

MILFORD PLANNING BOARD MINUTES ~ APPROVED
DECEMBER 19, 2023 Board of Selectmen Meeting Room, 6:30 PM

Members Present:

Janet Langdell, Vice Chairman
Peter Basiliere, Member (via zoom)
Paul Amato, Member
Susan Smith, Alternate
Dave Freel, Selectman's Rep
Andrew Ciardelli, Member
Susan Robinson, Member

Staff:

Terrey Dolan, Director Comm. Development
Darlene Bouffard, Recording Secretary
Andrew Kouropoulos, Videographer

Members Excused:

Doug Knott, Chairman

1. Call to order: Vice Chair Langdell introduced herself and that she will facilitate tonight's meeting in the absence of Mr. Knott. Ms. Langdell called the meeting to order at 6:30 p.m. The Planning Board and staff were introduced, S. Smith, Alternate Planning Board member who will be sitting and voting in the absence of D Knott tonight.

2. Approval of Meeting Minutes: The minutes of November 21, 2023 Planning Board were reviewed. Corrections were identified by Janet Langdell. P. Amato moved to approve the minutes of November 21, 2023 as amended. S. Smith seconded. J. Langdell noted that since Mr. Basiliere is via zoom, a roll call vote is needed: P. Basiliere in favor; S. Robinson in favor; P. Amato; A. Ciardelli in favor; S. Smith in favor; D. Freel in favor, J. Langdell in favor. All were in favor. Motion passed unanimously.

3. Milford Master Plan Update:

It was indicated that in order for the Board of Selectmen to move forward with Resilience Planning and Design LLC, they need to vote to accept the contract for the Master Plan Update in the amount stated in the contract. T. Dolan stated the Planning Board needs to vote to accept the not to exceed price, the Planning Board must take a vote to recommend to the Board of Selectmen for the Wednesday December 27, 2023 meeting. J. Langdell said there had been a meeting with T. Dolan, L. Daley, S. Smith and J. Langdell and Dr. Whitman about having Resilience sharpen their pencils a little bit to see if they could take that amount down a little bit, right now the contract is at \$99,996 out of the \$100,000 that was from the AARPA funds that were approved for this. S. Smith asked if Milford heard back from them? T. Dolan indicated we have not.

D. Freel said he is not in support of this and will vote against this, he does not feel its right that the contract is \$4.00 less than what was approved, they should sharpen their pencils. J. Langdell indicated this is comparable to other communities and is not out of scope, this is for the entire Master Plan, ours is outdated. D. Freel said it would be nice to have more than one bid. T. Dolan explained that this is the second attempt to get bids and they were the only bid. S. Smith indicated comparable-sized towns were looked at and Resilience did provide that data. If the town wants to scale back the project, they can provide a lower price. J. Langdell noted that if it is scaled down, it affects the end result; other communities have been very pleased with Resilience in its entirety. T. Dolan stated the current Master Plan is 8 years old. J. Langdell said there are parts of the current Master Plan that are very outdated going back to 1999 and 2007. P. Amato said he could not find an hourly rate for doing this work. J. Langdell said it can be backed into. There was no further discussion.

S. Smith moved to approve the Resilience Contract Not To Exceed price of \$99,996 for the Master Plan update. S. Robinson seconded. P. Basiliere in favor; S. Robinson in favor; P. Amato opposed; A. Ciardelli in favor; J. Langdell in favor; S. Smith in favor; D. Freel opposed. Motion passed 5/2.

4. Public Hearings:

Case SP#2023-06-Applicant: 30 MS Milford, LLC: Design Review Phase of a proposed 34-Unit (Apartments) Multi-Family Complex (3 living floors), located at 30 Mill Street, Tax Map 25, Lot 95.

Pursuant to both Article IV (Permitting Procedures for Site Plans & Sub Divisions) and Section 4.03 (Design Review) of the Milford Development Regulations, the project applicant has requested a formal Design Review with the Planning Board to discuss potential elements & requirements of a future Major Site Plan Application for the project.

The project site is 9.877 acres in total size, located within both the Commercial "C" Zoning District (Section 5.05 of the Milford Zoning Ordinance) and the Residence "A" Zoning District (Section 5.02 of Milford Zoning Ordinance). All proposed site work shall be contained within the upland portion of the site's Commercial "C" Zoning District lands, along Mill Street.

