

MILFORD PLANNING BOARD PUBLIC HEARING & MEETING
January 03, 2017 Board of Selectmen's Meeting Room, 6:40 PM

Planning Board Members:

Christopher Beer, Chairman
Paul Amato
Tim Finan
Doug Knott
Janet Langdell
Susan Robinson

Staff:

Lincoln Daley, Community Development Director
Shirley Wilson, Recording Secretary
Dave Boucher, Water Utilities Director
David Bosquet, Videographer

Conservation Commission Members:

Andy Hughes, Chairman
Janet Urquhart
Chris Costantino
David Bosquet

Water/Sewer Commissioners:

Robert Courage, Chairman
Mike Putnam
Dale White

Public Hearing(s)

1. In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:
 - a. Amend the Zoning Ordinance, Article VIII. Administration, Section 8.02.5 to further clarify the types and maximum size of structures requiring a building permit by the Town.
 - b. Amend the Zoning Ordinance, Article IV: Definitions, Section 4.01.0 Purpose and Article X, Section 10.02.6 Accessory Dwelling Units to be in compliance with the revised state statutes RSA 674:71 – 674:73 for accessory dwelling units and general administrative updates.
 - c. Amend the Zoning Ordinance, Article VI, Wetland Conservation District, Section 6.02.0 to incorporate general administrative changes throughout the Section.

Public Meeting:

2. Presentation/Joint meeting with Conservation Commission. Public Meeting to discuss the acquisition of property identified as Map 48 Lot 55-1 by the Milford Board of Sewer and Water Commissioners
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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.

Presentation/Joint meeting with Conservation Commission. Public Meeting to discuss the acquisition of property identified as Map 48 Lot 55-1 by the Milford Board of Sewer and Water Commissioners

Chairman Beer recognized:

Bob Courage, Water Sewer Commission Chairman
Dale White, Water/Sewer Commissioner
Dave Boucher, Water Utilities Superintendent
Lincoln Daley, Community Development Director

The Commissioners, along with Dave Boucher gave a presentation to purchase parcel 48/55-1, a 4.92 acre property located off Fernwood Dr. Also submitted were a Geotechnical Engineering Report prepared by Stantec Consulting Services Inc., the Appraisal Report prepared by Rockwood Appraisal Service and plans dated August, 2016. B. Courage began by stating that the Commission has asked the Board of Selectmen to purchase this property in accordance with RSA 41:14-A and we are also asking for recommendations from the Planning Board and Conservation Commission, per 41:14-C to allow the Board of Selectmen to proceed with the process. The Selectmen have unanimously voted to support this with your recommendations.

The Commission recently retired and removed the old 250,000 gallon Prospect Tank and we are interested in acquiring this property to construct a new 650,000 gallon water storage tank in the future, maybe 8-10 years out,

as growth requires. The property is strategically located and would allow us to have storage tanks in all four quadrants in town for maximum distribution. The property is relatively close (approximately 1,200 ft) to an existing 12" water main on Ponemah Hill Rd and no easements will be required. The elevation is ideal at 410' which would get the height of a new 60 ft tank to 470' and the site is somewhat secluded. The Water Department has funds in the capital reserve fund to cover the agreed-to purchase price of \$140,000.

Planning Board:

Will the new tank replace the storage capacity of the removed tank or add capacity?

D. White replied both. D. Boucher then explained that we are seeing more development on the east side of town and along South St and this location would be beneficial; however, the new tank would not be constructed for a few years as demand increases.

Is there a P&S on the table?

D. White said yes and reiterated the importance of the property. Even though the price is more than the assessed value of \$71,100 and the appraised value at \$98,900, the significance of the property played a big role in the agreement of the asking price. The price was not taken lightly and we also took the cost of connecting to the water line into consideration. The connection to the Holland Tank was over a mile costing \$100 per foot. Compare that to only 1,200 ft for this location. It would certainly offset the difference in price. D. White brought up the added fire suppression this tank could provide. There is a lot of commercial development in this area of town and this would definitely be a safety benefit.

Has there been consideration as to what would happen if the State were to expand the highway?

D. White said the tank will be far enough away on the south side of the property to withstand any expansion. Also, test borings have been done to verify support of the tank and ledge would not be an issue for placement. J. Langdell added that expansion is not on the State's 10-Year plan.

What style tank will be built?

