

1 MILFORD PLANNING BOARD MEETING ~ APPROVED
2 August 28, 2018 Board of Selectmen's Meeting Room, 6:30 PM
3

4 **Members Present:**

5 Christopher Beer, Vice Chairman
6 Janet Langdell, Member
7 Tim Finan, Member
8 Paul Amato, Member
9 Susan Robinson, Member
10

Staff:

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

11 **Excused:**

12 Doug Knott, Chairman
13 Kevin Federico, BOS rep
14 Jacob LaFontaine, Alternate member
15 Veeral Bharucha, Alternate member
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19 **1. Call to order:**

20 In Chairman Knott's absence, Vice Chairman Beer called the meeting to order at 6:30 p.m. introductions were
21 made of Board members and staff. Vice Chairman Beer indicated that tonight's meeting has several items on
22 the agenda beginning with meeting minutes of July 24, 2018.
23

24 **2. Review/Approval of Meeting Minutes: July 24, 2018** – J. Langdell requested one correction. J. Langdell
25 moved to approve the meeting minutes of July 24, 2018 as amended. P. Amato seconded. All were in favor.
26 Motion passed unanimously.
27

28 **3. Public Hearings:**

- 29 a. **Burbee Sand & Gravel, 35 North Mason Road, Tax Map 58, Lots 1, 2 and 3.** Major site plan
30 application for an earth and sand removal operation to excavate and regrade approximately 4.7 acres
31 within the residential R district.
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33 Vice Chairman Beer indicated the applicant has requested a continuance to September 25, 2018. J.
34 Langdell asked if that is in writing. L. Daley responded that it is. P. Amato moved to continue this
35 application to the September 25, 2018 Planning Board meeting. J. Langdell seconded. All were in
36 favor. Motion passed unanimously.
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- 38 b. **Ponderosa Holdings, LLC / Datron Dynamics, 119 Emerson Road, Tax Map 48, Lot 32.** Public
39 Hearing for an amendment to the major site plan approved April 4, 1996 to construct a 1,000 square
40 foot storage building with associated site improvements within the Integrated Commercial Industrial
41 zoning district.
42

43 C. Beer indicated this is a new application. J. Langdell move to accept the application for review. T.
44 Finan seconded. All were in favor. Motion passed unanimously. P. Amato moved no regional
45 impact. J. Langdell seconded. All were in favor. Motion passed unanimously. L. Daley read the
46 abutters into the record; those that were present included: Datron Dynamics and Town of Milford.
47 William King, representing Datron, presented the plan for a 1,000 sf storage facility, 25'x40' for
48 storage only of crates and materials, not for manufacturing. This storage building will be located
49 between the existing buildings and within the setbacks.
50

51 J. Langdell asked if there is more work space in the proposed building? Bill King said the space will
52 be used for potential growth and free up some space. J. Langdell asked what impact is there on
53 parking, and is this for the whole site? The plan says there are 54 parking spaces. J. Langdell thinks
54 this will be fine, but the site plan states 50 parking spaces are required. L. Daley explained this is a
55 manufacturing facility and there is office space as well. The reduction of parking spaces will not be
56 impacting the business. Mr. King said there are 30 employees, the most that would increase would be
57 3-4 employees. C. Beer said the site plan should be changed to reflect 54 spaces instead of 50. J.

Langdell said that staff mentioned additional landscaping behind the path, has that been discussed with the applicant? L. Daley said there are some landscaping issues, but nothing along the border with JP Pest. Mr. King provided a photo taken today showing there are trees existing there now. P. Amato feels that what is there is sufficient. J. Langdell agreed. The photo will be added to the Planning Board file. C. Beer opened the meeting to the public for comments or questions. Seeing no comments, he closed the public portion of the meeting.

L. Daley asked about a dumpster. B. King said there is one dumpster used on the site and the dumpster between the two buildings will be used, plus a fence will be added. P. Amato moved to conditionally approve the plan with the number of parking spaces noting any and all revised plans, reports and associated information must be submitted to the Community Development Office. J. Langdell seconded. All were in favor. Motion passed unanimously.

