
MINUTES OF REGULAR SESSION – December 2, 2019
ROOM 03 – TOWN HALL
7:00 PM

PRESENT: Chairman William D. Buckley, Selectmen William E. Kingkade, Jr. and Michael K. Walsh and Town Administrator Richard A. Villani.

1. The Board presented a Citation to Sergeant Carlos Sousa for his actions in responding to an emergency call and applying a tourniquet to a Milford Fireman's arm and likely saving his life. Police Chief Michael Pighetti and Fire Chief William Touhey were also present.

2. Mr. Kingkade moved, seconded by Mr. Walsh: To sign the warrant, UNANIMOUS.

3. Mr. Kingkade moved, seconded by Mr. Walsh: To approve the Regular Session Minutes of November 18, 2019 as submitted. Mr. Buckley moved to amend the minutes to add the word business to Paragraph 8 at the end of the sentence. Mr. Kingkade seconded the motion. UNANIMOUS.

4. A public Hearing was held regarding an all alcohol license being held by Milford Restaurant Holdings, LLC to determine whether the licensee violated MGL chapter 138, Section 77 by closing, ceasing operations, and/or otherwise failing to use or exercise the said alcoholic beverage license. Attorney Joseph Antonellis appeared representing Milford Restaurant Holdings, LLC. Town Counsel Charles Boddy, Jr. represented the Town. Attorney Boddy offered that the licensee purchased the license in November 2016, that the license has not been used and the listed manager was not present. Attorney Antonellis offered that the owner of the license has rehabilitated the K Mart Plaza and that this client had no intent to "Pocket" the license but was hoping to attract a small restaurant to the Plaza. He also stated his client expended the sum of \$75,000.00 to redo the traffic lights on Route 109. Town Counsel suggested that Milford Holdings waive their right to appeal if the Town vacates the License and the Town give the licensee until January 13, 2020 to effectuate a transfer of the license. Attorney Antonellis believes his client would agree to this proposal, but needed time to speak with his client and secure the agreement to waive any appellate rights. Mr. Kingkade moved, seconded by Mr. Walsh to continue the hearing until Thursday, December 5, 2020 at 7 PM. UNANIMOUS.

5. A public Hearing was held regarding a Wine and Malt License being held by Mango Tree, Inc. to determine whether the licensee violated MGL chapter 138, Section 77 by closing, ceasing operations, and/or otherwise failing to use or exercise the said alcoholic beverage license. No one from Mango Tree, Inc. appeared at the Hearing. Town Counsel Boddy offered that the license was issued on June 13, 2017, the licensee is no longer in business at 206 Main Street and there is no current lease for those premises. Mr. Kingkade moved, seconded by Mr. Walsh to revoke license number 03478- RS-0706 held by Mango Tree, Inc. UNANIMOUS.

6. Representatives from Rentschler Biopharma, Inc., Karen Savage, Vice President, Diraj Dass, Senior Vice President, John Leozos, Senior Director Engineering, Bob Donovan, Senior Director, Finance and Controller were present along with their Government Tax Incentives Consultant, Lynn Tokarczyk to discuss their application for a Tax Incremental Financing (TIF) under the Massachusetts Economic Development Incentive Program. Members of the Town Working Group, Chairman Bill Buckley, Town Counsel Charles Boddy, Jr. and Town Administrator Richard Villani were also present. The Board reviewed a draft TIF Agreement negotiated by Rentschler representatives and the Working Group. Rentschler is a privately held family owned life science company which develops and manufactures transformative medicines to improve the lives of patients with serious or rare diseases. They acquired property at 27 Maple Street in January 2019. They are considering a 24,000 square foot on-site expansion to add a building to create a campus environment. The project investment is estimated at \$55 million which consists of \$46 million in hard and soft construction costs and \$9 million in personal property. They will retain 85 full-time jobs and create 75 new permanent full-time jobs. They stated they will spend an estimated \$1 million locally in Milford. Mr. Kingkade moved, seconded by Mr. Walsh: To recommend to Town Meeting the Tax Increment Financing Agreement in accordance with the provisions of the Massachusetts General Law, Chapter 59, Section 40 between the Town of Milford and Rentschler Biopharma Inc. and to approve the submission of the Rentschler Biopharma Inc. EDIP Local Incentive Only Application to the Massachusetts Economic Assistance Coordinating Council in accordance with the provisions of Massachusetts General Law, Chapter 23A, Sections 3(A) and 3(C). UNANIMOUS.

