

MILFORD PLANNING BOARD MEETING MINUTES
May 7, 2019 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Tim Finan, Vice Chairman
Janet Langdell, Member
Paul Amato, Member
Susan Robinson, Member
Pete Basiliere, Alternate Member
Jacob LaFontaine, Member
Laura Dudziak, Selectmen's Rep.

Staff:

Lincoln Daley, Planning
Darlene Bouffard, Recording Secretary
Videographer, Hazen Soucy

Excused:

Doug Knott, Chairman

1. Call to order:

Vice Chairman Finan called the meeting to order at 6:30 p.m., explaining that D. Knott will not attend this evening and he will preside as Chair. Introductions were made of Board members it was noted that Pete Basiliere is an Alternate member and will sit with the Board as part of the discussions but will not vote this evening.

2. Public Hearing(s):

The Board will conduct a Compliance Hearing for a major site plan application to construct a 4,000 square foot storage building and related parking and site improvements. The Compliance Hearing is for the Planning Board to ensure the plans are in compliance with what was asked at the April 23, 2019 meeting (4 items).

- a. Gerry Tanguay / Glendales Homes, Inc. for the property located at Map 35, Lot 4, 276 South Street.** Compliance Hearing for a 4,000 square foot storage building and related parking and site improvements. Kevin Anderson, Meridian Land Design, was filling in for Sam Ingram who was unable to attend tonight's meeting. Kevin stated the building site color, landscaping and lighting have been addressed. The storage building height is now proposed at 29' and is less than what was originally proposed. The new building color will be close to what is on the existing building. The site lighting is not on the plan, there will be some canopy lights, the memo for those was just received this evening. L. Daley indicated the Planning Board request was to incorporate the specs for those lights into the plan. Kevin Anderson said he will be happy to add that. Seven trees were proposed to block the view of the building from the public right of way. Arborvites and a stockade fence are also proposed to mitigate the structure size.

K. Anderson asked if there were any questions or comments. P. Amato said the plan provided in the packet does not identify the type of lights. K. Anderson said he will add the details and specs on the plans. S. Robinson asked if the shrubs on the plan already exist. K. Anderson responded they do and other shrubs will be added as well. P. Amato asked if on the north side, the trees are new? Kevin answered they are new. T. Finan said there are 7 new trees. Kevin added that the trees are 6' and a new location of the new tree will be determined once we are in there working. P. Amato said the building will have vinyl siding, but asked if a band of a darker color could be added to the tan to break up the size of that wall? It is a big blank wall. Kevin Anderson said it is a tall building and he understands trying to break up the size but it is really close to the existing building. P. Amato asked if the long wall comes close to the overhang. G. Tanguay responded the siding will come up pretty close to the height of the existing building. P. Amato said it would not cost any more to have the second color. G. Tanguay said people will not see that from the road, it is a 2 story home. L. Daley asked for him to point out on the plan where the new structure will show. G. Tanguay understands breaking up the size with the color. L. Daley asked about seeing it when coming from the north? Gerry pointed out where it might show, but it is pretty much hidden. When a vehicle pulls in the

yard, you will see it. P. Amato said he feels the landscaping is addressed. L. Daley said the lighting specs will be added to the plan. G. Tanguay said everything will be downcast. There were no further questions from the Board. T. Finan opened the hearing to the public. There were no questions or comments from the public, therefore the public hearing was closed.

S. Robinson moved that the Compliance Hearing items have been addressed and the lighting specs will be added to the plan and verified by town staff. J. LaFontaine seconded. All were in favor. Motion passed.

L. Daley indicated there is a 30 day appeal period, but they can move ahead with this plan. If an appeal comes in, they have to cease work. The public meeting was adjourned at 6:45 p.m. and a work session ensued. Because the last few Planning Board meetings have been long, it is felt that any work session items should be moved to a future work session.

If this warehouse is visible from the road, P. Amato said this Board is setting a precedent that the size is okay. L. Daley does not feel that is setting a precedent, they lowered it from what was originally proposed last month. J. Langdell said this building is hidden on the lot with a building that is well maintained. L. Daley said on both sides of that property, it is pretty heavily wooded; he has worked with them on the landscaping. Laura Dudziak arrived at 6:50 p.m. L. Daley has talked with Mark Bender about parking in the oval. It has been brought up with the BOS and a committee is being pulled together to discuss options and look at the policy and also look at purchasing property and work with property owners and the Library for parking. This committee will look at private land owners and business owners, he is not sure yet what it will end up being, but the committee will look at opportunities and the outside of businesses, we might want to look at grant opportunities and look at affordable housing on one floor of a parking structure as a possibility.