The single multi-family building is presently proposed to be fifty-two feet (52') in height. Therefore, pursuant to Section 5.08.8.A of the Milford Zoning Ordinance, a future Special Exception shall be required by the ZBA for the applicant to exceed the maximum forty (40') height within the Commercial "C" Zoning District.

Janet Langdell explained this is a Design Review and is an opportunity for the applicant to bring in their idea to have an exchange with the Planning Board to share thoughts about the proposal as it stands now, nothing in this discussion is binding and no decisions will be made. Sam Ingram, representing the applicant, is here on behalf of the applicant for a design review for a 34-unit multi-family building and the associated site improvements, such as access/egress, parking and drainage. The property at 30 Mill Street falls in two different zones, Commercial and Residence A. P. Basiliere asked that the camera be focused on the plan being referenced. Janet indicated it is a Sheet 01 of the packet. S. Ingram continued that the existing building on the property is proposed to be razed. Town sewer and water services this property. The sewer runs all down Mill Street. S. Ingram has addressed the comments from T. Dolan review and can address any of the Board comments tonight. The Conservation Commission memo was forwarded to S. Ingram.

S. Ingram explained the density was derived using the square footage in both zones, reference the illustration in the packets for both zones which produced the 34-unit total. J. Langdell indicated the numbers being presented are different than what was provided in the packets. S. Ingram provided what is in the packets prior to double checking the numbers, which were subsequently fixed; he will need to re-check those numbers. P. Amato asked how can these calculations be done, since multi-family are not allowed in the Res A zone? J. Langdell would like to see case examples in other communities that have allowed this. P. Amato said this type of development was done at the Stone House which had a steep slope on the property which could not be used. All of that unusable property was used in that calculation. P. Amato indicated if this was for 12 units, it would be different, but how can you use the unusable portion of the acreage? J. Langdell would like to get advice on this, from S. Buckley and J. Ratigan because of the two zoning districts and the wetlands that are not usable. S. Ingram said there was no consideration for a split zone in the ordinance.

D. Freel would think the lower density would only be used. J. Langdell thinks this is the only plan she has seen like this. P. Amato asked if they could build 21 SFR on this lot? S. Ingram said they could, there is no stipulation in the zoning ordinance to apply the minimum lot size of 15,000 sf for the Res A zone for the density calculation. The building would all be on the Commercial portion of the lot. P. Amato said if 21 house lots could be engineered on that lot, then that should be presented, to get the five units per acre. D. Freel said that entire back lot cannot be used for anything, it is not buildable. J. Langdell said the 34 units, with 3 stories high would be another exception to the rule (height). P. Basiliere asked how this ended up being in two zones? J. Langdell explained this goes back to the historical use of this lot, it has always been located on the front portion of the lot. The properties to the east and west are Residence A; the abutting properties on Mill Street are Commercial and then Cottage St is also Commercial. S. Ingram said that split

zones are not called out in the ordinance, which is why he addressed the split zones to come up with density. P. Amato asked if the back lot has been flagged for wetlands yet? S. Ingram said the leading edges have been, where the development will be located. That front lot was always a Commercial use. S. Ingram said the density was unresolved at that time. T. Dolan noted that a special exception would be the process for height and he has reached out to Town Counsel for density. S. Ingram said this is just a design review right now. D. Freel said the proposed building is 3-stories with 1000 sf units. The town has been working toward getting more affordable housing, will this be affordable? Right now anything more than one bedroom costs over \$1800 per month. D. Freel also added that M. Fougere came to the Selectmen recently about affordable housing and for towns to allow certain lots to have additional bedrooms. The town should try to allow more affordable housing units. If we allow the density but it is not affordable, it is not helping the situation. P. Amato said the way they are coming up with 34 units is by using land that cannot be used, that does not work for him. J. Langdell said we are not sure of the thinking behind this, is the applicant looking to have affordable housing or to get top dollar? The applicant may decide on a whole different plan after the Design Review. S. Ingram could not answer that.

