

MILFORD PLANNING BOARD PUBLIC HEARING  
January 24, 2017 Board of Selectmen's Meeting Room, 6:30 PM

**Members Present:**

Christopher Beer, Chairman  
Tim Finan  
Janet Langdell  
Susan Robinson  
Veeral Bharucha, Alternate  
Jacob Lafontaine, Alternate

**Staff:**

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

**Excused:**

Paul Amato  
Doug Knott  
Kevin Federico

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**MINUTES**

**Approval of minutes from the 12/27/16 and 1/3/17 meetings.**

**NEW BUSINESS**

- 1. Bradcore Holdings, LLC – NH Rte 13 South– Map 48, Lot 9:** Request for a six month extension; Site plan to construct a 2,837SF proposed addition to the existing facility was conditionally approved on 2/23/16.

**OTHER BUSINESS**

- 2. Hitchiner Mfg Co. Inc., - Elm St/Hitchiner Way – Map 13, Lot 6:** Conceptual presentation for a proposed addition.

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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:**

J. Langdell submitted two corrections for the minutes from the 1/27/16 public hearing and then made a motion to approve the December 27, 2016 minutes, as amended. T. Finan seconded. J. Lafontaine abstained and all else voted in favor. Motion carried; 4-0-1.

J. Langdell made a motion to approve the minutes of January 3, 2017, as presented. T. Finan seconded. V. Bharucha and J. Lafontaine abstained and all else in favor. Motion carried; 3-0-2.

**Bradcore Holdings, LLC – NH Rte 13 South– Map 48, Lot 9:** Request for a six month extension; Site plan to construct a 2,837SF proposed addition to the existing facility was conditionally approved on 2/23/16.

L. Daley gave an overview of the conditions from the most recent approval that included a requirement to provide water suppression. Since that time there have been several discussions with the Fire Department and they are still working towards resolution; however, that is a major holdup in proceeding with the proposed addition. C. Beer inquired if a plan is in place to address this issue. L. Daley explained that they are still working on a solution for the water source, whether they hook up to town water or construct a source on site to support capacity for fire suppression for the whole building. Regardless of this addition, that must be done for the entire facility.

J. Langdell referenced the staff memo and stated that should this site plan expire, all site plan requirements prior to the 2016 approval will still have to be met and the whole back history does not become null and void. The fire suppression agreement goes back to a condition from a previous site plan approval. L. Daley stated that was correct, this existing condition has been around since 2005 and fire suppression must be added to the building

whether they move forward with the addition or not. Final plans have not yet been submitted and this extension will allow the applicant additional time to complete the conditions, resolve the fire suppression issues and submit final plans for signing.

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 a one-time six month extension of the conditional site plan approval through 8/22/17. T. Finan seconded and all in favor; motion carried 4-0-0.

S. Robinson arrived.

## **OTHER BUSINESS**

**Hitchiner Mfg Co. Inc., - Elm St/Hitchiner Way – Map 13, Lot 6:** Conceptual presentation for a proposed addition.

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

Chairman Beer recognized:

Earle Blatchford, Hayner/Swanson Inc.

Anthony Rodriguez, Hitchiner Manufacturing Company

Denis Mires, Project Architect

E. Blatchford presented plans dated 1/19/17 and reviewed the existing conditions. We had a good meeting with staff and identified a compressed submittal schedule for this project. We will be going to the ZBA on 2/16/17 for two special exceptions; one to encroach into the setback and one to expand a legal non-conforming structure. We are also working on the stormwater application, NH DES AoT application and final site plan application for the 2/24/17 meeting. Hitchiner has been on this site continuously since the 1950's. The manufacturing facility and offices are technically located at 594 Elm St but the main access is off Hitchiner Way. There are 392 existing parking spaces; 233 are on lot 13/6 and the remaining 159 are on lot 13/11-1 through a long term lease with Suburban Propane. There are currently 335 employees spread over three shifts.

We are proposing two building additions to the existing 98,000SF building on an 11 acre site. A 29,000SF partial two story addition on the south side and a 2,250SF mechanical equipment room that will infill on the north end. The main addition will displace most of the parking, so we are proposing a new parking lot to replicate the number of spaces and add a new loading dock area. In the process we will be eliminating most of the curb cuts on Hitchiner Way and restrict access to one. This addition will also add 30-40 new employees, so this is an exciting opportunity for Hitchiner. We will be doing several improvements to the stormwater system which will bring the existing system up to current requirements and also to mitigate the increase in impervious area from this project. There will also be landscaping and lighting improvements to the site.

D. Mires presented a 3D model and architectural drawings dated 1/20/17. The two story section, housing employee services, will mimic the articulation of the façade of the existing office area with ribbon windows and insulated Monopanel. The entrance will be consistent with all the other entrances. The remainder of the addition will be for manufacturing with access to the new on-grade loading dock and will match the existing building. The mechanical room on the north side of the building will be constructed to house the equipment that is currently exposed and also screen the rooftop units so that there is a consistent façade from Elm St. The manufacturing portion will be high-bay to maintain height for the equipment. He then explained the proposed floor layout and noted that the reason for the two ft encroachment into the setback is that they are trying to maintain the column lines and bays in the addition to facilitate the continuous movement of materials and equipment. The south side addition will be constructed right away as the first phase of the project and the mechanical room will be constructed in the future, as phase II.

S. Robinson inquired about the setbacks on the aerial. E. Blatchford described the correct setbacks.

J. Langdell inquired if any of the trees would be lost with the northern addition. D. Mires replied that they are still working on the logistics but there should be enough room and that screening will also be helpful as we do the

construction. The intent is to clean the area up and the trees are on the other side of the driveway. J. Langdell inquired about the overall parking calculations as this is a large campus with multiple lots and multiple buildings which require a certain amount of parking. E. Blatchford stated that they will submit the calculations with the site plan and only 254 spaces are required for this building on lot 13/6. We have additional parking on the site. L. Daley suggested a summary chart as a master plan for the entire facility.

L. Daley relayed comments from Fred Elkind, the Environmental Coordinator, that drainage on this site will be tight and that it will have to be managed properly as you move forward with any additional phases. E. Blatchford noted that this is probably the first time Hitchiner has gone through the AoT application process so it will get a very thorough review. We have spent a lot of time working on improvements we can make to the existing stormwater management system to accommodate this expansion and bring it up to the current regulations. It is a tough site with a high water table. The only wetlands on site are relative to the existing stormwater management system; they are all manmade but over time have become jurisdictional. We will maintain the same drainage pattern but will be expanding the main portion of the basin which is not wetland. The drainage goes under Elm St, from a long swale system along the railroad track, to a tributary and eventually goes into the Souhegan River.

J. Langdell said it's always a challenge when you have an existing site of this size, but so far this looks like a good plan. Bravo to Hitchiner for expanding here in Milford.

J. Langdell reminded the Board about NRPC's 38<sup>th</sup> annual legislative forum on 2/8/17.

The meeting was adjourned at 7:15PM on a motion from P. Amato, seconded by T. Finan and all in favor.

Motion to approve: J. Langdell

Motion to second: S. Robinson

**MINUTES OF THE 1/24/17 MEETING APPROVED ON FEBRUARY 28, 2017**