

MILFORD PLANNING BOARD MEETING
Joint Meeting with Zoning Board of Adjustment
February 6, 2018 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Christopher Beer, Chairman
Doug Knott, Vice Chair
Janet Langell, Member
Susan Robinson, Member
Jacob LaFontaine, Alternate member
Kevin Federico, BOS rep

Staff:

Lincoln Daley, Comm Dev Director
Darlene Bouffard, Recording Secretary
Amy Concannon, Videographer

ZBA Members Present:

Wade Campbell
Steve Bonczar
Tracy Steele

Excused:

Tim Finan, Member
Paul Amato, Member
Veeral Bharucha, Alternate member

1. Call to order:

The meeting was called to order by Chairman Beer at 6:30 introductions were made of Board members and staff.

2. Bailey Brook Revocable Trust, Town of Hollis, Tax Map 34, Lot 19:

L. Daley explained the Board has a pre-hearing on a minor subdivision plan for the Bailey Brook Revocable Trust, no decisions will be made tonight. L. Daley indicated the Bailey Brook Revocable Trust has interest in doing a minor subdivision, however because the property is in both Hollis and Milford, they may want some relief on several requirements and boundary markers as well as some waivers.

Dennis Pollick, representing the Bailey Brook Revocable Trust has talked to the owners and found that this property straddles the town lines of both Hollis and Milford. In 2016/17 the survey was for a number of parcels in Hollis which were anticipated to become Hollis town conservation property. In the survey it was found that one of the lots did not lay entirely in Hollis but extends into Milford. The town of Milford did not know it was there in the mapping. Once it was discovered the lot was not completely in Hollis, they removed that lot from the transfer for conservation. This lot would be part of Hollis conservation and the remainder would remain in the Trust. The subdivision plan would need to go before the Planning Boards in Hollis and Milford. Once sub-divided, the Trust would return ownership to the people of Milford. The lot to the north of this lot is also in the ownership of the Trust. They would then be consolidated into one piece. This is where all three towns meet (Hollis, Milford, Brookline).

J. Langell asked if the parcel north of this parcel is also landlocked. Dennis Pollick responded that it is and because this was just for a donation to the town of Hollis, a lower level survey was conducted, it does not meet the requirements for setting a monument. So the survey was done based on a farm survey; he would like to talk about waivers for the accuracy of the survey and the setting of monuments. Normally the corners would be looked at. The farmland survey does not qualify for setting monuments. Mr. Pollick said he is hoping the Town of Milford will grant a waiver on the accuracy and waive setting new monuments. The monument of concern is on the town line at the west end of the parcel; we have three ties to existing monuments. The three ties show the dimension of the lot but he is unable to set new monuments. Mr. Pollick is asking if this Board would waive the requirement for a survey requiring monuments. C. Beer asked if the new lot in Milford will be combined into the lot to the north? Mr. Pollick responded that parcel will be deeded to the Trust owner of the north parcel. It will become part of the existing lot.

J. Langell asked if these were part of another application that came before the Milford Planning Board a while ago? Samuel Birch, Trustee, responded no, there was a subdivision at the Hollis line. This is the only parcel

in Milford. D. Knott asked about long term issues without it being monumented? L. Daley responded that would be something discussed in detail and that might require a full survey. J. Langell said if it was going to be merged with something else, there would be more concern. J. Langell asked if there is any push back from the abutters on either side? D. Pollick responded that long term a more accurate survey might be needed, and that is noted on the plan. The Town of Hollis is aware of this and has indicated they are willing to waive and use the farmland survey. J. Langell asked if they have heard from the abutters? D. Pollick said they have not. C. Beer said currently in the northwest corner of the Milford lot, is there a stick and stones line? D. Pollick said there is a pile of stone with a bound in that corner. C. Beer asked if that will stay? D. Pollick said it will or the existing monument will stay. C. Beer said the existing bound they can be used to determine the lot since that is also shared with one of the abutters. D. Pollick has determined the property line between the parcels.