7. Justin Jaundoo, Director of Corporate Development from Interactions, Inc. was present along with their Government Tax Incentives Consultant, Lynn Tokarczyk to discuss their application for a Tax Incremental Financing (TIF) and a Personal Property Tax Exemption under the Massachusetts Economic Development Incentive Program. Members of the Town Working Group, Chairman Bill Buckley, Town Counsel Charles Boddy, Jr. and Town Administrator Richard Villani were also present. The Board reviewed a draft TIF Agreement negotiated by Interactions, LLC representatives and the Working Group. They are a privately held global technology company which builds and delivers omnichannel Intelligent Virtual Assistant applications. They are considering moving to Milford to lease a 52,000 square foot vacant building at 31 Maple Street for their corporate headquarters and technology operations. Their anticipated investment is estimated at \$7 million. They will relocate 200 full time jobs and create 100 new permanent full-time jobs to Milford. They stated they will spend an estimated \$700,000.00

locally in Milford. Mr. Kingkade moved, seconded by Mr. Walsh: To recommend to Town Meeting the Tax Increment Financing Agreement in accordance with the provisions of the Massachusetts General Law, Chapter 59, Section 40 between the Town of Milford, Interactions LLC and an affiliate of Rhino Capital Advisors LLC and to approve the submission of the Interactions LLC EDIP Certified Project Application to the Massachusetts Economic Assistance Coordinating Council in accordance with the provisions of Massachusetts General Law, Chapter 23A, Sections 3(A) and 3(C). UNANIMOUS.

8. Mr. Kingkade moved, seconded by Mr. Walsh: To schedule a Special Town Meeting date for Monday, January 13, 2020 at 7 PM in Upper Town Hall, UNANIMOUS.

9. The Board reviewed a draft Warrant for the Special Town Meeting scheduled for January 13, 2020. Mr. Kingkade moved, seconded by Mr. Walsh: To approve the draft Warrant. UNANIMOUS.

10. Town Counsel Charles Boddy, Jr. was present to discuss property at 142 Purchase Street. The Town foreclosed its tax lien on the property and the right of redemption period has expired. An interested Buyer has come forward. He requested the Board put this matter on a future Agenda to discuss if there is an interest in declaring the property surplus and offering it for sale. Chairman Buckley asked if there are other properties where the right of redemption has expired. Town Counsel said there are other such properties and he will have the Town Treasurer prepare a list of the properties for the Board to review.

11. Building Commissioner Matt Marcotte was present to introduce the newly hired Local Building Inspector, Dana Hinthorne and Assistant Zoning Officer Chris Williams who were also present. The Board welcomed them as new Town employees. The Board members congratulated Mr. Marcotte for passing the required exams to be a certified as Building Commissioner. Mr. Kinkade moved, seconded by Mr. Walsh: To formally appoint Matt Marcotte as the certified Building Commissioner for the Town of Milford. UNANIMOUS. The Board next discussed a salary increase for Mr. Marcotte. Chairman Buckley stated there was a discussion at a prior Personnel Board meeting to hold off on salary discussion until Mr. Marcotte was appointed as a certified Building Commissioner. Mr. Buckley said he was inclined to offer a salary at Level 4, Step 5 under Article 2 of \$90,396. Mr. Kingkade stated the minimum he would recommend would be a salary at Level 4, Step 6 under Article 2 of \$94,811. Mr. Walsh stated it was time to compensate the Building Commissioner fairly due to the expectations of the position. Mr. Kinkade moved, seconded by Mr. Walsh: To recommend to the Personnel Board a salary at Level 4, Step 6 under Article 2 of \$94,811. UNANIMOUS.

12. Mr. Kingkade requested the information regarding the IT Department he asked for at the last meeting. He requested this be on the next Selectmen Agenda.

13. ADMINISTRATOR'S REPORT – December 2, 2019

A. Tree Planting – I want to thank Tree Warden Chuck Reneau, Parks Director Jim Asam, Highway Supervisor John Perry and Fire Chief Bill Touhey for providing labor and equipment to plant 40 Arborvitae trees on the berm along the Parking lot at Countyside of Milford. This will provide screening for the Town composting area. I also want to thank Domenic Afonso of D & F Afonso Builders for their very generous donation for the purchase of the Trees.

