

1 MILFORD PLANNING BOARD WORK SESSION MINUTES ~ **APPROVED**

2 SEPTEMBER 5, 2023 Board of Selectmen Meeting Room, 6:30 PM

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4 **Members Present:**

5 Doug Knott, Chairman

6 Janet Langdell, Vice Chairman

7 Paul Amato, Member

8 Susan Robinson, Member

9 Dave Freel, Selectman's Representative

10 (via zoom)

11 Susan Smith, Alternate

12 Andrew Ciardelli, Member

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14 **Excused:**

15 Pete Basiliere, Member

16 Darlene Bouffard, Recording Secretary

**Staff:**

Terrey Dolan, Community Development Director

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19 **1. Call to order:** Chairman Knott called the meeting to order at 6:30 p.m. indicating that tonight is  
20 a work session. Planning Board members and staff were introduced by D. Knott who noted that  
21 Pete Basiliere is excused from the meeting tonight.  
22  
23 **2. Meeting Minutes:** The Planning Board work session meeting minutes of August 1, 2023 were  
24 reviewed. P. Amato moved to approve. S. Robinson seconded. All were in favor. Motion passed.  
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26 **3. Envision Milford Master Plan Update:** Camille Pattison, NRPC Representative, was hired to  
27 get the Town of Milford engaged with a committee, which was done in February 2023, to represent  
28 the Master Plan update and she provided a presentation to get Planning Board members up to date.  
29 The Envision Milford Committee was established which includes Planning Board members and  
30 other Milford residents. A survey was put out to residents providing feedback from 400 residents;  
31 and Community Input sessions were conducted in Spring of 2023, both in person and via Zoom.  
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33 Results from the survey were reviewed, with the largest percentage of residents living in Milford  
34 because it is a good place to raise a family and also its proximity to employment. P. Amato  
35 interjected that Milford can still grow and remain a small town and still have small apartments, by  
36 raising the density. P. Amato indicated at one point it was discussed to abandon the existing Town  
37 hall and build a new one elsewhere, but the Town Hall continues in the downtown area for the  
38 town to feel small as it always has. J. Langdell stated the group needs to decide what the town  
39 would like to see; many businesses need people to work in their businesses and also need housing.  
40

41 Camille Pattison continued that there is a lack of affordable housing throughout NH. Janet  
42 Langdell indicated there is a perception that people that pay rent do not pay property taxes, but  
43 Janet knows that when the rent gets paid it is used to pay the property tax for that parcel. P. Amato  
44 said Milford has more apartments than the neighboring towns but other towns also do not have  
45 Town water and sewer.  
46

47 In summary, C. Pattison reviewed Goals identified for Milford. Over the past few years, P. Amato  
48 indicated there were issues with the school administration, staff and students, he has not heard  
49 anything about this recently. C. Pattison ended with the comments provided in the survey, every  
50 single comment is included for the Board to digest. D. Freel commented that this was a great  
51 presentation and noted there is lots to work on. C. Pattison stepped down from the Board, T. Dolan  
52 stepped up for the remainder of the meeting.  
53

When the original Master Plan RFP was sent out in May 2023, there were no responses, the plan is to send out the RFP again for a fall response, according to T. Dolan. The consultants that are used were all slammed with Master Plan work around NH and it was recommended to T. Dolan that Milford wait a few months. P. Amato said if there were interest from a consultant, he would think a consultant would submit to the town. P. Amato asked why and RFP would be required for an applicant? T. Dolan indicated they would respond to the RFP requirements. J. Langdell asked if the goal should be extended to a later date to allow more time for a response. C. Pattison said one of the suggestions for the RFP is to extend the response date, so the consultant can respond. J. Langdell said the Milford funds need to be expended by a certain date (ARPA funds).

#### 4. Potential 2024 Town Articles – General Discussion

T. Dolan said the Planning Board asked in August that he come back with the language to discuss possible warrant articles for the March election. The Industrial zone was the focus for one of the interns to identify those parcels. There has been interest from two industries on the open space requirements for the Industrial zone businesses. Currently 30% is required for open space. If the open space is not reduced, Milford potentially could lose some great industrial uses in town. D. Knott indicated the Industry open space landscaping is done in a favorable way.

Anthony Rodriguez, Hitchiner, spoke on behalf of this open space requirement. Hitchiner has some smaller parcels, that may require expanded requirements for open space in order to use that parcels. T. Dolan has been shocked by some of the residences that are close to some of the Industrial zones. S. Smith would like to recognize that open space is what is seen when driving by, Old Wilton Road has industrial parcels with nice open space, but along Elm Street the open space is more in the rear of the property. Within the next year or two, Anthony Rodriguez will be looking at needed additional open space in order to expand their operations at Hitchiner. S. Smith just wants people to be mindful of the open space and where it is located on the Industrial parcels.

Janet Langdell asked if open space could be structured for Industrial lots, if they want less than 30% that it be put in perspective. Each area in town might be different with different availability, could criteria be structured in some way? Was open space put in as protection in the Industrial zones back before there was zoning? P. Amato is not opposed to having a percent of open space without having to go to ZBA, perhaps using a Conditional Use Permit instead of getting zoning relief. T. Dolan looked at a lot of towns in NH and most are about 30% open space. J. Langdell would like to see that information and also how much of the community is Industrial. S. Smith said it seems like other towns have more of an Industrial section of town, so it would make sense to keep it similar, which is why Janet Langdell pointed out getting all that data. T. Dolan worked on a Master Plan document and it had different types of industrial, residential, commercial, but the landscape yards were pretty intensive with a 50-foot buffer if abutting another industrial parcel; the two industrial lots could both use that landscaping as part of their open space. Janet Langdell said that is the criteria she is talking about, if that is what the Planning Board wants.

Janet Langdell asked if there is a legal way to waive the open space requirement at the Planning Board level? There should be a way that is beneficial to both sides for this type of thing without spot zoning. P. Amato said there are Industrial areas in Milford, but it is not usable land other than at Brox. D. Knott agrees if there is residential property abutting an Industrial property that deserves certain criteria. The Industrial properties we are talking about, said Doug Knott, have been developed for quite some time, these are not new developments or raw land.

T. Dolan looked at about 18 towns for their open space percentage. The agenda for September 19 is pretty light with two Lot Line Adjustments, T. Dolan will try to collect additional data about

Industrial zones and open space to discuss further. S. Smith said some of the residential property that is zoned Industrial could eventually be sold for an Industrial use.

**5. Other Business:**

**6. Upcoming Meetings:**

9/19/23 – Planning Board Meeting

10/3/23 – Planning Board application for The Q continued

**7. Adjournment.** The meeting was adjourned at 8:02 p.m. on a motion made by P. Amato and seconded by S. Robinson. All were in favor. The motion passed unanimously.

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Date: \_\_\_\_\_

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Signature of the Chairperson/Vice-Chairperson:

The Planning Board minutes of 09-05-23 were approved 9/19/23