- c. **Hitchiner Manufacturing, Inc. 594 Elm Street, Tax Map 13, Lot 6.** Public Hearing for an amendment to the major site plan approved on May 22, 2018 for the construction of an 85,000 square foot industrial manufacturing building and minor parking improvements to allow the increase of the total impervious area for a cooling tower concrete pad and associated drainage improvements within the Industrial zoning district.

J. Langdell moved to accept the plan for review. S. Robinson seconded. All were in favor. Motion passed unanimously. P. Amato moved no potential regional impact. J. Langdell seconded. All were in favor. Motion passed unanimously. Abutters were read into the record; the following were present: Hitchiner Manufacturing, Anthony Rodrigues, and Earl Blatchford of Hayner Swanson, and the Town of Milford. Mr. Blatchford indicated the Plant 5 water cooling system for the new building has seven cooling towers for the cooling of furnaces. The pad for the cooling towers is on the edge of the pond. The cooling towers on the pad will be 8-9 feet tall. Total height is 13 feet including the pad. The system is called Adiabatic Cooling System. The used water will end up at the wastewater treatment facility. No chemicals are added to the water for cooling. These are quieter than the conventional cooling systems. Anthony Rodrigues said back in May 2018, we were not looking at this system, it came up mid-June 2018. The screening for the adiabatic system will include a 12 foot fence. Mr. Rodrigues asked for questions from attendees.

J. Langdell asked if any of the parking will change. L. Daley said over the past week, he reviewed the amended AoT that was approved, and asked if landscaping will be revised? Mr. Blatchford said any existing trees on the southerly side that need to be removed will be replaced with similar species and quantities. L. Daley asked about snow storage and use of rip-rap. Mr. Blatchford said there was snow storage but the pad expanded so it pushed the storage area east and west accordingly. This the same concept but things were pushed. L. Daley asked about fencing around the cooling towers. Mr. Blatchford explained maybe five feet on the back side of the pad from the paved area which is higher from the service area and projects use into the slope of the detention basin and tapers up the side slope. J. Langdell asked if the plans come in, will they now be called Plant number 5? Mr. Blatchford said they will. There were no other questions. D. Knott opened the hearing to the public. There were no questions. The public hearing was closed.

P. Amato moved to conditionally approve with the noted revisions and the applicant shall submit any/all revised plans, reports and associated information to the Community Development Office for review and approval by the Town and its agents. J. Langdell seconded. All were in favor. Motion passed unanimously. Anthony Rodrigues noted it costs Hitchiner more to put in these cooling towers but costs less to maintain them in the long run.

Anthony Rodrigues and Earl Blatchford were looking for feedback from the Board on the demolition and reconstruction of the GTO building within the same footprint. In 2017, the Gas Turbine Operating (GTO) building was constructed and in 2018 a portion of the building was demolished, part of the roof has been reconstructed. They are looking to demo the original building and construct new space to match what has recently been done. P. Amato asked if that building is self-contained? Mr.

Rodrigues answered they all have underground conduit around the perimeter. S. Robinson asked what guidelines are needed? L. Daley just wants to make sure we are all on the same page. Mr. Rodrigues said currently the building is in the setback, the corner of the other building will be squared off and will go into the setback for which relief will be requested through the ZBA for a special exception. P. Amato thinks both corners should go before the ZBA. J. Langdell said you have already come to the ZBA about the corner and received approval. Mr. Rodrigues said yes we have. Mr. Blatchford asked if the Quantum Hut only require a Building Permit? L. Daley answered if the drainage changes, a site plan is required but if not, just a Building Permit will be needed. Mr. Blatchford said it all ties into the existing drainage. J. Langdell asked about parking. Mr. Rodrigues said it is just reconstruction of an existing building, so parking does not change. P. Amato asked if they will need to go to the ZBA for that corner? L. Daley said for any encroachment further than what is there now, they must go to the ZBA but if they stay within the existing footprint, no site plan is needed. Mr. Blatchford said if the ZBA approves a special exception, does it need to come back to the Planning Board? Mr. Daley said it does not trip a site plan if the special exception is approved. Encroachment into the setback requires a ZBA special exception, if you do not go further into the setback than what it is now, it does not need to come in again with a site plan. No ZBA or Planning Board ruling is required if it is in the same foot print, if it is less than 600 sf.