B. Special Legislation for Additional Liquor License for Canvas n Cup – Representative Murray has informed the Town that the House has engrossed (in final form) the local bill granting an additional wine and malt liquor license to the Canvas n Cup of 189 Main Street. The bill will now move to the Senate.

C. Christmas Wreaths- I want to thank Facilities Director Carlos Benjamin and Fire Chief Touhey and members of the Fire Department for their assistance in putting up the Christmas Wreaths in time for the Santa Parade. Their commitment of their time and efforts is most appreciated.

14. Mr. Buckley asked the Town Administrator to contact the Highway Surveyor to request he plow Exchange Street to open up the road for parking.

15. After reviewing the list of 2020 License Renewals and determining that the ones listed in red owed taxes: Mr. Kingkade moved, seconded by Mr. Walsh: To approve all the licenses listed in black, UNANIMOUS.

16. After further discussion and review of the licensees that owe taxes; and in accordance with the Municipal Modernization Act, one of the provisions of this bill which allows the Town to deny local licenses and permits to any taxpayer who has neglected or refused to pay local taxes, including the failure to pay fiscal year 2020 taxes. Moved, seconded by Mr. Walsh: To approve the licenses listed in red subject to the payment of all outstanding taxes. UNANIMOUS.

Automatic Amusement

- | | |
|---|----------------------|
| 1. Italian American Veterans | 4 Hayward Field |
| 2. JHM Beaver Street, LLC d/b/a DoubleTree | 11 Beaver Street |
| 3. New England Authentic Eats, LLC d/b/a Papa Ginos/D'Angelos | 42 Cape Road |
| 4. Galway Milford d/b/a TD's Pub | 68 Water Street |
| 5. Club Portugues de Instrução e Recreio | 119 Prospect Heights |
| 6. Din Din Restaurants, Inc. d/b/a Pepperoncini's | 201 East Main Street |
| 7. Powerless, Inc. d/b/a The Tradesman | 284 West Street |
| 8. Fun Zone of Milford, LLC d/b/a Pinz | 110 South Main St. |

Boarding

- | | |
|---|---------------------|
| 1. Anne Mahaney | 40 Jefferson Street |
| 2. Russet Rentals LLC (Robert Ruggiero) | 22 Congress Street |
| 3. Russet Rentals LLC (Robert Ruggiero) | 51-53 Exchange St. |
| 4. Milford Development Realty Trust | 38 Spring Street |

Class I

- | | |
|---|------------------------|
| 1. Birchler's Automotive, Inc. | 35 Birch Street |
| 2. Imperial Hyundai Corporation | 154 East Main Street |
| 3. KPM Auto, Inc. d/b/a Imperial Toyota | 300 & 310 Fortune Blvd |
| 4. Milford Nissan Corporation | 320 East Main Street |
| 5. Southworth-Milton, Inc. | 100 Quarry Drive |
| 6. BIK Boom Trucks INC | 177C Central St |

Class II

- | | |
|--|-----------------------|
| 1. Milford Good Year Getty | 232 West Street |
| 2. AP Enterprises Inc. (Tony's Auto Serv.) | 60 West Street |
| 3. DLNR, Enterprises, Inc. | 61 Main Street |
| 4. J&L Auto Repair & Electric | 193 East Main Street |
| 5. Stephen Antinarelli d/b/a Plains Automotive | 293 West Street |
| 6. Michael Bonnell d/b/a Bob's Motor Workshop | 49 East Main Street |
| 7. Bradley J. Kaye d/b/a Art's Auto Service | 93 Cedar Street |
| 8. Campos Enterprises, Inc. | 3 Beach Street |
| 9. Annantuonio Corp. d/b/a Dan's Auto Body | 457 East Main Street |
| 10. Dunbars Inc. | 70 Haven Street |
| 11. Hillview Equipment & Leasing | 11 Commercial Way |
| 12. Jose Goncalves d/b/a Jack's Auto Sales | 59 East Main Street |
| 13. Fafama Auto Sales, Inc. | 13 Cape Road |
| 14. Mark's Auto Sales, LLC | 51 East Main Street |
| 15. Mark Rizoli Auto Village | 227 East Main Street |
| 16. Central Street Auto Repair | 63 Central Street |
| 17. Pierrott Abiramia dba Milford Auto Mall | 187 West Street |

