

MILFORD PLANNING BOARD PUBLIC HEARING  
December 27, 2016 Town Hall 2<sup>nd</sup> floor Banquet Room, 6:30 PM

**Members Present:**

Christopher Beer, Chairman  
Paul Amato  
Doug Knott  
Janet Langdell  
Susan Robinson  
Veeral Bharucha, Alternate

**Staff:**

Lincoln Daley, Comm. Dev. Director  
Shirley Wilson, Recording Secretary  
David Bosquet, Videographer

**Excused:**

Susan Robinson  
Kevin Federico, BOS representative

**MINUTES:**

1. Approval of minutes from 11/22/16, 12/6/16.

**NEW BUSINESS:**

2. **William F. & Jane C. Rearick/Dream Homes LLC – Osgood Rd – Map 51, Lot 2.** Public Hearing for a minor subdivision to create one (1) new residential lot in the Residence R District.

**OLD BUSINESS:**

3. **Milford Master Plan, Chapter 8: Recreation Chapter.** Continue discussion and adopt a new Recreation Chapter of the Master Plan pursuant to NH RSA: 675:7.  
*(Continued from 12/06/16)*

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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:**

V. Bharucha submitted a correction to the 11/22/16 minutes, stating that he was in attendance. D. Knott made a motion to approve the minutes from the 11/22/16 meeting, as amended. J. Langdell seconded and all in favor. Motion carried unanimously; 5-0-0.

J. Langdell made a motion to approve the minutes from the 12/6/16 meeting, as presented. D. Knott seconded. V. Bharucha and P. Amato abstained and all else in favor. Motion carried; 3-0-2.

**William F. & Jane C. Rearick/Dream Homes LLC – Osgood Rd – Map 51, Lot 2.** Public Hearing for a minor subdivision to create one (1) new residential lot in the Residence R District.

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

S. Robinson arrived.

*No abutters were present.*

Chairman Beer recognized:

Art Siciliano, Jr. - Land surveyor

A. Siciliano presented plans dated 11/22/16 and gave an overview of the proposed two lot subdivision. Both lots are vacant right now but he explained that the former house that was destroyed by fire a few years ago. We have applied for state subdivision approval.

D. Knott referenced the Conservation Commission comments. P. Amato said there may not be two acres of useable space, but there is enough room to build two houses. L. Daley said the Commission originally stated that they had no comments on the proposed subdivision and the memo merely provided subjective comment because of the topography of the lots.

P. Amato agreed that the lots are very steep, especially near the road and asked if the houses would be built into the hillside. A. Siciliano said the houses will be below the grade of the road and while that will not be for everyone, it is common. The lots are steep but the driveways will be over on the left side. C. Beer referenced two similar properties on Melendy Rd.

L. Daley inquired if there would be any erosion from the septic systems being on a grade. A. Siciliano replied that the septic areas weren't that steep and there will not be any erosion.

J. Langdell brought up note #6 and suggested revising the language to state that both lots may be subject to Police and Library Impact fees. Based on how the ordinance reads, "new development does not include The reconstruction of a residential or non-residential structure that has been destroyed by fire or natural disaster, provided there is no change in the number of dwelling units or size of the structure." This way an ADU would be covered. She also reviewed the staff recommendations from the Staff Memo dated 12/22/16. A. Siciliano stated that the monumentation has already been set. J. Langdell inquired how close the driveway entrance for lot 51/2-1 was to the next door driveway, as Osgood Rd is a busy road. After a lengthy discussion on the location and the area, it was noted that there is plenty of safe sight distance and that Cadran Crossing be added to the Location Sketch.

Chairman Beer opened discussion to the public; there being none, the public portion of the hearing was closed.

D. Knott made a motion to conditionally approve the application, subject to the staff recommendations and items discussed tonight;

1. A note be added to the plan stating that Prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.
2. Driveway permits for both lots be approved by DPW.
3. A note be added to the plan to include the NH DES State Subdivision approval number.
4. Note #6 be revised to state "Both lots may be subject to Police and Library Impact fees."
5. Cadran Crossing be shown on the Location Sketch.

J. Langdell seconded and all in favor; motion carried by a vote of 6-0-0.

**Milford Master Plan, Chapter 8: Recreation Chapter.** Continue discussion and adopt a new Recreation Chapter of the Master Plan pursuant to NH RSA: 675:7.

Chairman Beer recognized:  
Arene Berry, Recreation Director  
Lincoln Daley, Community Development Director

L. Daley said this was the second public hearing to discuss the Recreation chapter of the Master Plan. All revisions, submitted by Janet Langdell and from Board discussion, have been incorporated into this redline document dated 12/21/16.

