

MILFORD PLANNING BOARD PUBLIC HEARING
March 28, 2017 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Christopher Beer, Chairman
Paul Amato
Kevin Federico
Tim Finan
Doug Knott
Janet Langdell
Susan Robinson
Jacob Lafontaine, Alternate

Staff:

Lincoln Daley, Comm. Dev. Director
Shirley Wilson, Recording Secretary
Amy Concannon, Videographer

Excused:

Veeral Bharucha

MINUTES

Approval of minutes from the 2/28/17 meeting.

NEW BUSINESS

1. **Birdland Properties, LLC along with Ciardelli Fuels – Ciardelli Crossing & Powers St – Map 43, Lots 38 & 42 and Map 32, Lot 26:** Public Hearing for a lot consolidation of Tax Map 43 Lot 38, Tax Map 43 Lot 42 & Tax Map 32 Lot 26 and a major site plan to construct an 8,400 sq. ft. truck and equipment storage canopy with associated site improvements.

OTHER BUSINESS

2. **Election of Planning Board Officers**

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:

D. Knott made a motion to approve the minutes of February 28, 2017. J. Langdell seconded. P. Amato, K. Federico, T. Finan and J. Lafontaine abstained. All else in favor. Motion carried; 3-0-4.

NEW BUSINESS:

Birdland Properties, LLC along with Ciardelli Fuels – Ciardelli Crossing & Powers St – Map 43, Lots 38 & 42 and Map 32, Lot 26: Public Hearing for a lot consolidation of Tax Map 43 Lot 38, Tax Map 43 Lot 42 & Tax Map 32 Lot 26 and a major site plan to construct an 8,400 sq. ft. truck and equipment storage canopy with associated site improvements.

C. Beer read the notice of hearing and stated that the application was complete, per staff memo. J. Langdell made a motion to accept the application. D. Knott seconded and all in favor; motion carried 7-0-0. J. Langdell made a motion that this application did not pose potential regional impact. P. Amato seconded and all in favor; motion carried 7-0-0. S. Wilson read the abutters list into the record.

No abutters were present.

Chairman Beer recognized:

Michael Ciardelli, Birdland Properties
Andrew Ciardelli, Ciardelli Fuels
Earl Sandford, Sandford Surveying and Engineering

E. Sandford presented plans dated 2/22/17. He stated that one contingency of this plan is for all three lots to be consolidated, and that will be done through the Assessor's office. The project will expand the existing fuel company to the east and even though there is frontage on Powers St, access will be from Ciardelli Crossing due to the grading. The new open-canopy truck shed will be constructed similar to the existing one on the fuel company's site. Our original intention was to put the detention pond on the other side of the power lines; however, we have had mixed responses from Eversource, we are limited what we can do under that 125' wide easement and we don't want to trigger the AoT requirements. He reviewed the drainage and said leaving that gravel road will help direct the stormwater and funnel it to the current location of the pond. We also recently discovered an additional AT& T / NET&T easement that we are showing on the plan but it is currently under review with Attorney Buchanan. There is some good gravel on the site so rather than truck it off, we will use it on the road. We have no issues with staff comments.

J. Langdell referenced the Conservation Commission memo dated 3/16/17. E. Sandford addressed the comments by stating that we prefer to use a wood chip or bio berm combination. It has been successful and we feel it is a workable, environmentally conscientious design. We'll definitely be grassing the slopes but don't know whether we will consider the conservation mix or stick with something more conventional. A brief discussion on grass types, maintenance and slope stabilization ensued.

A Fraizer explained that the Commission tries to ask for more native grass on steep slopes that won't be mowed so that critters can move through and to restore sites as closely to original as possible. Also, a mulch berm is good, but we would like that method listed on the plan.

L. Daley inquired if there would be any storage of non-vehicle related fuel on the site. A. Ciardelli stated that there will be no additional storage. The primary use for the pole shed will be for the storage of propane truck and transports. There will be fuel in the stored vehicles but no additional tanks or contents. Oil truck storage will remain in the existing maintenance garage and there are future plans to convert the attached canopy to enclose that whole structure. Also, the grass will be maintained but not finish mowed and referenced the adjacent self-storage site. L. Daley asked if there was a spill prevention plan, and if so what is the process to keep it from going into the related water stream. E. Sandford clarified that propane would be airborne but each truck has a spill kit for vehicle related spills; the industry is regulated. There will also not be a need for an oil/water separator with just propane trucks. L. Daley asked if the fourteen (14) parking spaces shown were for employees and where does the pavement end. E. Sandford replied that the parking was for employees and explained that the delineation between the gravel road and pavement has not been determined yet, but we will show it on the plan.

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

J. Langdell brought up comments from the Environmental Coordinator. E. Sandford said the test pit is shown at the basin. We are keeping the two ft separation from the high water table and are designing off that high water table to meet the drainage requirements. He also stated that they are in process of preparing the Notice of Intent for the EPA which will address Mr. Elkind's concerns.

J. Langdell brought up the correction to the zoning district and wanted it noted that the front lots for the business are in the ICI District and the back lots to be consolidated are in the I District. L. Daley added that the plan was mislabeled. P. Amato asked if the applicant would be keeping the lots separate. E. Sandford replied that was for future flexibility; however, the applicant just needs a place to park the trucks right now. The future road could be upgraded significantly with a 10% grade or less for future access to Powers St, but it is very steep back there.

D. Knott made an observation that landscaping notes #1 and #5 contradict each other, but it is not an issue as the applicant will put appropriated trees in. Also, River Birch trees tend to prefer shade, so if their location is in a sunny area, you might want to consider something else.

P. Amato added that this would have been a good site to request a waiver from the landscaping requirements as no one is going to see this site.

P. Amato made a motion to grant approval of the application subject to staff recommendations 1-7, as listed on the Staff Memo dated 3/26/17:

1. Revise Sheet 1, Note 4 by changing the Zoning District reference from Integrated Commercial-Industrial to Industrial,
2. Revise Sheet 3, by removing and then relocating the plantings shown within the access roadway,
3. Revise Sheet 5, by including the engineering/construction details for the 4' high rock retaining wall shown on the southern boundary line of the project.
4. Revise the plan set by changing the map/lot reference of Map 43/32 found on all sheets within the site plan title block to Map 43/42,
5. Revise Sheet 4, to include the design standards for the bio retention/infiltration basin. Said information shall be incorporated into the drainage design analysis for the site.
6. In an effort to avoid infiltrating contaminated water by petroleum based produces, the applicant shall submit a spill management plan and related drainage design information for review and approval by the Town Environmental Coordinator.
7. Submittal and approval of the Town Stormwater Management Permit.

D. Knott seconded and all in favor; motion carried 7-0-0.

OTHER BUSINESS:

Election of Officers

P. Amato made a motion that Chris Beer and Janet Langdell continue to in their capacities as Chair and Vice-Chair. J. Langdell said we have several new board members and this is an opportunity for succession planning. We have had discussions and Doug Knott has agreed to serve as vice-chair. P. Amato amended the motion to recommend Chris Beer serve as Chairman and Doug Knott serve as Vice Chairman, effective immediately. Both members accepted the recommendations. J. Langdell seconded the motion and all in favor. S. Robinson stepped up to vote. All in favor; motion carried 8-0-0.

The meeting was adjourned at 7:00PM on a motion from J. Langdell, seconded by P. Amato and all in favor.

Motion to approve: P. Amato

Motion to second: J. Langdell

MINUTES OF THE 3/28/17 MEETING APPROVED ON MAY 23, 2017