18. Mainline Garage
19. Maya's Motors
20. MEE Enterprises, Inc. dba The Car Store
21. Milford Collision
22. EJM, Inc. d/b/a Premier Automart
23. Old Time Auto Sales
24. Driven Ventures, LLC d/b/a Star Car Rental, Inc.
- 25. Santos Garage, Inc. –Louiz Santos**
26. South Free Auto Body, Inc.
27. Speed Auto Center
28. GTR Inova, Inc. d/b/a Showcase Auto
29. South Bow LLC
30. Master Collision Center, Inc.
- 31. West Street Auto Body**

170 East Main Street
 87 South Main Street
 91 Medway Road
 36 Main Street
 234 West Street
 294 West Street
 231 East Main Street
12 South Free Street
 14 South Free Street
 20 Beaver Street
 76 East Main Street
 85 South Bow Street
 288 West Street
69 West Street

Class III

1. Bradley J. Kaye d/b/a Art's Auto Service

93 Cedar Street

Common Victualer

1. Restaurant Bahia & Bakery
2. Taqueria La Estrella
- 3. Bill's Pizza**
4. Northeast Foods, Inc. d/b/a Burger King
5. Encuentro Latino Restaurant, Inc.
6. Chung, Inc. d/b/a The Golden House
7. D&T Donut Shop- Honey Dew Donuts
8. D&T Donut Shop- Honey Dew Donuts
9. Milford Donuts IV- Dunkin Donuts
10. Milford Donuts III- Dunkin Donuts
11. Milford Donuts V- Dunkin Donuts
12. Milford Donuts II- Dunkin Donuts
13. ERE Milford FG, LLC d/b/a Five Guys
14. Milford Pancakes, Inc. (IHOP)
15. Garden Pizza, Inc.
- 16. Garden Restaurant**
17. JR's Diner
18. Kentucky Fried Chicken
19. Metz c/o (Milford-Whit.Reg. Hosp)
20. G.T.R. Corp. d/b/a Great Taste Restaurant
21. Hunan Express, Inc. d/b/a Hunan Gourmet
- 22. Eldridge Kitchen & Catering Corp. (Marty's Kitchen)**
23. McDonald's
24. McDonald's

94 Main Street
 134 South Main St
126 Main Street
 22 Beaver Street
 163 Main Street
 93 Water Street
 118 Prospect Street
 140 South Main St
 350 East Main Street
 31 Main Street
 146 South Main St
 13 Medway Road
 9 Medway Road
 17 Medway Road
 92 Prospect Street
138 West Street
 296 Main Street
 15 Medway Road
 14 Prospect Street
 201 Main Street
 130 Main Street
178 East Main Street
 139 South Main St
 143 Medway Road

25. Pirperis, Inc.(DQ Grill & Chill)
26. Milford Pizza Palace
- 27. Padaria Brasil Bakery**
28. PR Restaurants, LLC d/b/a Panera Bread
29. New England Authentic Eats, LLC- Papa Ginos/D'Angelos
30. Pizza 85
31. Pizza Chef
32. Rosa's Villa
33. Sodexho USA @ Waters Corp.
34. Sodexho @Waters
35. SDM Corporation d/b/a Sabor DeMinas
- 36. Sabor Latino**
37. Subway #47555
- 38. MPH, Inc. d/b/a Subway**
39. Wendy's Old Fashioned Hamburgers
40. Sabor Express Restaurante e Doceria
41. Chipotle Mexican Grill
42. Big Y Supermarket #104
43. Starbucks Coffee (#51897)
44. Ice Cream Ward, LLC d/b/a Berties's Creative Creamery
45. Viana Bar Inc.
46. Taqueria La Estrella
- 47. Ice Cream Ward, LLC d/b/a Berties Creative Creamery**
48. Cedar Donuts d/b/a Dunkin Donuts
49. Jay Siya Ram, LLC d/b/a La Quinta Inn
- 50. The Gan Rivkah Center's Treasures & Trinkets/ Karma Café**