B. Courage replied that it would be a 60ft pre-stressed concrete tank similar to the Holland Tank and contain 650,000 gallons for water storage, approximately 400,000 in increased capacity over the Prospect Hill Tank.

Will there be an impact to the taxpayers?

B. Courage said the money will come from the Water Department Capital Reserve Fund and has been paid by the users/rate payers.

Is there frontage for the property?

L. Daley explained the recent lot line adjustment and noted that the aerial photograph in the report does not reflect the current bounds. There is fifty (50') ft of frontage as well as a thirty (30') ft access easement on the adjacent parcel making it eighty (80') which will be more than adequate for construction and maintenance.

Conservation Commission:

When was the wetland delineation done and how long is it good for?

L. Daley answered February, 2016 and it is good for five years, so it may possibly need to be done again prior to construction. D. Boucher added that this engineering report is preliminary to show the value of the property and a conceptual design. Full plans will be submitted in the future.

Chairman Beer opened discussion to the public; there being non, the public portion of the meeting was closed.

J. Langdell made a motion to send a recommendation to the Board of Selectmen that the Town of Milford purchase this property for the purposes as defined by the Water and Sewer Commissioners. T. Finan seconded and all in favor. Motion carried unanimously; 6-0-0.

J. Urquhart made a motion that the Conservation Commission make a recommendation to the Board of Selectmen to acquire the property as discussed, for the purpose of building a future water tank as proposed by the Water and Sewer Commissioners. D. Bosquet seconded and all in favor. Motion carried unanimously; 4-0-0.

Public Hearing

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

Amend the Zoning Ordinance, Article VIII. Administration, Section 8.02.5 to further clarify the types and maximum size of structures requiring a building permit by the Town.

Chairman Beer read the notice into the record and explained that this amendment will change the terms *storage shed* to *accessory structure* and to change the size of the accessory structure requiring a permit from 120SF to

200SF. This change will bring our ordinance more into alignment with the International Building Codes, as requested by the building department.

S. Robinson suggested adding “square” to ft to the second 200”SF”. J. Langdell noted that would not be a substantive change and does not affect the intent.

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

Amend the Zoning Ordinance, Article IV: Definitions, Section 4.01.0 Purpose and Article X, Section 10.02.6 Accessory Dwelling Units to be in compliance with the revised state statutes RSA 674:71 – 674:73 for accessory dwelling units and general administrative updates.

Chairman Beer read the notice into the record and explained that the amendments will bring our ADU requirements into compliance with the State RSA. Revisions include: changing the maximum size from 700SF to 750SF, increasing the number of bedrooms to two (2), adding a requirement that the site have adequate provisions for water and sewerage disposal, and changing the language to make it consistent throughout the Article. The definition of ADU is also being changed in Article IV.

J. Langdell noted that these revisions will keep our ordinance in compliance with the language that was added at the State level; however, the intent of our ordinance has not changed from when it was originally approved.

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

Amend the Zoning Ordinance, Article VI, Wetland Conservation District, Section 6.02.0 to incorporate general administrative changes throughout the Section.

Chairman Beer read the notice into the record and explained that the changes fix references, provide additional definitions and are general housekeeping measures.

J. Langdell noted that there was significant work accomplished between the Planning Board has and the Conservation Commission, with input from the Zoning Board of Adjustment, since June. We really appreciate the ability to work jointly with the commission on projects like this.

D. Knott inquired about Section 6.02.6. J. Langdell stated that special exceptions are still required but the redundant language has been cleaned up and simplified.

C. Costantino said it was good to work with the Board to clean this up. There was a lot of confusion for the public trying to work through the wetland process.

A Hughes inquired about the Urbanized Exemption Parcels in Shoreland Water Quality Protection Act. C. Costantino said that is defined within the Shoreland Protection Act under Env-Wq 1410. The Town submitted a list with the application in 2008 which the State approved. J. Langdell added that those parcels were mainly in the downtown area.

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

J. Langdell made a motion to post and publish the three sets of Zoning Ordinance amendments to the March, 2017 Town Warrant, as amended. P. Amato seconded and all in favor. Motion carried unanimously; vote 6-0-0.

P. Amato made a motion to adjourn the meeting at 7:15PM. D. Knott seconded and all in favor.

Motion to approve: J. Langdell

Motion to second: T. Finan

MINUTES OF THE 1/03/17 MEETING APPROVED ON JANUARY 24, 2017