He then reviewed the substantive changes.

The Recreation and Public Works Departments were delineated with the addition of a new paragraph to describe their functionalities. J. Langdell stated that was helpful but the wording may need some further tweaks. Also, we don't have two gazebos. L. Daley noted that language was pulled from the DPW website. J. Langdell suggested revised wording..... the Department of Public Works is responsible for the management and maintenance of the

Town's 296 acres of parks and memorials, *including the maintenance of recreational facilities and structures*. The maintenance programs include mowing, ..... In addition, the Department *works collaboratively with the Schools, MCAA and the local American Legion baseball league team to maintain the multiple ballfields and multipurpose fields*. A. Berry agreed with that clarification.

Information was added for the Dr. Oscar Burns Memorial Park per the document provided by J. Langdell at the last meeting. J. Langdell also suggested removing the last sentence of the first paragraph; *There is no information in the Town land files .....*

The field information was added.

Additional revisions to be done:

P27; revise VII. Appendix to show *2011 Milford Plans to Play (Survey results)*.

P5; change uppermost point to *uppermost part*

P6; Existing Facilities – add separate bullets for *Skate Park* and *Stage* as they are separate structures.

P13; Add *VFW Post 4368*.

J. Langdell thanked Lincoln and Arene for their hard work and also acknowledged Bill Parker and the Recreation Commission for their contributions. This is the first time we have a recreation chapter in the Master Plan.

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

J. Langdell made a motion to adopt the Recreation Chapter as Chapter 8 of the Master Plan; draft 12/21/2016, as amended this evening. P. Amato seconded and all in favor; motion carried unanimously by a vote of 6-0-0.

## **OTHER BUSINESS**

### **RSA 79-E Tax Incentive Program**

L. Daley presented the revised district map that incorporates the changes discussed at the 12/6/16 meeting. The first part of the two step process requires the Board of Selectmen to place an article on the Town Warrant allowing the Selectmen to implement the program. I met with the Selectmen earlier tonight and they supported the program unanimously but had one comment, which was whether the residential properties in the Residence A District should be included. They would like the Planning Board's input regarding restricting this program to commercial properties. C. Beer stated that in prior discussions the Board wanted to give the same benefits to the northern areas that were given to some of the other areas. J. Langdell noted that businesses in the Residential A District would be grandfathered. Also, this program doesn't cover 100% of the commercial properties in town and the commercial properties associated with this program will be getting an additional benefit that other commercial properties won't get. S. Robinson inquired if there would be any unintended consequences. L. Daley stated that the Selectmen's concerns were with subsidizing properties that don't actually fall into the district and would like to focus solely on commercial properties although the program was created to revitalize all buildings in downtown areas. The Selectmen feel that the biggest tax burden is faced by residential property owners because we have more residential than commercial so they want to encourage more commercial development for a better commercial tax base. L. Daley gave an overview of how the program worked using 1 Nashua St as an example and reiterated that there is no loss in revenue for the town and that in five years the full value of improvements will be assessed. There are many properties that can benefit from this program, but it is for major improvements using parameters of 15% of the value or \$75,000.

Board discussion focused on the location and importance of gateways to downtown revitalization and residential areas that were included on this current map (dated December 2016). The Board wanted to remain consistent with past work on walkability from the downtown area. It will be important that the Selectmen and Planning Board bring a unified plan to the voters.

The following suggestions were made:

- Remove the residential properties above Marshall St to the east.
- Remove the properties beyond Milford Lumber to the west.

- Remove the properties beyond St Patrick Church and Souhegan St to the east on Amherst St.
- Keep Nashua St as shown; it has traditionally functioned as a gateway with many mixed use businesses. The district has a lot of commercial businesses and there may need to be a review of the zoning along Nashua St as several cases have gone before the ZBA.
- Remove the properties beyond the Commercial District boundaries along Mont Vernon St.
- Change the outline of the zone to more easily identify the parcels.

There was a lengthy discussion on process and timeframe for public hearings. J. Langdell noted that in the past, there was also outreach to the affected property owners. It was determined that Lincoln would revise the plan based on tonight's discussion and craft a summary document. He will submit to the Board members and they, in turn, will submit comments back to Lincoln individually by 12/28/16. The Chairman and Vice-Chair will then meet with Lincoln by conference call on 12/29/16 to review the comments and finalize the plan.

The meeting was adjourned at 7:50PM.

Motion to approve: J. Langdell

Motion to second: T. Finan

MINUTES OF THE 12/27/16 MEETING APPROVED ON JANUARY 24, 2017