

1 MILFORD PLANNING BOARD MEETING MINUTES ~ DRAFT

2 May 7, 2019 Board of Selectmen's Meeting Room, 6:30 PM

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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
11 Laura Dudziak, Selectmen's Rep.

Staff:

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

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13 **Excused:**

14 Doug Knott, Chairman

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18 **1. Call to order:**

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

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24 **2. Public Hearing(s):**

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

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

41
42 K. Anderson asked if there were any questions or comments. P. Amato said the plan provided in the
43 packet does not identify the type of lights. K. Anderson said he will add the details and specs on the
44 plans. S. Robinson asked if the shrubs on the plan already exist. K. Anderson responded they do and
45 other shrubs will be added as well. P. Amato asked if on the north side, the trees are new? Kevin
46 answered they are new. T. Finan said there are 7 new trees. Kevin added that the trees are 6' and a
47 new location of the new tree will be determined once we are in there working. P. Amato said the
48 building will have vinyl siding, but asked if a band of a darker color could be added to the tan to
49 break up the size of that wall? It is a big blank wall. Kevin Anderson said it is a tall building and he
50 understands trying to break up the size but it is really close to the existing building. P. Amato asked
51 if the long wall comes close to the overhang. G. Tanguay responded the siding will come up pretty
52 close to the height of the existing building. P. Amato said it would not cost any more to have the
53 second color. G. Tanguay said people will not see that from the road, it is a 2 story home. L. Daley
54 asked for him to point out on the plan where the new structure will show. G. Tanguay understands
55 breaking up the size with the color. L. Daley asked about seeing it when coming from the north?
56 Gerry pointed out where it might show, but it is pretty much hidden. When a vehicle pulls in the

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

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

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

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

79
80 NRPC has suggested that a park and ride sponsor might be an option. J. Langdell feels a Park & Ride
81 might be a challenge in Milford. L. Daley said once this committee is formed, it will move quickly; a
82 couple members might want to volunteer for this. T. Finan, P. Amato and S. Robinson all
83 volunteered. P. Amato also added there are business owners on the oval and property owners on the
84 oval. On the oval, a business does not need to maintain any kind of parking area, business owners
85 might see that as an advantage. L. Daley has been in contact with the bank manager about the large
86 parking lot (TD Bank) and the possible use of it. The town must look at different opportunities, we
87 might have a mixed use of available parking and what opportunities are available. L. Dudziak said
88 the library disagrees with the feeling that the Library parking lot is underused. L. Daley said the
89 feeling of the Library staff is that they are working so hard on getting the Library renovated that they
90 do not want to talk about another aspect of it such as the parking lot.

91
92 J. Langdell said that might be something that could actually be a positive for advertising the Library
93 renovation for voters. L. Daley said we might want to look into new businesses to add to a fund for
94 parking in the downtown area. P. Amato is proposing homeowners, businesses and residents all gain
95 from a busy oval. P. Amato received a letter from the Library Director that when the Library is
96 closed, the patrons going to Greenleaf are allowed to park there. J. Langdell said another idea is to
97 utilize the elementary school near the oval for parking when school is not in session. P. Amato said
98 parking garages cost a lot of money. There are properties around the oval that could be purchased
99 and made into parking lots and the cost would be far less than a parking garage. J. Langdell asked if
100 the gas station at the corner of Clinton and South Streets has contamination and she wonders why
101 nobody wants to buy it, even at auction. L. Daley said the gas station at Clinton and Nashua streets
102 has gas pumps and the current owner wants to expand the building to have a drive through for coffee.
103 S. Robinson said the ideal situation for a gas station is to remove the tanks and make them into a
104 different use. The BP station is being used for car repairs but not gas. The current owner wants to re-
105 open it with a convenience store.

106

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

119 **3. Public Meeting:**

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

121 **4. Other Business:**

122 a. **Community Development Update** – P. Amato asked about the “rock pile” on the Fletcher site. L. Daley
123 said the plan was approved today, and construction will start next week on the granite stage/hatch shell with
124 canvas roof. Two people are working to design what it will look like. In the winter, the fabric roof will be
125 removed and electric power will be brought to the stage. This has been discussed with the EPA, drainage
126 improvements must be made in order to connect electricity to the stone structure. The cap has 18-24” at the top
127 and is pretty consistent in the lay out. We have to construct a foundation inside the area where the stage will be.
128 On the right hand side of the area, the cap has 6” of cover. P. Amato asked if there is any issue with pollution
129 when sitting in that area? L. Daley said the pollution has been cleaned up and contained. In 8-10 weeks, the town
130 should see a new structure out there. T. Finan suggested having that process videotaped. J. Langdell asked if
131 anything was done (videotaped or documented) when the stone house was taken down. L. Daley is not sure what
132 was done by the Heritage Commission. This property was a superfund site and is now being turned into a great
133 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
134 member of the Demontigny family and those that assisted in the effort be identified for their efforts. L. Daley
135 would like to see a history of that stone and the stone house to be part of the site. J. Langdell suggested looking
136 into the QR Code and what the status of that project has become, that needs to be part of the town – right now the
137 QR codes are not working. L. Daley asked if any members might be interested in helping with the interview
138 process for the Town Planner. P. Amato has offered to be part of that process.

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

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

143 c. Commissions / Committee Update

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

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Date: _____

Signature of the Chairperson/Vice-Chairperson: _____

MINUTES OF THE _____ MEETING WERE APPROVED _____