



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 19, 2024

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

Members absent: none

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 7:02 P.M.

1. Minutes of 3-5-24 meeting:

Motion by Mainini, Second by Morais to approve the minutes of the March 5, 2024 meeting as written.

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

Motion carried.

2. 81-P Plans: (none)

CONTINUED PUBLIC HEARING: Application of RTE 85 Realty Corporation for Special Permit approval regarding construction of a 191,700sf wholesale facility and associated off-street parking on a 116.87-acre undeveloped property located on the westerly side of East Main Street and southwest of Wildwood Drive, known and numbered as 0 East Main Street. Assessor's Map 30 Block 0 Lot 34. BP Zone.

The Chairman read the letter from the applicant's attorney into the record granting a continuance to the 4-16-24 meeting.

Motion by Wilson, Second by Mainini to continue this item to the 4-16-24 meeting.

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

Motion carried unanimously.

3. Preliminary Site Plan: Town Park – Milford Parks Department. Parks Administrator Jim Asam and project architect Dan Saley of CHA provided an overview of the proposed improvements for Town Park. The proposal is to build new ADA-compliant walkways, update fencing, add lighting and build new tennis, pickle-ball and basketball courts and outdoor exercise center. The existing bandstand will also be expanded. A number of issues were discussed, with public comments from residents Evelyn BonTempo, Lynda Heller and Jamie Wheelock. It was noted that a proper site plan will need to be submitted for Planning Board approval.

4. Preliminary Site Plan: Pearl Street Rec. Area – Milford Parks Department. Parks Administrator Jim Asam reviewed the proposed improvements for the Pearl Street recreation area located across from the Youth Center. The proposal will replace one of the basketball courts with a parking lot and refurbish the other basketball court. A number of issues were discussed, with public comments from residents Evelyn BonTempo, Lynda Heller and Jamie Wheelock. It was also noted that a proper site plan will need to be submitted for Planning Board approval for this project as well.

5. Amended Site Plan: 1 National Street – NR 1 National Street LLC. The applicant requests amended site plan approval to reconfigure the internal truck circulation for the Amazon parcel hub on the subject premises. The proposed modifications are located internally to the site, off the easterly driveway from National Street. The changes make minor adjustments to the turning radius to improve security and better accommodate tractor-trailers entering the site. An updated stormwater memo has also been provided that indicates an actual decrease in the amount of impervious surface and therefore a decrease in runoff. All applicable Zoning requirements appear to be met. The Town Planner recommend the amended site plan be approved subject to relevant departmental comments. Chris Broyles, P.E. of Meridian Associates was present on behalf of the applicant and reviewed the proposed changes for the site that were detailed on the site plan.

Motion by Wilson, Second by Morais to approve the site plan as submitted.

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

Motion carried unanimously.

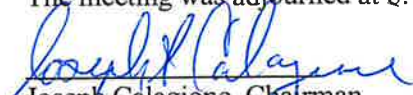
The next Planning Board meeting will be on 4-2-2024.

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

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

Motion carried.

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


Joseph Calagione, Chairman