- d. **Kurt Soucy and NCH Management for the property located at 71 Souhegan Street, Tax Map 26, Lot 73.** Major site plan application to construct two (2) 20' x 40' detached garage buildings and one (1) 20' x 80' garage building with associated site improvements within the Residential A District.

J. Langdell moved to accept this application for review. P. Amato seconded. All were in favor. Motion passed unanimously. P. Amato moved no regional impact. J. Langdell seconded. All were in favor. Motion passed unanimously. The abutters were read into the record; the following abutters were present: Fieldstone Land Consultants and Town of Milford. Nathan Chamberlin, representing Fieldstone, presented the plans, noting that there is a change to the plans before the Board this evening. The question tonight is whether the change is substantive that would require re-notification for abutters or does the Board feel the changes are not substantive and tonight's meeting should proceed? The new plan has the same square footage, but in two buildings instead of three buildings. J. Langdell asked if there is any change to the egress or easement areas? L. Daley said the visitor parking will change but not the egress or easement area. The number of areas within the structures will remain the same, there are eight total parking units within the building. The number of visitor parking spaces might change but the applicant will review that. If the square footage does not change, just the location, J. Langdell feels it will not need re-notification, but that is just her opinion. L. Daley said town property is to the south of this parcel, the visual impact on Souhegan Street will not be large. Consensus of the Planning Board was to proceed with this application tonight and that abutter re-notification is not necessary.

Nate Chamberlin explained this is a multi-family building that is very old with a brick structure, that has been converted to apartments over time. Seven apartments are in the building now. People park wherever they want to currently. Tenants want to store their stuff, the owner wants to build garages for the tenants to store items. This revised plan assists with the traffic flow. Drainage has leaching basins. The foundation of one garage will be built into the hill; the dumpster will be fenced in. There will be four bays in one building with a shed style roof. Fencing will be at the back of the building. The box trailer that is currently on the lot will be removed once this is built. Sheds are currently on town land and will be moved. The common garage stores equipment, which will be moved to one of these new garages. Electricity might be in the buildings but might not be. P. Amato asked if any electricity will be used for community use? The existing garage is used for community use. Nate Chamberlin said it has been there for a long time. L. Daley said a flooring contractor stores the vehicle in the trailer and will be moving it to the common garage.

S. Robinson asked when this property was purchased? N. Chamberlin said it was fairly recent. S. Robinson said it sounds like he is trying to clean up the lot. J. Langdell asked how many units are there? L. Daley answered seven. J. Langdell noted the plan says 7 units but there is also a corner

unit. L. Daley asked if the concern is the commercial storage for the garage? P. Amato said if this is for the tenants, it should not be rented out to contractors. L. Daley said it is in the lease agreements that storage will be provided and this garage would be for their use. J. Langdell said this addition of two garages is for the tenants to use. Nate Chamberlain explained he will add that note on the plan. L. Daley indicated the easement is a correction to what was known, but is the easement actually necessary? Is it a secondary egress to the property? C. Beer said it has a connection to Souhegan Street. L. Daley said it is off Souhegan Street, the easement is the secondary access used by the owners. S. Robinson asked if that is being requested because of the confusion? N. Chamberlain explained the site can function without the easement but for access and safety the easement would be good to have. The driveway actually cuts across Town property which is why there is an easement being requested. P. Amato said the owner could also do a lot line adjustment so that he would own the land being driven on. The Planning Board does not have the authority to tell them to keep using that as a driveway. P. Amato does not see how that driveway being used affects the use. We are not approving the use of that piece, there is no easement so we will not be approving any easement – that is a Board of Selectmen item to approve.

L. Daley asked for additional landscaping on this property along the street side. The storage trailer that is there now should be removed. Nate Chamberlin said it will be removed. L. Daley suggested lighting should be provided on the plan. Mr. Chamberlin responded that he has the lighting noted on the revised plan. L. Daley asked for the dumpster to be out of the setback area, as it is considered a structure. Mr. Chamberlin disagreed, stating the regulations state that the dumpster is not a permanent structure. Dave Palance, Heritage Commission, said this building is on the site of the original Cotton Mill; the style of the existing brick building is identical to the original building and he asked that the owners preserve the look on the Souhegan side. There were no further questions.

