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4 **Members Present:**

5 Tim Finan, Vice Chairman
6 Janet Langdell, Member
7 Pete Basiliere, Member
8 Elaine Cohen, Alternate Member
9 Paul Amato, Member (via zoom)
10 Dave Freel, Selectmen's Rep

Staff:

Jason Cleghorn, Town Planner
Darlene Bouffard, Recording Secretary

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12 **Excused:**

13 Doug Knott, Chairman
14 Susan Robinson, Member

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16 This meeting was conducted pursuant to the State of New Hampshire Emergency Order #12 pursuant to
17 Executive Order 2020-04. As such, the meeting was conducted in person and on zoom.

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19 **1. Call to order:** In the absence of Chairman Knott, Vice Chairman Finan stepped up as Chairman calling
20 the meeting to order at 6:30 p.m. indicating that tonight is for the second public hearing of the four
21 proposed zoning amendments and the meeting is being recorded but is not live. T. Finan asked that E.
22 Cohen vote in the absence of S. Robinson. Planning Board members and staff were introduced by T.
23 Finan who noted that Paul Amato is in attendance via Zoom. T. Finan indicated that all four of
24 tonight's proposed zoning ordinance amendments have been heard at the first public hearings
25 and tonight is the second public hearing for all four amendments being proposed.

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27 **2. Public Hearing:**

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29 a. **Amend Milford Zoning Ordinance Article VII, Sections 7.11.3 Definitions, 7.11.4.A**
30 **Table of Uses and B. Specific Solar System Requirements and Exceptions by adding**
31 **a requirement for a Conditional Use Permit for ground mounted Residential Solar**
32 **Systems located in the Residential A, B, R zoning districts that exceed a maximum**
33 **seven-hundred fifty (750) square feet and regulating the placement of ground**
34 **mounted units within properties.**

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36 T. Finan said that the first public hearing for this amendment was held on January 4,
37 2022. J. Cleghorn said that the requested changes were made and read into the record,
38 followed by the actual ballot language being read by T. Finan. T. Finan asked if Town
39 Planner J. Cleghorn had anything to add. J. Cleghorn explained what had been changed
40 in a couple of places (per the Planning Board request). T. Finan suggested instead of
41 having A,B,R zones, to instead differentiate them by changing it to A, B & R zones. J.
42 Langdell asked what is the source of this amendment being brought forward? J.
43 Cleghorn explained the changes are because of the changes in technology and also
44 because of permits that have come forward to the department, so the inspectors requested
45 streamlining the ordinances to make them consistent for use for a Single Family
46 Residence. T. Finan asked for any further Board comments. There were none.

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48 T. Finan opened the public hearing, asking for abutters or interested parties to comment
49 or ask questions. Seeing none, T. Finan closed the public hearing. J. Langdell moved to
50 place the Solar Systems Amended ordinance on the ballot as amended. P. Basiliere
51 seconded. Roll call vote: P. Amato yes; P. Basiliere yes; J. Langdell yes; E. Cohen yes,
52 D. Freel yes; T. Finan yes. All were in favor. Motion passed.
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- b. **Amend Milford Zoning Ordinance, Article VI, Wetland Conservation District to refer to current and correct references in state laws and regulations, and make changes to Section 6.02.5(B) Accepted Uses-Buffer Zones to identify and expand certain uses that would be allowed within wetland buffer areas.**

T. Finan said that the first public hearing for this amendment was held on January 4, 2022. J. Cleghorn said that the requested changes were made and read into the record. T. Finan asked if J. Cleghorn had anything to add. J. Cleghorn explained that these changes are being proposed based the Milford Conservation Commission (MCC) bringing forward changes that have been made to the State regulations and environmental regulations that have been renumbered or changed.

T. Finan reviewed the substantive changes and read the ballot language as written which will appear on the ballot for voters. P. Basiliere asked that the subsets be consistent with lettering or numbering. T. Finan opened the public hearing for abutters and interested parties to comment or ask questions. Seeing none, T. Finan closed the public hearing.

J. Langdell moved that this proposed amendment be placed on the ballot as presented. P. Basiliere seconded. Roll call vote: J. Langdell yes; P. Basiliere; P. Amato yes; E. Cohen yes; D. Freel yes; T. Finan. All were in favor. Motion passed.