T. Dolan mentioned sidewalks in his staff report and Milford Conservation commented about the 2014 Pedestrian Connectivity Plan – since 2014 has there been any development of sidewalks in Milford? J. Langdell said there were two major plans on Nashua Street and from Adams Field down Melendy Road, but both failed due to lack of support around funding. Conservation has been working on the trails and they are also part of the connectivity plan. P. Basiliere saw the comment from T. Dolan about the curve on Mill Street, that needs to be addressed and also the method used for the number of units. There does need to be a better way for pedestrians and bikes to navigate Mill Street. S. Ingram would like to see if there are any sidewalk plans for Mill Street. J. Langdell said Peter made a good point – that road is a cut through and she is concerned about the road capacity issue and the curve/blind spot. S. Ingram will review the access plans with DPW and will discuss traffic control as well, but that seems to be an enforcement issue that the property does not add to. The people entering or exiting the parking lot does not add to the speed, it is enforcement of something that will still exist.

P. Basiliere said having slow speed vehicles entering or exiting will definitely impact and make the road more dangerous. J. Langdell said there is potential to look at that road configuration to make the road better. S. Ingram's conversations with DPW will continue about the traffic and sidewalks. J. Langdell said the road is narrow. T. Dolan indicated traffic calming devices might be considered for that road. J. Langdell said there are some additional elements for a sense of community for this project. P. Basiliere agreed, stating internal trails and a dog park are being added to other developments for a sense of community. Until the wetlands are delineated, J. Langdell said we cannot just assume that the wetlands cannot be used.

D. Freel said the architectural renderings make that building look like it does not belong in that neighborhood. It is just a large building. A. Ciardelli said that is for the ZBA to talk about, and has not been approved. J. Langdell said this is a design review so we do need to talk about all of this, the ZBA just makes the decision on height. A. Ciardelli suggested the density be reduced which might allow adding some outdoor areas for the neighborhood to use and not just this massive building. P. Amato suggested looking at a 12-unit building which is allowed in the Commercial zone. S. Smith asked about the parking in the front, which makes it look like a strip mall, she would prefer a Townhouse style instead of a big building of apartments. With 34 units there are two cars per unit, so 68 cars plus visitor parking would be needed. P. Basiliere asked about where the snow will be stored in winter and dumpster location? And will Fire trucks be able to drive completely around the building? The Fire ladder truck must be able to turn around and have rear access. D. Freel asked about water and sewer. T. Dolan said Water Utilities provided input to the plan. S. Ingram will follow up with Jim at Water Utilities. D. Freel asked about storm water? J. Langdell indicated that will be addressed with the stormwater process. P. Basiliere asked if these units will be ADA accessible.

Janet Langdell opened the meeting to the public for comments and questions. Jay Duffy, 491 Nashua Street, grew up in this neighborhood and is shocked that this would even be attempted. It is an extremely wet parcel and Mill Street is very narrow, he cannot see that building on that road so close to the road. J. Duffy trusts the Planning Board but this is just common sense and he does not think this belongs there. T. Dolan said we need to read the abutters into the record.

Janet Langdell realized that the plan was never accepted and noted that for a design review, it must be accepted for review. A. Ciardelli moved to accept the plan for review. S. Smith seconded. P. Basiliere in favor; S. Robinson in favor; P. Amato in favor; A. Ciardelli in favor; J. Langdell in favor; S. Smith in favor; D. Freel in favor. Motion passed. P. Amato moved no potential regional impact. D. Freel seconded. P. Basiliere in favor; S. Robinson in favor; P. Amato in favor; A. Ciardelli in favor; J. Langdell in favor; S. Smith in favor; D. Freel in favor. Motion passed. Abutters were read into the record by D. Bouffard. Meridian and the Town of Milford were abutters present. P. Amato asked if the clock starts now. J. Langdell stated this is only a Design Review, but abutters do get notified. The next step is to get a ZBA application filed and then come in with an application for Site Plan review. S. Ingram requested that the Design Review be continue to the next January meeting (January 17, 2024). S. Smith moved to continue the Design Review to the January 17 Planning Board meeting. P. Amato seconded. P. Basiliere in favor; S. Robinson in favor; P. Amato in favor; A. Ciardelli in favor; J. Langdell in favor; S. Smith in favor; D. Freel in favor. Motion passed.

5. Upcoming Meetings:

1/03/24 – Planning Board Work Session (cancelled)
1/17/24 - Planning Board meeting

6. Adjournment. The meeting was adjourned on a motion made by P. Amato and seconded by A. Ciardelli. P. Basiliere in favor; S. Robinson in favor; P. Amato in favor; A. Ciardelli in favor; J. Langdell in favor; S. Smith in favor; D. Freel in favor. All were in favor.

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

The Planning Board minutes of 12-19-23 were approved 2-6-24