C. Beer opened the public hearing. Seeing to comments or questions, he closed the public hearing. There were no further comments or questions from the Board. P. Amato moved to conditionally approve this application – the applicant shall submit any/all revised plans, reports and associated information to the Community Development Office for review and approval by the Town and its agents, the applicant shall remove the crosshatch for the easement and the reference to the easement on the plan and add the note for garage use for residential tenants only. J. Langdell seconded. All were in favor. Motion passed unanimously.

- e. **Salt Creek Properties, 0 Ponemah Hill Road, Map 43, Lot 69.** Minor Subdivision application to subdivide Map 43, Lot 69 into two total lots within the Commercial and Limited Commercial Zoning Districts.

C. Beer indicated this application is complete. J. Langdell moved to accept the application for review. P. Amato seconded. All were in favor. Motion passed unanimously. Abutters were read into the record, the following abutters were present: Salt Creek Properties, Maureen O'Reilly, Sanford Surveying. Earl Sanford. Sanford Surveying representing the applicant, presented the plan. This property is behind Contemporary Chrysler, the road is currently roughed-in. Five acres of the 70 will be subdivide, the existing road that has been used for access would be through Nathaniel Drive which is under construction off South Street and will not connect to Hammond Road. L. Daley said this was also approved by the Planning Board last year as part of the Contemporary Chrysler site plan. Steve Desmarais, Salt Creek Properties, said there is no connection to Hammond Road but there is connection to Contemporary. Earl Sanford said the five acres being subdivided out does have upland, there is no site lay out. A site plan will come to the Planning Board and will address any drainage issues and stormwater management. This is within 25' of the wetland, those issues are down the road. The easement will benefit Contemporary, but he first step is to get this approved as a lot. Steve Desmarais said a building similar to the JP Pest building with primarily office functions and some warehousing will be built on the lot. Vaillancourt Roofing has outgrown its current location and their (roofing) inventory is stored in a two-car garage. He plans to build a nice looking building like JP Pest. P. Amato said tonight we are just talking about the subdivision. C. Beer said for

tonight, we do not need to talk about the subdivision, or any elevations, drainage, etc. that is for the site plan.

C. Beer asked if there were any further questions from the Board. Seeing none, he opened the public hearing. Maureen O'Reilly lives on Ponemah Hill Road and asked what she will be looking at, since JP Pest is almost in her back yard. The distance was shown on GIS by L. Daley to show how far away her home is from this lot. There were no further questions. The public hearing was closed. C. Beer asked for any further questions or comments from the Board. There were none. P. Amato moved to conditionally approve this application with the conditions: the applicants shall submit any/all revised plans, reports and associated information to the Community Development office for review and approval by the town and its agents; any revised easement documents shall be submitted for review and approval by the town; the applicant shall complete the items stated on Sheet 1, frontage and access notes, Not 5 (A-F) of the Plan Set in relation to the construction and acceptance of the proposed roadway; a curb cut approval from the Public Works Department will be required for Map 43, Lot 69-1. T. Finan seconded. All were in favor. Motion passed unanimously.

4. Other Planning Board business:

Doug MacGuire (Dubay Group) and Justin Demontigny, owner, provided an update of the Tonella Road Site Plan and Subdivision. Conditional approval was granted on the town house units, 16 total units. After approval was received, Justin Demontigny wanted to look at the stone structure again. At the time, there was no logical way to maintain the structure. Preserving the structure was looked at, for which there was support, however, based on the layout that was approved, it could not remain. L. Daley looked at the possibility of moving the structure to a more public area such as Fletcher Park. Justin felt like we should move forward with having the stone house relocated to a public area in town, and use that space for a turn around on Tonella road. Doug MacGuire said this is not much of a change from what was originally proposed. The only thing that is different is building a loop to avoid people backing out into Tonella Road. This is an improved safety condition. Drainage will go to the proper pond, which supports the increase in pavement. This can be handled with staff; nothing is changing other than the removal of the stone structure. With the stone structure gone, there will be an area of green space that could be used for community gardens. L. Daley indicated this is a discussion, the drainage will be impacted minimally to go to the pond. This still needs to be vetted by DPW. The landscaping has not changed. It is a dense design but is worth consideration.

