

MILFORD PLANNING BOARD PUBLIC HEARING  
October 25, 2016 Board of Selectmen's Meeting Room, 6:30 PM

**Members Present:**

Christopher Beer, Chairman  
Paul Amato  
Tim Finan  
Doug Knott  
Janet Langdell  
Susan Robinson  
Kevin Federico, BOS representative

**Staff:**

Lincoln Daley, Comm. Dev. Director  
Shirley Wilson, Recording Secretary  
Mitchell Hemmer, Videographer

**Excused:**

Jacob Lafontaine, Alternate

**MINUTES:**

1. Approval of minutes from 7/14/16 and 9/27/16.

**PUBLIC HEARING:**

**2. Milford Master Plan, Chapter 8: Recreation Chapter**

In accordance with NH RSA: 675:7 the Planning Board will conduct a public hearing to present, discuss, and adopt a new Recreation Chapter of the Master Plan.

**3. 2017-2022 Milford Capital Improvements Program (CIP) Plan**

In accordance with NH RSA: 675:7 the Planning Board will conduct a public hearing to present, discuss, and adopt the 2017-2022 Capital Improvements Program (CIP).

**NEW BUSINESS:**

4. **Leonard A. Golden, et al/ Wilfred J. Piekarski Revocable Trust / Marilyn J. Piekarski Revocable Trust – Osgood and Mason Roads – Map 42, Lots 50-1, 50-2 & 55.** Public Hearing for a lot line adjustment involving three (3) existing lots in the Residence R District.

Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the ground rules for the public hearing.

**MINUTES:**

P. Amato made a motion to approve the minutes from the July 14, 2016 public hearing. K. Federico seconded and all in favor. Motion carried unanimously; 5-0-0.

S. Robinson arrived.

J. Langdell made a motion to approve the minutes of September 27, 2016 with the amendment that Kevin Federico be listed as excused. D. Knott seconded. P. Amato and K. Federico abstained and all else in favor. Motion carried; 4-0-2.

J. Langdell made a motion to move the lot line adjustment application ahead of the public hearings. S. Robinson seconded and all in favor. Motion carried; 6-0-0.

**Leonard A. Golden, et al/ Wilfred J. Piekarski Revocable Trust / Marilyn J. Piekarski Revocable Trust – Osgood and Mason Roads – Map 42, Lots 50-1, 50-2 & 55.** Public Hearing for a lot line adjustment involving three (3) existing lots in the Residence R District.

P. Amato recused himself.

C. Beer read the notice into the record and stated that the application was complete, per the staff memo. D. Knott made a motion to accept the application. K. Federico seconded and all in favor; motion carried 5-0-0. J. Langdell made a motion that this application did not pose potential regional impact. S. Robinson seconded and all in favor. S. Wilson read the abutters list into the record.

*Abutters present:*

*Paul Amato for the Amato Family Trust, Mason Rd*

*Peter Smith for Geraldine Smith Trust, Osgood Rd*

Chairman Beer recognized:

Rob Degan, Monadnock Survey, Inc.

Matt Piekarski, representing Marilyn and Wilfred Piekarski

R. Degan presented plans dated 10/25/16 and explained that the proposed adjustments will address some of the existing encroachments. When the original subdivision was done in 1998-1999, all the lots were in the Piekarski family so it didn't matter that the lawn from 50/1 encroached lot 55 and the property line between 50/1 and 50/2 is very close to the house on 50/2. The adjustments will give all the lots more breathing room. He explained the configuration for the existing and proposed lines and stated that access to lot 42/55 will not change and will still come in from Osgood Rd. An additional easement will also be needed.

Chairman Beer opened the meeting for public comment; there being none, the public portion of the meeting was closed.

J. Langdell made a motion to grant approval of the application, as all staff recommendations from the memo dated 10/20/16 have been added to the current plan. K. Federico seconded and all in favor; motion carried 5-0-0.

P. Amato returned to the Board.

**2017-2022 Milford Capital Improvements Program (CIP) Plan**

In accordance with NH RSA: 675:7 the Planning Board will conduct a public hearing to present, discuss, and adopt the 2017-2022 Capital Improvements Program (CIP).

L. Daley explained that although this public hearing was noticed, the CIP Advisory Committee will meet again this Thursday to finalize the draft report. A brief discussion on the internal process followed.

11/1/16 - Present the draft plan to the Planning Board for comment and input.

11/14/16 - Present to the Board of Selectmen.

11/22/16 - Come back to the Planning Board to continue the public hearing.

K. Federico made a motion to continue the public hearing to 11/22/16. D. Knott seconded and all in favor. Motion carried unanimously; 7-0-0.

T. Finan arrived.

### **Milford Master Plan, Chapter 8: Recreation Chapter**

In accordance with NH RSA: 675:7 the Planning Board will conduct a public hearing to present, discuss, and adopt a new Recreation Chapter of the Master Plan.

Chairman Beer read the notice into the record.

Chairman Beer recognized:

Lincoln Daley, Community Development Director

Arene Berry, Recreation Director

L. Daley stated that this chapter was last before the Board in April; Arene and Bill Parker have since made the changes (in yellow) based on the recommendations discussed. The Board can review the document tonight and may provide changes for staff to update and the public hearing can be continued to a different date.

J. Langdell noted that this document is based on work done by the original committee in 2011-2013 and we are now in 2016. There is also another committee working diligently on the expansion of the Keyes Memorial Park.

