevin Federico, BOS rep

**Staff:**

Lincoln Daley, Comm Dev Director

Darlene Bouffard, Recording Secretary

Hazen Soucy, Videographer

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12 **Excused:**

13 Christopher Beer, Chairman

14 Paul Amato, Member

15 Veeral Bharucha, Alternate member

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17 **1. Call to order:**

18 In the absence of Chairman Beer, Vice Chairman Knott took the position as Chair for tonight's proceedings.

19 D. Knott called the meeting to order at 6:30 p.m. introductions were made of Board members and staff.

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21 **2. Public Meeting:**

22 L. Daley explained that representatives for Hitchiner Manufacturing are here tonight to present preliminary  
23 information on the 70,000 sf industrial expansion that was just announced this week. There will be no  
24 decisions made tonight as this is just preliminary in nature. Earl Black and Anthony Rodriguez were present  
25 to provide an overview of the new plan and an update of the ongoing upgrades. Earl Black provided an  
26 overview of the plan for the new building being brought forward as Plan B. Another part of this application  
27 will be renovations at The Barn, a commissary for employees and guests, which will include parking upgrades  
28 and paving. Some foundation improvements and site drainage improvements are part of this plan. A  
29 drainage outlet will be part of this design as well. The new building footprint is 73,500 sf and is still in its  
30 early stages. The layout is integrated into the existing driveways and parking. Access for vehicles is through  
31 the current curb cut, access for box trucks will be in the existing driveway with minor improvements.

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33 This building will line up with Building #1 and have a similar lay out. The employee entrance is separate  
34 from the visitor entrance. The drainage picks up the roof drainage on the southeast side. Discharge will be  
35 put into the drainage swale created last year. This has much simpler drainage solutions than in the past. A  
36 new pump station in the northeast corner of the new building is in the plan. A new Alteration of Terrain  
37 (AOT) needs to be submitted with DES. This plan will be brought before the ZBA. There is a 25' buffer for  
38 the wetland so a Special Exception will be requested from the ZBA. An application was filed and a meeting  
39 will be held April 19, 2018. The plan will be submitted to the Planning Board for the May 22, 2018 meeting.  
40 Hitchiner is looking to break ground in June and have it completed by March 2019.

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42 J. Langdell asked if the applicants should go before the ZBA before seeing the Planning Board, is there any  
43 benefit to them coming before the Planning Board before the ZBA. L. Daley answered you can allow the  
44 applicant to disturb up to a certain number of feet so that this plan will be utilized. J. Langdell would hate the  
45 project being held up due to a technicality.

46  
47 Earl Black said they are still in the very early phase of this plan. We may have some modifications for the  
48 ZBA to consider. A couple of catch basins are proposed on the east side. The plan is set up to be flexible so  
49 that when the consultant work comes in it will not be delayed. D. Knott asked where snow storage is. E.  
50 Black responded it will be around the perimeter. Anthony Rodriguez said they were putting the snow in the  
51 corners of the parking lot. They put it in the landscaped parts of the parking lot. There will be curbing along  
52 the swale in the buffer area. A. Rodriguez said a few weeks ago he spoke with a snow contractor and we  
53 need to tie the piles of snow into the design. L. Daley said a few weeks ago there was a preliminary  
54 discussion to identify any concerns. The application is a good application and includes everything. D. Knott  
55 feels it will be a win-win but would like to see the snow storage as part of the plan, whether it is the area  
56 discussed at the pre-design meeting or something else. E. Black said the Special Exception from the ZBA  
57 will be held in early May, there are some trees but the area where there is encroachment is just a field. It is a

man-made wetland. Because they will apply for an AOT, a copy of that will be sent to the local river advisor. L. Daley asked if there is any high water table. E. Black said yes there is, it is a high water table so we defined a wet board solution which is something to manage water during construction. There will be de-watering going on during construction.

