



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, April 2, 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 7:00 P.M.

1. Minutes of 3-19-24 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, yes.

Motion carried unanimously.

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, Jeffrey Frederick.

Ad Hoc Committee Members absent: Rick Villani.

Chairman Calagione noted that this is the second meeting of the Ad Hoc Comprehensive Plan Committee in 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, and Sasho Peroti. 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 May 21, 2024.

The Joint Meeting with the AD Hoc Committee was adjourned at 8:17 P.M.

3. 81-P Plans: (none)

4. ZBA Variance Referral: 76 Haven Street – Zoll Realty LLC. The applicant requests a variance from lot area 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 approximately one-acre residential building lots that will each comply with all applicable zoning requirements save for lot area. Proposed Lot 1A will have 43,725 SF of lot area; Proposed Lot 1B will have 43,727 SF of lot area. The RD Rural Residential zoning district requires 87,000 SF of area per lot. The subject property is the site of the former Dunbar transportation garage/limousine service, the north building of which was destroyed by fire in March of 2022. The south building that remains is to be razed. The proposed redevelopment will result in two single-family homes, will greatly improve the overall neighborhood, and finally eliminate a decades-long and sometimes problematic non-conforming use. 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.

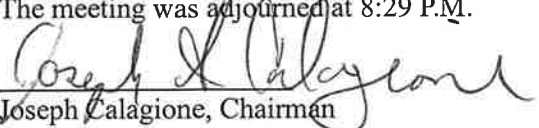
The next Planning Board meeting will be on 4-16-2024.

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

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

Motion carried unanimously.

The meeting was adjourned at 8:29 P.M.


Joseph Calagione, Chairman