- c. **Amend Article III – Zoning Map, Section 3.01.0 Districts to change the designated zoning from Integrated Commercial-Industrial (ICI) to Residential “B” for the properties identified as Milford Tax Map 11, Lots 13, 14, 14-1, 15, 16, 17, 18, 19, 20, 21, and 22.**

T. Finan asked that Town Planner J. Cleghorn explain what this change is for. J. Cleghorn indicated that through discussions with the Planning Board, it was found the lots identified are more usable as Residential B zone than Integrated Commercial-Industrial zone. T. Finan asked about the staff memo which states 11 lots, but he counts only 10, is that correct? J. Cleghorn said the ballot and its explanation should list Lot 14-1 and he will correct that.

T. Finan read the ballot language and asked if members have any questions? There were no questions, other than the correction to add Lot 14-1. T. Finan opened the hearing to the public for abutters and interested parties to comment or ask questions. Seeing none, T. Finan closed the public hearing and noted that there were no people in the audience or on Zoom other than Planning Board member P. Amato. J. Langdell moved to place the amended zoning map Ordinance amendment on the March ballot. P. Basiliere seconded. Roll call vote: P. Amato yes; P. Basiliere yes, J. Langdell yes, E. Cohen yes, D. Freel yes; T. Finan yes. All were in favor. Motion passed.

- d. **Amend Article IV, Definitions and Article V, 5.04.1 Acceptable Uses and add new section Article V, Section 5.04.8 Estate Lots to Include an Estate Lot as a permitted use on a lot ten (10) acres or more in the Residential “R” Zoning District.**

T. Finan asked that J. Cleghorn explain what these changes are for. J. Cleghorn explained that since the last Planning Board meeting, he has added “greater than or equal to 10 acres” as an Estate Lot. All members concurred. J. Langdell asked why this ordinance has come before the Planning Board for review. J. Cleghorn explained in order to allow property owners of large lots, this will allow some flexibility to owners to have additional structures on their lot and would allow them to have a maximum of 3

105 additional dwellings provided they meet the requirements of the ordinance. There have
106 been some requests for this type of change.

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108 T. Finan explained this is the second public hearing on this ordinance. T. Finan read the
109 ballot question and asked for comments or questions from the Board. D. Freel said the
110 owner does not have to be one person, it could be an entity such as a Trust with Trustees
111 and as long as a Trustee is living there it should be fine. J. Cleghorn agreed with the
112 statement. D. Freel said only one of the Trustees must live there, but who is going to
113 track that? J. Langdell said if a Trustee sells their interest in the property, then the parcel
114 would have to be subdivided. J. Cleghorn said he does not anticipate a number of these
115 lots. J. Langdell said if the individual or Trustee is not living on the property, then they
116 would be in violation of the ordinance and would need to get the property subdivided.

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118 T. Finan opened the hearing to the public for comments or questions. There were no
119 people in the audience nor on Zoom. T. Finan closed the public hearing. J. Langdell
120 moved to place this Estate Lot ordinance on the warrant with the proper language being
121 added as discussed. P. Basiliere seconded. Roll call vote: P. Amato yes; J. Langell yes;
122 P. Basiliere yes; D. Freel yes; E. Cohen yes; T. Finan yes. All were in favor. Motion
123 passed.

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125 **3. Other Business:** J. Cleghorn explained that because the other regulations being amended are not
126 bound by the Warrant Article deadlines, they were not included in tonight's notice and will be
127 reviewed at the next Work Session February 1, 2022. On February 15 there is one subdivision
128 case for Lorden Plaza, which is being seen by the ZBA on January 20, 2022. This is J.
129 Cleghorn's first time through the zoning amendment process with required notices etc., after all
130 of these are finished with the Planning Board, he would like to discuss it with the Planning Board
131 so that next year he understands going forward. He would also like to talk with them about 2022
132 Planning Board goals. J. Langdell asked what the Planning Board goals for 2021 were and use
133 that as the basis for 2022 and have a more detailed discussion in March.

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135 **4. Meeting Minutes:** December 21, 2021

136 J. Langdell requested corrections to the minutes, members concurred. P. Basiliere moved to
137 approve the minutes of December 21, 2021 as amended. E. Cohen seconded. Roll call vote: P.
138 Basiliere yes, J. Langdell yes; D. Freel yes, E. Cohen yes, T. Finan yes. P. Amato abstained.
139 Motion passed.

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141 **5. Upcoming Meetings:**

142 2/1/22 – Work Session
143 2/15/22 – Regular Meeting

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145 **6. Adjournment.** The meeting was adjourned at 7:05 p.m. on a motion made by P. Basiliere and seconded
146 by E. Cohen. All were in favor. Motion passed unanimously.

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