Once construction is done below grade, it is all set. L. Daley remembers during the expansion of the current facility, it was a point of discussion. E. Black said the contractor will need to deal with it during construction. L. Daley asked about the number of new employees, with the estimated 70 new employees will there be a need for a traffic study? A. Rodriguez said it is actually 85 new employees spread out over 3 shifts. D. Knott said because there is no smoking on Hitchiner property, it appears that some employees have been going to Perry Road to smoke and clogging up the road. A. Rodriguez said if it is Hitchiner employees, it is during their time off. Hitchiner offers smoking cessation programs to help them quit and they do not know what more can be done to get them to quit. D. Knott mentioned it because there was a concern about Perry Road congestion. J. Langdell heard a few years ago it was overflow traffic of people going to The Barn. L. Daley asked if the access into Elm Street and the improvements being done will cause any delays. A. Rodriguez said when they get to that point they will bring them in to look at the plans. J. Langdell asked if the trees on the plan are existing trees. A. Rodriguez answered yes the existing maple trees will stay. D. Knott asked if there are any new trees being planted? A. Rodriguez answered yes, 25' – 30' trees but they are still looking at a possible solar array and working with the architect about what can and cannot be done with the budget. Electricity will be underground, water and sewer will drain on the NE corner. Natural gas is in front of the building. J. Langdell said it is an industrial zone and she is glad the maple trees are staying but if there is any way of breaking up the side that faces Elm Street (Gateway to Milford) it would be appreciated.

D. Knott asked if the existing trees are satisfactory to for landscaping. L. Daley said shrubs and vegetation around the building itself and some trees around the building would be expected but there is flexibility with the plans. D. Knott suggested maybe adding a few large trees to match the existing trees. Anthony Rodriguez said there is some river birch in front of the front building. Earl Black indicated there will be some consideration given to putting in some trees. J. Langdell said the intent behind the Elm Street gateway is to make it more appealing; sometimes we need to remember what an Industrial Zone looked like 50 years ago as compared to today. D. Knott said a new elm tree has been developed that is successful and is within the price range for most people. L. Daley asked if the Planning Board wants the applicant to come back for a design review this month or to look at a May meeting. The design review is the next phase for the Planning Board on this. Or you can go right to the site plan application process in late May. E. Black said the schedule is tight, all of the construction detail will be submitted by April 23 for a May 22 meeting date. They need time to pull together the site plan application and then have one month to look at the plans and be ready. L. Daley said there will be another meeting with the applicant after submission so that the plan is ready to come before the Planning Board for a decision. J. Langdell does not want to slow them down; the ZBA meeting is needed before the Planning Board. L. Daley is not seeing any waiver requests. E. Black said if anything comes up that might need a waiver; he will talk with L. Daley. D. Knott said the Planning Board wants to keep to the schedule. A. Rodriguez asked what the "hot buttons" are. J. Langdell said that would be the visibility from Elm Street, drainage and stormwater management. K. Federico looks forward to the full review.

Mr. Morrison indicated the facade and the landscaping have been considered and they are working with the architect to make the building less of a mass. We should be able to save the maple trees and the landscaping should be able to be implemented. The evergreens that were there were set to go but there were some measurements that allowed them to be in the right of way. They were taken down because the roots were encroaching. Mr. Morrison remembers some of the trees being taken as Christmas trees years ago. They will work on making the large side of the building a little softer. J. Langdell thanked Mr. Morrison for keeping the facility and expansion in Milford. There are other alternatives but the company has a big investment in Milford. Mr. Morrison does not see a big impact on traffic because the 85 new jobs will be phased in, not implemented all at once. D. Knott stated this concludes the public meeting.

**3. Other Business:**

J. Langdell requested that the Election of Officers be postponed to the next meeting when more members are present. All concurred.

**4. Adjournment**

The meeting was adjourned at 7:30 p.m. on a motion made by K. Federico and seconded by S. Robinson. All were in favor.

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Signature of the Chairperson/Vice-Chairman:      Date: \_\_\_\_\_

**MINUTES OF THE 4/3/18 MEETING WERE APPROVED ON 4/24/18**