



# 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, March 5, 2024

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

Members absent: Christopher Wilson

Staff present: Larry L. Dunkin, MCRP (Town Planner), Elizabeth Mainini, P.E. (Town Engineer)

Call to order: Chairman Calagione called the meeting to order at 7:00 P.M.

1. Minutes of 2-20-24 meeting:

Motion by Mainini, Second by Morais to approve the minutes of the February 20, 2024 meeting as written.

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

Motion carried.

2. JOINT MEETING w/ 2024 AD HOC COMPREHENSIVE PLAN COMMITTEE.

Chairman Calagione called the Joint Meeting to order at 7:02 P.M.

Ad Hoc Committee Members present: Joseph Calagione, Marble Mainini, III, Jose M. Morais, Paul Mazzuchelli, Chris Morin, Rick Villani.

Ad Hoc Committee Members absent: Jeffrey Frederick.

Chairman Calagione announced that this is the kick-off meeting of the Ad Hoc Comprehensive Plan Committee to formally begin the process of preparing a 2024 Comprehensive Plan for Milford. He then turned the floor over to project manager Josh Fiala, AIA, AICP, from MAPC, the Town's consultant hired to prepare the Plan. Mr. Fiala introduced himself and Courtney Lewis, a land use planner also with MAPC. Chairman Calagione invited the members present to introduce themselves. Mr. Fiala and Mr. Lewis reviewed a video slide presentation outlining the Committee membership and the MAPC staff involved, an overview of the proposed Work Plan and Scope of Work, and expected roles and involvement of Committee members during the planning process. They noted the successful bus tour of the town held on February 16, 2024 that lasted well over two hours, and covered a 42-mile circuitous route throughout town. They explained the components of a plan and MAPC's typical approach to developing a plan. They also explained the proposed two-phased scope of work and an expected timeline.

A brief discussion with Committee members ensued. Mr. Mazzuchelli mentioned the success of the bus tour. He reminded the consultants of the upcoming creation of a new economic development planner position to focus on downtown revitalization. He noted that although the town is 90% developed, the former Archer Rubber site is vacant, and has recently been rezoned to spur redevelopment interest. Mr. Calagione stressed the need to focus on the downtown area in terms of redevelopment strategies and zoning recommendations. The reuse of upper floors of multi-story buildings on Main Street were mentioned as an example. Mr. Morais mentioned an interest in more detailed statistics, as well as noting the importance of preserving open space and conservation lands. Mr. Villani suggested the Chamber of Commerce as a potential contact for community engagement, as well as the local churches.

Chairman Calagione reiterated the Planning Board's desire to, as much as possible, predominantly schedule Ad Hoc Committee meetings as a regular agenda item near the beginning of the Board's regularly scheduled meetings. While other separate meetings may occasionally be necessary, they would be less likely. It was also noted that any questions or comments should be directed thru the Town Planner. The next Ad Hoc Committee meeting will be on April 2, 2024.

The Joint Meeting with the AD Hoc Committee was adjourned at 7:57 P.M.

3. 81-P Plans: (none)

4. Scope of Work / Traffic Peer Review – 0 East Main Street. Chairman Calagione noted receipt of the traffic peer review scope of work and proposal from Green International Affiliates, Inc. relating to the 0 East Main Street development proposal. The fee for the peer review report and one meeting is \$8,900.00 with an add/alternate of \$1,200.00 for a second meeting, for an overall total amount of \$10,100.00. Timothy Hayes, P.E. of Bohler Engineering was present on behalf of the developer and agreed with the consultant selected as well as the scope and fees. Upon receipt of the \$10,100.00 from the developer those funds will be deposited into a special account established by the Town from which the peer review consultant will be paid. Any unexpended funds will be refunded to the developer.

Motion by Morais, Second by Mainini to approve the scope and fees as submitted.

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

Motion carried.

5. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The applicant is requesting amended site plan approval to allow for a commercial car wash on the subject property. Commercial car washes within the CC Highway Commercial district require a special permit from the ZBA. At their 2-9-2023 public hearing the ZBA granted the applicant the required special permit with conditions. This plan review has been continued several times to afford the applicant time to have a full traffic study completed. The applicant's engineer Hal Choubah, P.E., and traffic engineer Kim Hazarvartian, P.E. of TEPP LLC, were in attendance to present the Traffic Impact and Access Study (TIAAS) for the development. After review of the study a brief discussion ensued regarding various ratios used in the report, as well as other conditions on the site that can be addressed during Conservation Commission review.

Motion by Mainini, Second by Morais to approve the amended site plan subject to final approval of the TIAAS by the Town Engineer.

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

Motion carried.

6. Continued 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. John Federico of Guerriere and Halnon Engineers was present on behalf of the applicant. He noted the larger dumpster location has been eliminated, and bollards are now shown adjacent to the parallel parking space. He also stated that there are to be 6 teachers total, and that signage had been added noting "10-minute drop-off". A brief discussion ensued regarding details for bollard spacing.

Motion by Morais, Second by Mainini to approve the plan subject to providing 6" bollards spaced no more than 7' apart along the parallel parking space, with the plan to be updated prior to being submitted to staff for signature.

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

Motion carried.

7. ZBA Variance Referral: Off Highland Street – Jason Gomes. The applicant requests a variance from frontage and width requirements to allow for the division of the subject lot into 2 lots, each for the construction of a single-family dwelling. The proposed lot split will result in two oversized buildable lots that will each comply with all applicable zoning requirements save for lot width and frontage. Proposed Lot 1A will have 50.56' of frontage and 46.31' of width; Proposed Lot 1B will have 53.18' of frontage and 54.10' of width. The RB zoning district requires 90' of frontage and 100' of width per lot. The current Lot 1 is the result of the recently approved definitive subdivision for "Gomes Way". It is an overly large buildable lot of an irregular shape, with frontage on

both Highland and Laural Streets. Laural Street is an unimproved public way that is unlikely to ever be constructed, and due to several access complications associated with that layout, it is also unlikely that it will be discontinued. Therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

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

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

Motion carried.

8. ZBA Special Permit Referral: 286 ½ West Street – Ryan Morganelli. The applicant requests a special permit to allow for an automotive repair use on the subject property. Auto related uses are allowed by ZBA special permit in the CC district. The existing 60' x 60' 3,600 SF structure was originally approved as a warehouse use in 2002. The proposed auto repair use will be located in the northerly bay of the two bays within the existing building. The repair use will be primarily for the applicant's vehicles. No additions to the structure are being proposed, however the pavement and parking striping are no longer as previously approved. The final paving and parking configuration can be addressed at the required site plan review by the Planning Board subsequent to the issuance of the special permit by the ZBA. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals, however he noted that contractors yard uses are currently prohibited in the CC Commercial zoning district. A zoning amendment is tentatively being considered for inclusion on the May Annual Town Meeting Warrant that would provide for contractors yard uses by ZBA special permit.

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

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

Motion carried.

9. ZBA Special Permit Referral: 50 Birch Street – Ronald Gray. This petitioner has submitted an incomplete application. The requested special permit is to establish an auto sales operation on the subject property, however the materials provided are incomplete, and do not include the required engineered site plan. Although auto sales uses are provided for by ZBA special permit within the IB district, the ZBA application form, in part, specifically requires that applications "*must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot.*" Not only has no such plan been provided, the drawing that has been submitted is a misappropriation of a prior plan produced by others without their authorization. Therefore, the Town Planner recommended this application be continued to afford the petitioner time to hire an engineering firm to prepare a proper site plan as required.

Motion by Mainini, Second by Morais to forward a report the Zoning Board of Appeals as being a qualified favorable recommendation being as to the general use only, and to include the Town Planner report.

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

Motion carried.

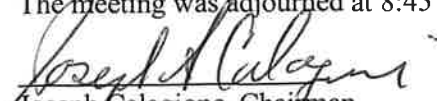
The next Planning Board meeting will be on 3-19-2024.

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

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

Motion carried.

The meeting was adjourned at 8:45 P.M.

  
Joseph Calagione, Chairman