P. Amato asked if there is a drop off out the back of the four units or are they still walk-outs? Mr. MacGuire answered they do not have a large back area but will have elevated decks. P. Amato thinks the driveway works much better this way. T. Finan said all the tenants would have use of the green area where the stone house is currently located. P. Amato asked who will move the stone house? L. Daley is looking at resources to move it to a new location. T. Finan asked if it will be put back together or will it be moved intact? L. Daley said hopefully it will be kept intact. J. Langdell asked if this is being talked about with a subcommittee of the Keyes Committee? L. Daley said the Master Plan for that part of the property includes the creation of a half shell of some kind and to keep some of the Milford history is even better.

C. Beer does not think it needs to come to the Planning Board. J. Langdell would like to have a compliance review. Conservation should be able to weigh in on this. S. Robinson asked about wetlands and if J. Langdell is concerned about that. J. Langdell would like to have this change reviewed by F. Elkind, that would allow for full disclosure to the public. D. MacGuire said this is a very minor change since the drainage does not change. It will be fully reviewed by all departments so if there is any concern, it will come to the Planning Board. He would like to expedite this process. If it gets noticed again, everyone will think everything has changed. We did not want any delays if possible. D. MacGuire remembers drainage concerns with the 12 units and the drainage beyond and having units near the downward slope. We have an infiltration pond, the roof drains are being directed to that pond, nothing is really changing, it is shifted to the right, not encroaching the vegetation of the slope, it did shift, but nothing is really changing. P. Amato does not think anything

changes, if F. Elkind has a problem with storm water, they can come back or have them addressed through the review and compliance. P. Amato said if it doesn't meet the stormwater criteria, there won't be a storm water permit issued. J. Langdell would like to have criteria for administrative decisions. P. Amato thinks it was right to have them come in tonight to state their case. If they wanted to make a more substantive change, that would be different. This is a better plan than before and it saves the stone structure.

L. Daley said Hitchiner came in tonight because of the impact to the setback, this plan (with the impact) has not been seen until tonight. T. Finan could not think of any issues, it is better than it was before. S. Robinson said the plan is more pleasing. She is supportive of the use of the stone building. L. Daley will review the revised plan and make sure it meets the requirements. The Planning Board needs to decide if it is an amended site plan. J. Langdell said that is the process, the plans that get filed will be the changed plans. People are able to attend any of those meetings. P. Amato asked if the site plan was signed? L. Daley answered no, it has not been signed. J. Langdell said the plans will be signed with the most up-to-date information. S. Robinson agrees with the plan and that the stone building will be re-purposed. S. Robinson is not inclined to accept an administrative approval on this.

C. Beer moved that this altered plan does not need to come back for an amended site plan review but that if L. Daley finds anything in the plan that he is not comfortable with, that they come back before the Planning Board. T. Finan, P. Amato, C. Beer were in favor, with J. Langdell and S. Robinson opposed. Motion passed 3/2.

The Planning Board needs to review and formalize the process for when plans need to come back for a full review or can be handled through an administrative process.

4. Other Business:

- a. **Community Development Updates** – L. Daley explained that the Town of Milford can only submit one application for the Transport Program. J. Langdell does not understand why this is; L. Daley submitted three letters of intent, after submitting those letters, he found out only one should be submitted per town. P. Amato asked if any have a better chance than others? L. Daley said all there have merit and have been on the CIP since 2011 (Nashua Street improvement project; MMS/MHS sidewalk to Adams Field; Bridge to connect MCAA to the dogpark being created on the Brookstone property. Based on the three items, J. Langdell feels the pedestrian bridge might be favored. L. Daley said all three projects tie into a larger project. Consensus of the Planning Board was to pursue the Nashua Street sidewalk project as a high priority.
- b. **Planning Board Updates** – The Montessori School has been purchased, a concept will soon becoming before the Planning Board. The Reserve Phase III amended plan will also be coming before the Planning Board in September.
- c. Commission/Committee Updates

5. Adjournment: The meeting was adjourned at 9:03 p.m. on a motion made by P. Amato and seconded by T. Finan. All were in favor. Motion passed.

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

MINUTES OF THE 8/28/18 MEETING WERE APPROVED 9/25/18