

MILFORD PLANNING BOARD PUBLIC HEARING
January 7, 2014 Board of Selectmen's Meeting Room, 6:30 PM

Present:

Members:

Janet Langdell, Chairperson
Tom Sloan, Vice-Chairman
Chris Beer
Steve Duncanson
Judy Plant
Kathy Bauer
Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner
Zach Tripp, Videographer

Excused:

Paul Amato

PUBLIC HEARING (7:00PM):

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 Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Limited Commercial Business 'LCB'
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Commercial 'C'
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Limited Commercial Business 'LCB'.
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Commercial 'C'.

PUBLIC HEARING

Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Limited Commercial Business 'LCB'

Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Commercial 'C'

Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Limited Commercial Business 'LCB'.

Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Commercial 'C'.

Chairperson Langdell read the notice of hearing into the record.

Abutters present:

Anita Johnson

Joanne Laychak

Tim Barr

Maureen O'Reilly

J. Langdell explained the background and provided a quick synopsis. J. Langdell stated a couple of years ago the Economic Development Advisory Council created a document called 'Fostering Milford's Economic Development' (it is on the website in case anyone is interested). Contained in that document are recommendations that the Planning Board and others should take a look at Milford's land use and how it is zoned and how it is used. J. Langdell stated if you recall a few years ago there was a very large section on zoning amendments on the town warrant in March and many of those were adding or removing certain uses from certain zoning districts. This work was done by the EDAC Land Use subcommittee in conjunction with the Planning Board. That was the first step in our initiative to review what Milford is allowing where in town.

So, come forward to this fall and we had a proposal come forward to us from a developer who was interested in doing some work down on the end of South Street between Ponemah Hill Road on the lots that we will talk about tonight - the lot numbers are Map 43 Lot 60 and 43 lot 69. They had thoughts about changing the whole parcel to commercial. That's the way this Board gets some of the ideas on some of the things we work on during the year. Some of them come from people in the community who want to do something, some come from staff and some are best practice changes. We had a number of worksessions and discussions about whether this was a proposal that fit with what our Master Plan speaks to and what Milford's future ought to be. (The Milford Master Plan is online if anyone is interested in reading it) Keeping that in mind, and keeping the fostering economic development piece in mind should be noted that the Board of Selectmen, the Economic Development Advisory Committee and the Planning Board have all pretty much gotten on board with the concept that we need to help Milford's economy improve and grow to maintain a good quality of life in our town. Taking those things into consideration we hashed over the idea of 'is this is good proposal for Milford going forward'? Although we didn't agree with the original proposal and the types of zoning that were being proposed, we feel like we have come up with an even better suggestion.

J. Langdell provided an overview of the parcels using a map of the area. J. Langdell, referencing the section of land that is Map 43 Lot 20, said the original suggestion was to make this commercially zoned and what we are proposing is Limited Commercial Business (LCB). This allows for a more limited type of commercial development than pure commercial district zoning would and it also allows for residential development. The section marked 'C' is currently zoned Residence 'B' and we thought given its transportation access points and visibility from Route 101 that this should be commercial. The Hammond Road area is zoned commercial and for those of you who know the area, a majority of the lots are commercial uses.

J. Langdell then explained the proposed changes on the eastern portion of the parcel. J. Langdell stated going further over to the east, the section of lot Map 43 Lot 69, we felt given its proximity to Ponemah Hill Rd and these other residential areas on Ponemah Hill road that limiting the commercial possibilities there was more in keeping with the character of that road at this particular time. J. Langdell noted that this type of Limited Commercial zone exists along Nashua Street.

Chairperson Langdell opened the discussion for public comment on the proposed zoning amendments; J. Langdell noted that we are only talking about the zoning changes and not talking about any specific plan. Tim Barr, Prospect Street asked if the Board could clarify the uses allowed in the LCB Zoning District. Jodie Levandowski, Town Planner read the Districts Intent and Allowable Uses from Section 5.07.0 of the Zoning Ordinance for the Limited Commercial Business District. She then read the Districts Intent and Allowable Uses from Section 5.05.0 of the Zoning Ordinance for the Commercial District. J. Langdell noted that the key difference between the two is LCB does not allow retail.

Maureen O'Reilly, Ponemah Hill Road had questions about access to the site and stated that this is a very hilly area and she had concerns with drainage on to her lot and killing off the few remaining trees she has. M. O'Reilly stated there is already a large amount of traffic on Ponemah Hill Road and can only imagine that will get worse. M. O'Reilly stated after living in this neighborhood for so many years it's disturbing to see this area change. Erin White, Ponemah Hill Road had questions on traffic and if the Planning Board was aware of a potential light at the intersection of Ponemah Hill Road and Nashua Street. E. White had concerns regarding her well and if a condo complex was put in would it dry up her well. J. Langdell stated that anytime we have a development come in there is a variety of State, Local and Federal Regulations that need to be adhered to covering things like water supply, wells, encroachment and disturbance. She went on to say I believe your questions are more specific to a plan and if there was any plan to do something on this land they would need to come in for a site plan or subdivision hearing. E. White asked about a traffic light on Ponemah Hill Road. J. Langdell stated that a light at Ponemah Hill Road was up for vote 3 years ago and was voted down by the Town and it's likely to be something that may come up again but certainly not something coming forward at this time. Joanne Laychak, Prospect Street stated that she had seen this plan before but had questions on access. J. Langdell stated that lot 43-20 has frontage on South Street and she believes that access could be taken from there. Tim Barr, Prospect Street stated this may be way ahead of where you are at but you said the Board would be taking comments. T. Barr stated as an observation if there are house built on the end of Prospect Street that if someone wanted to visit Milford Electric they would have to travel all the way down Prospect Street and on to South Street. That seems silly when they can throw a stone to it from there house yet have to get in their car and drive all the way around to access it. I think there should be an access from the end of Prospect Street on to South Street and in addition that would take pressure off of the intersection of Prospect and Rt. 13 (South St). T. Barr stated these are just comments and hopes that the Board will take them into consideration when they get to that point. J. Langdell then asked if there were any further comments from the public. There being none the public portion was closed. She then asked for comments from the Board.

T. Sloan provided some clarifications to the property owners on Ponemah Hill Road and concerns with their wells and drainage. J. Langdell encouraged and J. Levandowski agreed that if the property owners along Ponemah Hill Road would like to continue the discussion and have any questions staff is available to meet and discuss any questions of concerns on the proposed zoning change.

S. Duncanson made a motion to post and publish the proposed amendment, to the March 2014 warrant. C. Beer seconded and all in favor.

OTHER BUSINESS:

There was no other business and the meeting was adjourned at 7:00PM.