NRPC has suggested that a park and ride sponsor might be an option. J. Langdell feels a Park & Ride might be a challenge in Milford. L. Daley said once this committee is formed, it will move quickly; a couple members might want to volunteer for this. T. Finan, P. Amato and S. Robinson all volunteered. P. Amato also added there are business owners on the oval and property owners on the oval. On the oval, a business does not need to maintain any kind of parking area, business owners might see that as an advantage. L. Daley has been in contact with the bank manager about the large parking lot (TD Bank) and the possible use of it. The town must look at different opportunities, we might have a mixed use of available parking and what opportunities are available. L. Dudziak said the library disagrees with the feeling that the Library parking lot is underused. L. Daley said the feeling of the Library staff is that they are working so hard on getting the Library renovated that they do not want to talk about another aspect of it such as the parking lot.

J. Langdell said that might be something that could actually be a positive for advertising the Library renovation for voters. L. Daley said we might want to look into new businesses to add to a fund for parking in the downtown area. P. Amato is proposing homeowners, businesses and residents all gain from a busy oval. P. Amato received a letter from the Library Director that when the Library is closed, the patrons going to Greenleaf are allowed to park there. J. Langdell said another idea is to utilize the elementary school near the oval for parking when school is not in session. P. Amato said parking garages cost a lot of money. There are properties around the oval that could be purchased and made into parking lots and the cost would be far less than a parking garage. J. Langdell asked if the gas station at the corner of Clinton and South Streets has contamination and she wonders why nobody wants to buy it, even at auction. L. Daley said the gas station at Clinton and Nashua streets has gas pumps and the current owner wants to expand the building to have a drive through for coffee. S. Robinson said the ideal situation for a gas station is to remove the tanks and make them into a different use. The BP station is being used for car repairs but not gas. The current owner wants to re-open it with a convenience store.

L. Daley said he has started to talk to owners around the oval and is coming up with a plan. It is good to hear that people are interested in working with the town. J. Langdell said parking in the oval and getting people safely from point A to point B has always been an issue. She asked if any money is available in the Milford Improvement Team fund and could that be used for this? L. Daley will have to check on that funding and noted that it could be used for this. J. Langdell requested the committee being formed for 127 Elm Street keep parking on their radar. L. Daley said there is an RFQ to work with the consortium to talk about feasibility of using that existing building and work with MCAA and the Boys & Girls Club with a collaboration to design what the town can offer then determine what we need for space. This will be modeled after successful programs in other communities. A senior center is also being looked at. J. Langdell asked where the funding will come from? L. Daley said the consultant will work with the town on how much that might cost and possibly have a warrant article next year. T. Finan volunteered to work on that committee for 127 Elm Street.

3. Public Meeting:

Work Session – Master Plan Housing Chapter – this discussion will be at the next work session.

4. Other Business:

a. **Community Development Update** – P. Amato asked about the “rock pile” on the Fletcher site. L. Daley said the plan was approved today, and construction will start next week on the granite stage/hatch shell with canvas roof. Two people are working to design what it will look like. In the winter, the fabric roof will be removed and electric power will be brought to the stage. This has been discussed with the EPA, drainage improvements must be made in order to connect electricity to the stone structure. The cap has 18-24” at the top and is pretty consistent in the lay out. We have to construct a foundation inside the area where the stage will be. On the right hand side of the area, the cap has 6” of cover. P. Amato asked if there is any issue with pollution when sitting in that area? L. Daley said the pollution has been cleaned up and contained. In 8-10 weeks, the town should see a new structure out there. T. Finan suggested having that process videotaped. J. Langdell asked if anything was done (videotaped or documented) when the stone house was taken down. L. Daley is not sure what was done by the Heritage Commission. This property was a superfund site and is now being turned into a great park area and it is all being done at no cost to the town. The agreement is that the stage area will be named after a member of the Demontigny family and those that assisted in the effort be identified for their efforts. L. Daley would like to see a history of that stone and the stone house to be part of the site. J. Langdell suggested looking into the QR Code and what the status of that project has become, that needs to be part of the town – right now the QR codes are not working. L. Daley asked if any members might be interested in helping with the interview process for the Town Planner. P. Amato has offered to be part of that process.

L. Daley indicated that a hotel study was last looked at in 2011; he has reached out to NRPC to help with updating that information. Steve Desmairas is willing to work with the town on updating that study. The study would cost about \$2,400 to update.

b. Planning Board Updates – L. Daley indicated there are four applications on the agenda for May 28.

c. Commissions / Committee Update

5. Adjournment. The meeting was adjourned at 7:30 p.m. on a motion made by P. Amato and seconded by T. Finan. All were in favor. Motion passed unanimously.

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

MINUTES OF THE 5/7/19 MEETING WERE APPROVED 5/28/19