

1 MILFORD PLANNING BOARD WORK SESSION MINUTES ~ DRAFT
2 DECEMBER 6, 2022 Board of Selectmen Meeting Room, 6:30 PM
3

4 **Members Present:**

5 Doug Knott, Chairman
6 Janet Langdell, Vice Chair
7 Tim Finan, Selectmen’s Rep
8 Elaine Cohen, Member
9 Pete Basiliere, Member
10 Susan Smith, Alternate Member
11 Susan Robinson, Member
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Staff:

Terrey Dolan, Town Planner
Lincoln Daley, Community Dev. Director

13 **Staff Excused:**

14 Paul Amato, Member
15 Darlene Bouffard, Recording Secretary
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18 **1. Call to order:** Chairman Knott called the meeting to order at 6:27 p.m. indicating that tonight is a Work
19 Session of the Planning Board, staff were introduced by D. Knott and the meeting was turned over to L.
20 Daley, Community Development Director.
21

22 **2. Work Session Items:**

23
24 Industrial ‘I’ Zoning District – Reduction of Open Space Requirements. L. Daley was approached
25 by a local Industrial Property Manager, requesting the Town to provide relief to Industrial Zones
26 for the Open Space requirements identified in the town ordinance. L. Daley presented various
27 zoning categories. After having T. Dolan research surrounding community zoning categories, it
28 was found that Milford is in line with most others. It was noted that Hendrix Wire & Cable is now
29 known as Marmon Utilities.
30

31 Projects proposing less than 30% open space currently requires a variance from the ZBA. The
32 consensus of the Board was to give no setback reduction to industrial sites abutting residential
33 areas. Issues to consider are site location, noise impacts, abutting properties. This could be looked
34 at later in 2023 for potential warrant article amendments in a future year.
35

36 There were discussions regarding the Town of Amherst competing with Milford for industrial
37 merchants and providing industrial lands. The Planning Board all agree there needs to be additional
38 notice given for Milford projects coming down the line. The Master Plan survey results will be
39 reviewed at the next Planning Board meeting December 20, spearheaded by Camille Pattison.
40

41 **3. Upcoming Meetings:**

42 *12/20/22 – Planning Board meeting*
43 *1/3/23 – Planning Board Work Session*
44

45 **4. Adjournment.** The meeting was adjourned at 7:38 p.m. on a motion made by T. Finan and seconded by J.
46 Langdell. All were in favor. Motion passed unanimously.
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48

49
50 _____ Date: _____
51 Signature of the Chairperson/Vice-Chairperson:
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53 The Planning Board minutes of 12-06-22 were approved _____