Board suggested revisions:

#### **Section I**

- Add a paragraph on how this chapter was constructed and who did the work.

#### **Section III, primary Milford Recreation Facilities and Recommendations for Facility Use and Improvements**

- Page 3: The terms “Active recreation” and “Passive recreation” are defined very well in the first part of the changes but the paragraph is very wordy and the additional definitions from other communities make the section unclear.
- Page 4: Paragraph 2 references the over use of fields; add a recommendation for idling, at least in level 3 in turf management recommendations.
- Clarify the names of fields and parks; bring the document up to date throughout.
  - **Arthur L. Keyes Memorial Park (Keyes Field)/Keyes Memorial Park**
  - **Kaley Park/General Frank E Kaley Park**
  - **Brox Recreational Fields / Heron Pond Fields**

There was discussion about an effort to separate the Brox name from the first phase of the fields. K. Federico said there has been no renaming conversation at the Board level. The Brox Corporation no longer owns the land and the name Milford Community Lands has also been thrown out there but reiterated that there is nothing official yet. He can inquire about the renaming process with the Selectmen.
- Clarify ownership naming:

Page 9: The Milford Hospital Association is appropriate within the context of paragraph 2, but it and the Souhegan Nursing Association, Inc. name is misleading although still active, it is actually owned by St. Joseph’s Hospital. It was agreed to change throughout the document.
- There was a brief discussion on the use of *should* which resulted in leaving all occurrences in the document.

- Page 11: The former police station was also previously used as offices, a restaurant and a motel, so that sentence should read “From ?? to 2006 589 Elm St.....” and remove Until.
- Page 16: J. Langdell can provide additional information on the Dr. Oscar Burns park.

### **Section V – Current Recreation Programs and needs**

- The wording in the last sentence needs to be corrected.

### **Section VI - Goals**

We need to be mindful that our acceptance of this chapter means we will be supporting these goals as written.

#### Goal No.1

- Operationally the wording is fine;

#### Goal No. 2

- More information was requested at the last iteration for the body of the document to support this goal and while the Current Recreation Programs and Needs section is a nice addition, it needs a little more depth.
  - Statistics and data trending over a multi-year period to be added in the form of a table.
  - Arene to provide data from 2014, 2015 and 2016.
  - Needs to support the growth rate.

#### Goal No. 3

- Would this still be a goal if we didn't buy the Permatach building?
- Does this document, as is, support the need for a community center?
  - A community center can provide a lot of good things but it also comes with a lot of responsibility; maintenance, insurance, upkeep and staffing.
  - Are the ramifications reflected?
  - Why does Milford need a community center and who is making the recommendation?
  - Revise wording to “determine” on action step 3.
  - “Evaluate the need for centralized recreation and/or a community center in the Town of Milford” instead of Provide a permanent community center for the citizens of Milford.
  - Soften the language to say “... still evaluating A; the need and B; the feasibility....”

L. Daley noted that the community center is meant to be a long term perspective and referenced the chart on the last page and we can incorporate the rationale. J. Langdell brought up pushback; people might feel it's not needed with a senior center in Nashua. P. Amato said we should look at the need first, then try to establish that program in an existing facility and then grow the need into a stand-alone facility. Before you take on a capital project, you have to test the waters with the types of programs and see who actually uses them. You need a basis and you need the people to get behind the programs. The building is just bricks and mortar but it will get approved by what is contained within and by the quality and scope of the programs. We should be cognizant that the way we present this will directly affect the outcome of what we are trying to get. We have to come up with a business plan. J. Langdell added that maybe it's not about the additional recreational programming, but rather what can we do more effectively or productively if we had the space. She still has issue with the word provide and this Board standing behind that word, because we're not quite there yet. K. Federico stated that provide is a little too forward for this goal and saying it indicates that someone, somewhere has made a decision that this has to happen already. We also don't want to pigeonhole ourselves for the future. J. Langdell said it isn't about 127 Elm St it should be what's good for Milford, in general. K. Federico said it is and it isn't, because that's the asset we have in front of us at this time. This document should highlight the need for evaluation and the feasibility.

#### Goal No. 4

- The title should be corrected. This is a follow up on the connectivity plan to make Milford pedestrian and bicycle friendly.

### **Section Appendix**

D. Knott inquired where the recommendations for the turf management levels came from. A. Berry said it was from a committee member with a background in turf management, specifically golf courses.

L. Daley said the revisions can be ready for the 12/6/16 meeting.

J. Langdell made a motion to continue the public hearing to the 12/6/16 meeting. S. Robinson seconded and all in favor. Motion carried; 7-0-0.

J. Langdell thanked Arene for her effort and patience.

**OTHER BUSINESS:**

J. Langdell noted that the Keyes Memorial Committee is wrapping up the survey and analysis and will present to the Selectmen on 11/14/16. Over 300 residents participated in the survey; 175 online. A. Berry added that being at the polls in September was huge and included the teen age group.

The next worksession will be on 11/1/16 at 7:00 PM to go over prospective zoning changes.

The meeting was adjourned at 7:30PM on a motion from P. Amato, seconded by T. Finan and all in favor.

Motion to approve: J. Langdell

Motion to second: K. Federico

**MINUTES OF THE 10/25/16 MEETING APPROVED ON NOVEMBER 22, 2016**