

1 MILFORD PLANNING BOARD MINUTES

2 July 10, 2019 Milford Town Hall, 3th Floor Banquet Hall, 6:00 PM

4 **Members Present:**

5 Tim Finan, Vice Chairman

6 Janet Langdell, Member

7 Paul Amato, Member

8 Susan Robinson, Member

9 Pete Basiliere, Alternate Member

10 Jacob LaFontaine, Member

Staff:

Lincoln Daley, Community Development Director

Kellie Shamel, Planner

Darlene Bouffard, Recording Secretary

Hazen Soucy, Videographer

12 **Excused:**

13 Doug Knott, Chairman

14 Laura Dudziak, Selectmen's Rep.

18 **1. Call to order:**

Vice Chairman Finan called the meeting to order at 6:00 p.m. Introductions were made of Board members and staff. In the absence of Chairman Knott, Vice Chairman Finan will act as Chairman. It was noted that Pete Basiliere as an Alternate member will sit with the Board as part of the discussions and will vote in the absence of Doug Knott. It was noted by L. Daley that the Planning Board schedule will change to the First Tuesday (work session) and Third Tuesday (application review) every month starting in August. The new schedule has been distributed. The new schedule is on the Town website.

26 **2. Public Hearing:**

- 28 **a. William T. Mahar, Tax Map 7 Lot 25, 19 Perry Road.** Conditional Use Permit Application pursuant to Section 7.13 of the Zoning Ordinance to construct three (3) self-storage buildings totaling 9,500 sf, an 1,800 square foot building addition and related parking, landscaping, and drainage improvements within the Integrated Commercial – Industrial 2 Zoning District and the Commerce Community Overlay District. In addition, Conditional Use Permit application pursuant to Section 6.06.6.F seeking relief from Section 6.06.6 Administration the administrative process and application requirements for submitting a Master Regulating Plan.

36 Tim Finan indicated there are two applications this evening, both are complete according to staff. J. Langdell moved to accept both applications. P. Amato seconded. All were in favor. Motion passed. P. Amato moved there is no potential regional impact for either application. J. Langdell seconded the motion. All were in favor. Motion passed. Abutters were read into the record. There were 3 abutters present including Fieldstone Land Consultants, William Mahar and the Town of Milford.

43 L. Daley explained the intent for the Commerce Overlay District was actually developed for large industry and the first stage of that is to develop a document after the applications of a certain size are reviewed by a committee. In this case, we are looking at an application for an ongoing business for an addition to the business on the property. The Board is looking to forego the additional step in the regulation that could include traffic analysis and instead handle this with a broad brush approach of the overall project. This is a single property that is already developed and the ordinance is to allow for relief for the Planning Board to waive certain aspects. L. Daley feels it is prudent for the Planning Board to waive certain areas of the requirements. This project is under 6,500 square feet of commercial/industrial use. Normally the Expedited Review Committee (ERC) would continue the full site plan process which would add another meeting during the day for staff and Planning Board members. J. Langdell said the ERC is only pertinent to this overlay district. It is part of the Zoning Ordinance and was created

years ago for a different need. The applicant would still need to comply with the Site Plan requirements. For tonight, the Planning Board is looking to possibly grant the relief and look at the Use, which requires a Conditional Use Permit from the Planning Board or a Special Exception from the ZBA.

P. Basiliere arrived at 6:15 p.m., T. Finan noted that as an Alternate, Pete will sit in and vote in the absence of D. Knott.

Chris Guida of Fieldstone, representing the applicant, explained this is a unique situation and will rely on his notes to go through this process. The applicant is seeking a waiver for 6.06.6. Chris Guida has reviewed the application and noted nothing is being changed, the existing landscaping and plantings are there and will be maintained; T. Finan stated for now the Board is only discussing the second request. Chris Guida indicated this overlay use does allow for safe pedestrian travel and emergency vehicles that are there now. The architecture is what is there now and they are proposing additional plantings and buffering that meet the local requirements and they are looking to make significant drainage improvements. This application does not negatively affect the neighboring properties and it should have a positive impact. This provides enhancement and a positive environmental impact and will improve the overall management of water on the site.

Currently the Tucker Brook buffer is impacted; and this proposal will remedy this to help retain vegetative matter in the area to the edge of the stream. T. Finan asked for questions from the Board. P. Basiliere asked if this will be like the self-storage buildings at Ciardelli's? Will they be seen and the design should be consistent. T. Finan asked if they are even visible from the bypass? Chris Guida said they will not be visible. P. Amato said a lot of time was spent on developing the overlay district and it was really meant for different developments than this, he does not see that type of development coming any time soon. J. Langdell said at the time there was a proposal on the table for that type of development and the Planning Board took the time to finish that section of the ordinance.

Chris Guida noted this is right at the edge, there is a similar use right across the street. P. Amato said Perry Road was going to be the entrance to the Brox property; it makes sense. There were no further questions or comments from the Planning Board, therefore T. Finan opened the public hearing. There were no public questions or comments. T. Finan closed the public hearing.

