

MILFORD PLANNING BOARD WORK SESSION MINUTES ~ APPROVED
DECEMBER 6, 2022 Board of Selectmen Meeting Room, 6:30 PM

Members Present:

Doug Knott, Chairman
Janet Langdell, Vice Chair
Tim Finan, Selectmen's Rep
Elaine Cohen, Member
Pete Basiliere, Member
Susan Smith, Alternate Member
Susan Robinson, Member

Staff:

Terrey Dolan, Town Planner
Lincoln Daley, Community Dev. Director

Staff Excused:

Paul Amato, Member
Darlene Bouffard, Recording Secretary

1. **Call to order:** Chairman Knott called the meeting to order at 6:27 p.m. indicating that tonight is a Work Session of the Planning Board, staff were introduced by D. Knott and the meeting was turned over to L. Daley, Community Development Director.

2. **Work Session Items:**

Industrial 'I' Zoning District – Reduction of Open Space Requirements. L. Daley was approached by a local Industrial Property Manager, requesting the Town to provide relief to Industrial Zones for the Open Space requirements identified in the town ordinance. L. Daley presented various zoning categories. After having T. Dolan research surrounding community zoning categories, it was found that Milford is in line with most others. It was noted that Hendrix Wire & Cable is now known as Marmon Utilities.

Projects proposing less than 30% open space currently requires a variance from the ZBA. The consensus of the Board was to give no setback reduction to industrial sites abutting residential areas. Issues to consider are site location, noise impacts, abutting properties. This could be looked at later in 2023 for potential warrant article amendments in a future year.

There were discussions regarding the Town of Amherst competing with Milford for industrial merchants and providing industrial lands. The Planning Board all agree there needs to be additional notice given for Milford projects coming down the line. The Master Plan survey results will be reviewed at the next Planning Board meeting December 20, spearheaded by Camille Pattison.

3. **Upcoming Meetings:**

12/20/22 – Planning Board meeting

1/3/23 – Planning Board Work Session

4. **Adjournment.** The meeting was adjourned at 7:38 p.m. on a motion made by T. Finan and seconded by J. Langdell. All were in favor. Motion passed unanimously.

Signature of the Chairperson/Vice-Chairperson:

Date: _____

The Planning Board minutes of 12-06-22 were approved 1-17-23