



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
J. Ted DePaolo
Marble Mainini, III
Jose M. Morais
Christopher Wilson

Minutes of Meeting MILFORD PLANNING BOARD Room 3, Milford Town Hall Tuesday, February 20, 2024

Members present: Joseph Calagione (Chairman), Marble Mainini, III, Jose M. Morais, Christopher Wilson.

Members absent: none

Staff present: Elizabeth Mainini, P.E. (Town Engineer)

Call to order: Chairman Calagione called the meeting to order at 7:01 P.M.

1. Minutes of 2-6-24 meeting:

Motion by Mainini, Second by Wilson to approve the minutes of the February 6, 2024 meeting as written.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

2. 81-P Plans: 7 Florence Street – Veronica Camara. The Chairman noted that his plan is the result of a recent variance granted by the ZBA and appeared to be endorsable as submitted. A copy of the variance decision was included in the agenda packet.

Motion by Wilson, Second by Mainini to approve the 81-P plan and direct the Town Planner to endorse the mylar.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

3. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The Chairman noted the letter from the applicants engineer granting a continuance to the 3-5-24 meeting.

Motion by Wilson, Second by Morais to continue this item to the 3-5-24 meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

4. Amended Site Plan: 79 Prospect Street – Deyse Leite. The applicant requests amended site plan approval to expand the existing child day care to also occupy the second floor of the subject property. This will replace the existing upstairs apartment. The child day care was originally approved in 2018 for the first floor only, replacing the then non-conforming hair salon. The off-street parking was approved at that time to be configured substantially as it exists today. No building additions are being proposed, and the parking striping will be refreshed as shown on the plan. All applicable zoning and site plan requirements appear to be met. Therefore, the Town Planner recommended approval as submitted. The Fire Department noted code requirements relating to the dumpster location, and suggested bollards be placed adjacent to the parking area. John Federico of Guerriere and Halton Engineers was present on behalf of the applicant. The Board Members discussed the parking arrangement and the ratio of staff to students being proposed. Various alternative parking arrangements were discussed. Mr. Federico requested a continuance to the 3-5-24 meeting to allow time to further address the noted concerns.

Motion by Wilson, Second by Mainini to continue this item to the 3-5-24 meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

5. ZBA Variance Referral: Rear McGill Lane – Kevin Meehan. The applicant requests a variance from all frontage requirements to allow for the construction of a single-family dwelling on the land locked subject property. The platting and re-platting of the land between the subject property and McGill Lane, as recounted in the application, represents a long-term systematic attempt to subvert the subdivision regulations. On numerous occasions over the last 20 years Town staff has reviewed this issue and encouraged the preparation of a definitive subdivision plan to formally establish a street to properly access all of the property involved. The proposed request, if approved, will result in a 1,050' long shared driveway that will not assure safe and adequate access to the properties it serves in the same manner as that of a subdivision street. Therefore, the Town Planner recommended an un-favorable report be forwarded to the Zoning Board of Appeals. John Nenart, Engineering Manager was present on behalf of the applicant and explained the proposal at length, expressing that he believed it was not a self-created hardship as it has been landlocked since the early 1,900's.

Motion by Mainini, Second by Wilson to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, no; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried.

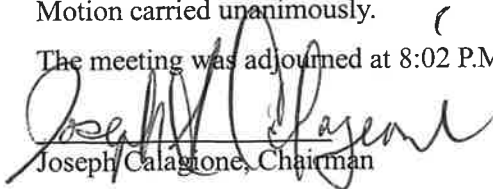
6. Comprehensive Plan bus tour update. The Chairman noted that on last Friday he and Paul Mazzuchelli hosted ten of the MAPC planning team on a 2 ½ hour bus tour of Milford. The tour was intended to introduce the planning team to the Town, and to familiarize them with the current state of development in Milford. The tour encompassed some 42 miles along a circuitous route that covered a substantial portion of the Town. The bus embarked from the Senior Center at 10:00 AM and the tour lasted until approximately 12:30 PM. The Chairman also noted that the Comprehensive Plan kick-off meeting is scheduled for the next Planning Board meeting which is to be held on 3-5-2024.

Adjournment: Motion by Morais, Second by Mainini to adjourn the meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

The meeting was adjourned at 8:02 P.M.



Joseph Calagione, Chairman