L. Daley asked if the staff comments and conservation commission comments could be reviewed, noting the development is oriented towards Tucker Brook, asking what alternate routes were considered when determining to locate the detention basin on the southern side of the property and orienting the buildings differently? Chris Guida said the property is limited and Tucker Brook does transect the property. The property is in active use. The wetland delineation was done at the top of the highest bank. The engineers took the most conservative approach; the edge is 20' down the bank. The property naturally slopes toward the brook. The detention basin will be dry and above the seasonal water table and have grass, it is a dry basin. It is a natural way to protect the wetlands, the buffer is impacted and cannot function the way it should. L. Daley noted the area is already disturbed, is the installation of the best plantings planned to improve the function of that area? Chris Guida said yes, it goes into the catch basins based on staff comments. If anything gets there from the pavement, it will get treated. 99% of stormwater will go into the storm basin and be infiltrated. It is more to utilize that area and restore the buffer with vegetation. L. Daley said the concept for this plan is 3 storage units and an addition onto the existing auto repair building. Chris Guida did not have anything on that. Mr. Mahar said it will be an additional six door storage building and office space. L. Daley said the conceptual

plans provided were okay, the building structures need more details and a slanted roof. Chris Guida said he could do that on the storage buildings.

P. Amato would like to see how it will look. Mr. Mahar would like to follow the roofline of the existing building. L. Daley said that was not provided in tonight's packet; one structure will be removed from the site. Mr. Mahar said that is correct and the new building will be the same pitch as has the existing one. P. Amato asked if the driveway to the storage units will be on the right hand side? Chris Guida said yes and there will be some plantings along the driveway. J. Langdell asked if storage of vehicles and campers at the back of the property will continue during construction and will storage of those types of vehicles be part of the business? Chris Guida said that parking would be strictly for the phasing during construction – the outside vehicle storage will cease once construction is complete. The construction phases were discussed briefly, noting Building B would be the first one built. L. Daley said by stating the outside storage will go away after construction is complete, that means if you decide you want outside storage in the future, you would need to amend the site plan. J. Langdell if this is built to the specifications, it is pretty intense for a 1.2 acre lot when half of the lot cannot be used. P. Amato asked if the notes will be updated to state which one will be built first? L. Daley said there are a number of trailers on the back part of this property and that should be part of the phasing – to identify when they will be removed.

J. Langdell asked if the ordinance spells out that vehicles should not be stored in the storage facilities? L. Daley responded no hazardous materials should be stored in storage units. P. Basiliere asked about snow storage, is that in the wetland buffer? Chris Guida said it is and it is in the infiltration area so that is designed as a buffer so that it is treated prior to going into the wetland. There will be a "no salt" note on the plan, salt will be limited to the pedestrian traffic. P. Basiliere asked if snow storage can be in the wetland buffer? L. Daley said technically no, but they have the proper storm water management for that on the site. This area is already disturbed and they are improving water for Tucker Brook but he would encourage pushing the snow away from that area.

J. Langdell asked about Building C, the doors will be on the side facing building B, will there be doors on the ends? Mr. Mahar said there will not. T. Finan asked if the Board should continue with the other Conditional Use Permit (CUP) since we are talking about that now? J. Langdell responded yes, with separate votes at the end for each CUP. J. Langdell asked if the current storage materials are commercial or personal property? Mr. Mahar answered it is commercial. Chris Guida noted there is someone on site at all times and the storage buildings are metal. P. Basiliere asked what is the process if the owner decides he wants to store trailers and such? L. Daley it would be brought back in as a change of use for the site plan. J. Langdell asked about the auto repair building versus storage facility parking spaces. Chris Guida read what is required from the plan. J. Langdell asked if there is enough parking on the plan? Mr. Mahar responded in winter it gets a little tight, but it is enough. He will be leaving it gravel, instead of paving it. J. Langdell asked if Mr. Mahar lives on this parcel with the commercial use? Mr. Mahar responded that he does. J. Langdell asked what if Mr. Mahar moves out, would it become something different? L. Daley said it would be for commercial use only. P. Basiliere said if he is no longer living there, is it still Residential? P. Amato said yes, it can be a rental. With the owner living there it is residential with two commercial uses but if he moves it becomes three commercial uses. It would be hard to split the storage use from the other uses.

After discussion, P. Amato moved to grant the Conditional Use Permit relative to section 6.06.6 J. Langdell seconded. All were in favor. Motion passed.

P. Amato asked if the Planning Board can take care of the Conditional Use Permit relative to Section 7.13 without a Special Exception? L. Daley advised that the Planning Board could do a conditional approval based on the outcome of the Special Exception. T. Finan asked if the Planning Board wants to request a pitched roof? L. Daley suggested that the Planning Board make that a condition of approval.

J. Langdell moved to approve the Conditional Use Permit relative to Section 7.13 of the ordinance (for the 3 storage units, related parking and the auto repair 1800sf building addition and parking, drainage and landscaping improvements as discussed) in the Integrated Commercial – Industrial 2 zoning district in the Commercial Community Overlay district and that the Planning Board expects the architecture for the storage units to have a pitched roof; provided the Zoning Special Exception is approved.

3. Other Business: There was no other business discussed this evening.

4. Adjournment. The meeting was adjourned at 7:14 p.m. on a motion made by P. Amato and seconded by J. LaFontaine. All were in favor. Motion passed unanimously.

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

MINUTES OF THE 7/10/19 MEETING WERE APPROVED 7/23/19