L. Daley said tonight is just for preliminary guidance, with no decisions being made. D. Pollick said there will be more than two waivers for test beds and topography. He will go through those items and request waivers. J. Langell would have no problem due to the uniqueness of this property. K. Federico said as long as we can find the right boundary in the future. D. Knott agreed and would want to have it set up so that the bounds can be found.

3. Joint Work Session (Planning Board and Zoning Board of Adjustment): L. Daley indicated these discussions are between the Planning and Zoning Boards to move into the next year.

a. Housing and Multi-Family – A common question asked is how many multi-family units are in the community? Addressing duplexes and apartments versus tiny homes or pocket communities should all be looked at. What is the vision of Milford going forward? We could look at the current Master Plan. J. Langell said to look at the Master Plan for 2010 and 2013 because at that time the question was are we setting resources up to attract the type of housing we believe residents want to live in over the next number of years. Previously we addressed work force housing. S. Robinson asked if it is the type of affordable housing we want? J. Langell said entry level housing seems to be apartments, townhouses and condos. The push back comes to block housing and cottage developments. A lot of it is market driven. C. Beer asked what the Spaulding Street development would be considered? J. Langell would consider those entry level housing. C. Beer said the neighbors do not want that type of development. S. Bonczar said Hutchinson Point is 55+ and that is a product that younger people are finding attractive at 1200sf and less maintenance. J. Langell said they also have three different styles. K. Federico asked what then is the definition of cottage houses? J. Langell said that is currently the buzz word for cluster housing. L. Daley explained it is a small unit in a community type layout. These are very successful types of developments with a common area. L. Daley sees this happening in Res A and Res B areas. J. Langell said Hutchinson Point would have worked on Spaulding Street. K. Federico said that type of development is appealing to millennials.

T. Steele said we could bring in a millennial council to get their input. S. Bonczar said millenials want a nice place to live but do not want to spend a lot of money on it. L. Daley said these are attracting people to come and stay in town. J. Langell said we want to find out who is moving into the Capron Road condos. D. Knott could help with this. J. Langell asked who is moving into that complex? The town homes are sold out. S. Robinson said they are attracting millennials. S. Bonczar said Milford needs places for companies to move into and also to have amenities in town. J. Langell said we need to be able to have the other things and that is what we need to bring to a public forum. S. Bonczar said if the town does not have any amenities, kids do not want to live here. L. Daley said we need to have people willing to develop. S. Robinson said many people have looked at bringing in a hotel. J. Langell said a study was done for a hotel in town and there was not enough interest.

b. Renewable Energy – L. Daley is looking for people to look at putting renewable energy sources on their property in town. Currently the ordinance does not allow for biomass, solar energy is addressed for home use and very little wind energy is addressed. There are other forms of renewable energy, we need to look toward creating opportunities to allow renewable energy for use or for sale. There is no town in NH with an ordinance that encompasses them all. L. Daley talked to NRPC and that is one thing to consider. During a public hearing recently, Contemporary Auto was brought up because of their solar panels and it was asked how it was approved. L. Daley explained it was approved under a building permit. J. Langell said this is a secondary use for a

dealership. It is not meant to be a solar farm and it is not wind turbines. C. Beer said renewable energy is for dedicated sites or secondary uses. J. Langell said Milford needs to look at what other communities are doing. Contemporary is a Commercial solar application but it is also used for residential. Right now, L. Daley said the Building Department asks for an electrical permit to put in solar panels. We need to ensure we are protecting the interest of the abutting properties. J. Langell said if it is a large lot and is not visible to abutters, people are okay with it. K. Federico said he lives on Westchester Drive and his neighbor has solar panels positioned on the ground and has a fence around it so it is not visible. J. Langell said the possibility of a solar farm coming to Milford and wanting to put panels on people's property could happen, but would we want that? C. Beer said there are regulations on tying into the power grid, so how would that be done? L. Daley responded when the array size gets to a certain point, it triggers the State.

