

1 MILFORD PLANNING BOARD WORK SESSION MINUTES ~ DRAFT

2 July 10, 2019 Milford Town Hall, 3<sup>th</sup> Floor Banquet Hall, 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

**Staff:**

Lincoln Daley, Director Community Development  
Kellie Shamel, Planner  
Darlene Bouffard, Recording Secretary  
Hazan Soucy, Videographer

11  
12 **Excused:**

13 Doug Knott, Chairman  
14 Laura Dudziak, Selectmen's Rep

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18 **1. Call to order:**

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

25  
26 **2. Public Hearing:**

27  
28 **a. William T. Mahar, Tax Map 7 Lot 25, 19 Perry Road.** Conditional Use Permit Application  
29 pursuant to Section 7.13 of the Zoning Ordinance to construct three (3) self-storage buildings  
30 totaling 9,500 sf, an 1,800 square foot building addition and related parking, landscaping, and  
31 drainage improvements within the Integrated Commercial – Industrial 2 Zoning District and the  
32 Commerce Community Overlay District. In addition, Conditional Use Permit application  
33 pursuant to Section 6.06.6.F seeking relief from Section 6.06.6 Administration the administrative  
34 process and application requirements for submitting a Master Regulating Plan.

35  
36 Tim Finan indicated there are two applications this evening, both are complete according to staff.  
37 J. Langdell moved to accept both applications. P. Amato seconded. All were in favor. Motion  
38 passed. P. Amato moved there is no potential regional impact for either application. J. Langdell  
39 seconded the motion. All were in favor. Motion passed. Abutters were read into the record.  
40 There were 3 abutters present including Fieldstone Land Consultants, William Mahar and the  
41 Town of Milford.

42  
43 L. Daley explained the intent for the Commerce Overlay District was actually developed for  
44 large industry and the first stage of that is to develop a document after the applications of a  
45 certain size are reviewed by a committee. In this case, we are looking at an application for an  
46 ongoing business for an addition to the business on the property. The Board is looking to forego  
47 the additional step in the regulation that could include traffic analysis and instead handle this  
48 with a broad brush approach of the overall project. This is a single property that is already  
49 developed and the ordinance is to allow for relief for the Planning Board to waive certain  
50 aspects. L. Daley feels it is prudent for the planning Board to waive certain areas of the  
51 requirements. This project is under 6,500 square feet of commercial/industrial use. Normally  
52 the Expedited Review Committee (ERC) would continue the full site plan process which would  
53 add another meeting during the day for staff and Planning Board members. J. Langdell said the  
54 ERC is only pertinent to this overlay district. It is part of the zoning ordinance and was created

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

59  
60 P. Basiliere arrived at 6:15 p.m., T. Finan noted that as an Alternate, Pete will sit in and vote in  
61 the absence of D. Knott.

62  
63 Chris Guida of Fieldstone, representing the applicant, explained this is a unique situation and  
64 will rely on his notes to go through this process. The applicant is seeking a waiver for 6.06.6.  
65 Chris Guida has reviewed the application and noted nothing is being changed, the existing  
66 landscaping and plantings are there and will be maintained; T. Finan stated for now the Board is  
67 only discussing the second request. Chris Guida indicated this overlay use does allow for safe  
68 pedestrian travel and emergency vehicles that are there now. The architecture is what is there  
69 now and they are proposing additional plantings and buffering that meet the local requirements  
70 and they are looking to make significant drainage improvements. This application does not  
71 negatively affect the neighboring properties and it should have a positive impact. This provides  
72 enhancement and a positive environmental impact and will improve the overall management of  
73 water on the site.

74  
75 Currently the Tucker Brook buffer is impacted, and this proposal will remedy this to help retain  
76 vegetative matter to the area to the edge of the stream. T. Finan asked for questions from the  
77 Board. P. Basiliere asked if this will be like the self-storage buildings at Ciardelli's? Will they  
78 be seen and the design should be consistent. T. Finan asked if they are even visible from the  
79 bypass? Chris Guida said they will not be visible. P. Amato said a lot of time was spent on  
80 developing the overlay district and it was really meant for different developments than this, he  
81 does not see that type of development coming any time soon. J. Langdell said at the time there  
82 was a proposal on the table for that type of development and the Planning Board took the time to  
83 finish that section of the ordinance.

84  
85 Chris Guida noted this is right at the edge, there is a similar use right across the street. P. Amato  
86 said Perry Road was going to be the entrance to the Brox property; it makes sense. There were  
87 no further questions or comments from the Planning Board, therefore T. Finan opened the public  
88 meeting. There were no public questions or comments. T. Finan closed the public hearing.

89  
90 L. Daley asked if the staff comments and conservation commission comments could be  
91 reviewed, noting the development is oriented towards Tucker Brook, asking what alternate routes  
92 were considered when determining to locate the detention basin on the southern side of the  
93 property and orienting the buildings differently? Chris Guida said the property is limited and  
94 Tucker Brook does transect the property. The property is in active use. The wetland delineation  
95 was done at the top of the highest bank. The engineers took the most conservative approach; the  
96 edge is 20' down the bank. The property naturally slopes toward the brook. The detention basin  
97 will be dry and above the seasonal water table and have grass, it is a dry basin. It is a natural  
98 way to protect the wetlands, the buffer is impacted and cannot function the way it should. L.  
99 Daley noted the area is already disturbed, is the installation of the best plantings planned to  
100 improve the function of that area? Chris Guida said yes, it goes into the catch basins based on  
101 staff comments. If anything gets there from the pavement, it will get treated. 99% of stormwater  
102 will go into the storm basin and be infiltrated. It is more to utilize that area and restore the buffer  
103 with vegetation. L. Daley said the concept for this plan is 3 storage units and an addition onto  
104 the existing auto repair building. Chris Guida did not have anything on that. Mr. Mahar said it  
105 will be an additional six door storage building and office space. L. Daley said the conceptual