K. Federico, D. Knott volunteered to take a look at this.

c. Home Occupations – S. Robinson indicated this area of the ordinance is out of date and the criteria is poorly written. J. Langell would like to look at this; depending on where it is in town, it makes sense. Robin Lunn gathered information on home occupations in other NH towns and some out of state towns. L. Daley explained this is applied differently on a large property versus a smaller property. The visibility of a home occupation is important. If you cannot see it, it doesn't matter, until it gets to a certain size. J. Langell said some commercial businesses have a tiered structure. L. Daley said a special exception might not be required for a single owner, with no employees, so should they have to go through the home occupation process? K. Federico asked what about a person that telecommutes? When doing work out of the house, would that require a special exception? J. Langell said if you have clients coming in and out of the home office that would trigger getting the special exception. K. Federico said there are regulations for those types of businesses. We are trying to set up sub-groups to talk about revising the ordinance. L. Daley said yes, these groups can communicate via e-mail and occasionally meet face to face.

S. Robinson, J. Langell, K. Federico and W. Campbell volunteered for this sub-group.

d. Self-Service Storage Facilities – Milford is seeing more and more variances for the Route 13 corridor. Self-storage units are around the Route 13 corridor, and the industrial zone has changed; we are now seeing more pods for self-storage. Some of these changes are easy modifications to the ordinance. It will require looking at zones where self-storage units could be located. The ordinance was written in 1997; things have changed since then. The Community Development Office is getting more inquiries to locate self-storage outside of the Route 13 corridor. At the time when the ordinance was written, J. Langell explained the Route 13 corridor was identified to keep self-storage out of the residential areas. L. Daley indicated the Capron Road apartment development allows self-storage units for its tenants. We have also been approached by owners on Nashua Street to allow self-storage. J. Langell said it becomes a gateway issue on Nashua Street.

D. Knott said some of the storage units are nicer than others. K. Federico added the Ciardelli self-storage units actually look like an entrance to a facility. L. Daley is thinking about architectural standards for some parts of town. There are design standards for Nashua Street. C. Beer asked about other places where self-storage could be allowed. J. Langell said it is location based. L. Daley said the Route 13 corridor is where self-storage is permitted. Right now, self-storage is looked down upon, said C. Beer, should we open up where it is allowed? D. Knott asked if there is a benefit for having some of these in town near residential areas? L. Daley said it is a very quiet use. J. Langell agrees but there are some people running businesses out of some of the units. D. Knott said there are some units that have businesses operating out of them on Route 122 and they are very well maintained. J. Langell said we should be clear about what they are used for, we have had issues over the past few years. C. Beer asked if it is clear what people can and cannot do with a self-storage unit? L. Daley said it is to be used for storage. C. Beer asked how that is defined? L. Daley said storage is for storage and not for manufacturing. S. Robinson said the owners should have a contract that states it is for storage and that is it. K. Federico said the owner should notice what is happening on their property. If they are operating a business, there would not be access to electricity. J. Langell indicated some of them do have electricity. In Amherst, K. Federico said the public cannot even go in to the self-storage property. J. Langell said some units are industrial condos. If it is self-storage, they should not be doing work in there.

When there is an obvious violation, L. Daley said people will complain; it is a zoning violation because it is not zoned for that use. K. Federico asked are we trying to accomplish? L. Daley said we want to define self-storage locations and look at our zoning ordinance to make sure it is clear and also to identify specific areas where we want this type of activity. J. Langell said if it is right on Nashua or Elm Street or even Route 13, we might want to discourage it because those are gateways. What about where the busses had been stored in the past? L. Daley said that case is in Superior Court right now. J. Langell asked if anything has come to the ZBA? S. Bonczar has not seen anything on self-storage in the past year. L. Daley said people have called or come in looking at options for storage. They ask about areas all around town. K. Federico asked if there actually is storage at the Capron Road apartments? L. Daley said yes storage units are in back of the last building. D. Knott said it is part of the whole complex.

C. Beer, S. Bonczar and S. Robinson volunteered to be part of this project.

L. Daley wanted to bring this up in this forum as a starting point. We now have some subgroups established. J. Langell thinks renewable energy should be the priority to update the ordinance.

4. Adjournment

The meeting was adjourned at 8:10 p.m. on a motion made by K. Federico and seconded by J. Langdell. All were in favor.

Signature of the Chairperson/Vice-Chairman: Date: _____

MINUTES OF THE 2/6/18 MEETING WERE APPROVED 3/27/18