106 plans provided were okay, the building structures need more details and a slanted roof. Chris  
107 Guida said he could do that on the storage buildings.  
108

109 P. Amato would like to see how it will look. Mr. Mahar would like to follow the roofline of the  
110 existing building. L. Daley said that was not provided in tonight's packet; one structure will be  
111 removed from the site. Mr. Mahar said that is correct and the new building will be the same  
112 pitch as has the existing one. P. Amato asked if the driveway to the storage units will be on the  
113 right hand side? Chris Guida said yes and there will be some plantings along the driveway. J.  
114 Langdell asked if storage of vehicles and campers at the back of the property will continue  
115 during construction and will storage of those types of vehicles be part of the business? Chris  
116 Guida said that parking would be strictly for the phasing during construction – the outside  
117 vehicle storage will cease once construction is complete. The construction phases were  
118 discussed briefly, noting Building B would be the first one built. L. Daley said by stating the  
119 outside storage will go away after construction is complete, that means if you decide you want  
120 outside storage in the future, you would need to amend the site plan. J. Langdell if this is built to  
121 the specifications, it is pretty intense for a 1.2 acre lot when half of the lot cannot be used. P.  
122 Amato asked if the notes will be updated to state which one will be built first? L. Daley said  
123 there are a number of trailers on the back part of this property and that should be part of the  
124 phasing – to identify when they will be removed.  
125

126 J. Langdell asked if the ordinance spells out that vehicles should not be stored in the storage  
127 facilities? L. Daley responded no hazardous materials should be stored in storage units. P.  
128 Basiliere asked about snow storage, is that in the wetland buffer? Chris Guida said it is and it is  
129 in the infiltration area so that is designed as a buffer so that it is treated prior to going into the  
130 wetland. There will be a "no salt" note on the plan, salt will be limited to the pedestrian traffic.  
131 P. Basiliere asked if snow storage can be in the wetland buffer? L. Daley said technically no, but  
132 they have the proper storm water management for that on the site. This area is already disturbed  
133 and they are improving water for Tucker Brook but he would encourage pushing the snow away  
134 from that area.  
135

136 J. Langdell asked about Building C, the doors will be on the side facing building B, will there be  
137 doors on the ends? Mr. Mahar said there will not. T. Finan asked if the Board should continue  
138 with the other Conditional Use Permit (CUP) since we are talking about that now? J. Langdell  
139 responded yes, with separate votes at the end for each CUP. J. Langdell asked if the current  
140 storage materials are commercial or personal property? Mr. Mahar answered it is commercial.  
141 Chris Guida noted there is someone on site at all times and the storage buildings are metal. P.  
142 Basiliere asked what is the process if the owner decides he wants to store trailers and such? L.  
143 Daley it would be brought back in as a change of use for the site plan. J. Langdell asked about  
144 the auto repair building versus storage facility parking spaces. Chris Guida read what is required  
145 from the plan. J. Langdell asked if there is enough parking on the plan? Mr. Mahar responded in  
146 winter it gets a little tight, but is enough. He will be leaving it gravel, instead of paving it. J.  
147 Langdell asked if Mr. Mahar lives on this parcel with the commercial use? Mr. Mahar responded  
148 that he does. J. Langdell asked what if Mr. Mahar moves out, would it become something  
149 different? L. Daley said it would be for commercial use only. P. Basiliere said if he is no longer  
150 living there, is it still residential? P. Amato said yes, it can be a rental. With the owner living  
151 there it is residential with two commercial uses but if he moves it becomes three commercial  
152 uses. It would be hard to split the storage use from the other uses.  
153

154 After discussion, P. Amato moved to grant the Conditional Use Permit relative to section 6.06.6.  
155 J. Langdell seconded. All were in favor. Motion passed.  
156

157 P. Amato asked if the Planning Board can take care of the Conditional Use Permit relative to  
158 Section 7.13 without a Special Exception? L. Daley advised that the Planning Board could do a  
159 conditional approval based on the outcome of the Special Exception. T. Finan asked if the  
160 Planning Board wants to request a pitched roof? L. Daley suggested that the Planning Board  
161 make that a condition of approval.  
162

163 J. Langdell moved to approve the Conditional Use Permit relative to section 7.13 of the  
164 ordinance (for the 3 storage units, related parking and the auto repair 1800sf building addition  
165 and parking, drainage and landscaping improvements as discussed) in the Integrated Commercial  
166 – Industrial 2 zoning district in the Commercial Community Overlay district and that the  
167 Planning Board expects the architecture for the storage units to have a pitched roof; provided the  
168 Zoning Special Exception is approved.  
169

170 **3. Other Business:** There was no other business discussed this evening.  
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172 **4. Adjournment.** The meeting was adjourned at 7:14 p.m. on a motion made by P. Amato and  
173 seconded by J. LaFontaine. All were in favor. Motion passed unanimously.  
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176  
177 \_\_\_\_\_ Date: \_\_\_\_\_

178 Signature of the Chairperson/Vice-Chairperson:  
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180  
181 **MINUTES OF THE \_\_\_\_ MEETING WERE APPROVED** \_\_\_\_\_