190 West Street
 8 Beach Street
173 Main Street
 91 Medway Road
 42 Cape Road
 130 Cedar Street
 179-181 Main Street
 189 West St.(Unit1-2)
 34 Maple Street
 5 Technology Drive
 122 East Main Street
126 Main Street
 94 Prospect Street
9F Medway Road
 128 Cedar Street
 55 Water Street
 128 Medway Road
 7 Medway Road
 128 Medway Road
 198 East Main Street
 119 East Main Street
 134 South Main St
198 East Main St
 111 Cedar Street
 11 Beaver Street
319 ½ Main Street

Common Victualer All Alcohol

1. 99 West, Inc. d/b/a 99 Restaurant & Pub
2. Din-Din Rest. d/b/a Pepperoncini's
3. Powerless, Inc. d/b/a The Tradesman
4. Apple New England, LLC d/b/a Applebee's
5. Briarwood Restaurants, LLC (The Alamo)
6. Central Tavern, Inc.
7. Galway Milford, Inc. d/b/a TD's Pub
8. Club Portugues de Instrução e Recreio, Inc.
9. Valley Rest. Group, LLC d/b/a Depot St. Tavern
10. Scioli Corp. d/b/a South Side Bar & Grill
11. El Taco, Inc. d/b/a Acapulco's Mexican Family Rest.
12. JHM Beaver Street, LLC (Double Tree Hotel)
- 13. Fun Zone Milford, LLC d/b/a Pinz**
14. The Crystal Room Corp.
15. Prezo Grille & Bar, Inc.

196B East Main Street
 201 East Main Street
 284 West Street
 91 Medway Road
 55 Medway Road
 31 Central Street
 68 Water Street
 119 Prospect Heights
 45 Depot Street
 146 South Main
 231 East Main Street
 11 Beaver Street
110 South Main St
 49 Cedar Street
 229 ½ East Main St

16. GC Friday's Boston, LLC
17. Mario Topuzi and Vasil Isildakli (Johnny Jacks)
18. Viana Bar, Inc.
19. Courtyard Management Corporation
20. Milford Mandarin Restaurant, Inc.
21. Natalia Marques dba Nelly's
22. Richard's Food and Drink
23. **Superb Cuisine d/b/a Tokyo Japanese Steak House**
24. Turtle Tavern, Inc.
25. Two Medals LLC d/b/a 89 Centrale Trattoria and Bar
26. GeneCSII, LLC
27. Café Sorrento, Inc.
28. Top of the Court, Inc.
29. Twelve Baskets d/b/a Sky Buffet
30. [Milford Restaurant Holdings](#)
31. Marchegiano Club, Inc.
32. Hoboken Citizens Club, Inc.
33. Italian American World War Vets of US Inc.
34. Red Heat Tavern

240 Fortune Blvd.
 220 Main Street
 119 East Main Street
 10 Fortune Blvd.
 196 East Main Street
 113 Central Street
 67 Medway Road
121 Depot Street

72 Main Street
 89 Main Street
 350 East Main Street
 143 Central Street
 189 Main Street
 324 East Main Street
[120-128 Medway Road](#)
 60 Meade Street
 252 Central Street
 4 Hayward Field
 120-128 Medway Road

Common Victualler Wine and Malt

1. Chocksumlidpol d/b/a Chim Thai Restaurant
2. Thavatchai Vitunitaya d/b/a Thai Pepper
3. [Mango Tree](#)

196 East Main Street
 178 East Main Street
[206 East Main Street](#)

Common Victualler Wine and Malt with Cordials

1. EMZ Mart, LLC d/b/a Isabel's
2. Ivahy, Inc. d/b/a Casa Brasil
1. KH& Company LLC d/b/a Wanokura

335 ½ Main Street
 112 Main Street
 194 West Street

Entertainment

1. 99 Restaurant
2. Briarwood Restaurants, LLC d/b/a The Alamo
3. Café Sorrento
4. Central Tavern, Inc.
5. Club Portugues de Instrução e Recreio
6. The Crystal Room Corp.
7. JHM Beaver Street, LLC d/b/a The DoubleTree
8. Din-Din Rest. Inc. d/b/a Pepperoncini's Pizzeria & Grill

196B East Main Street
 55 Medway Road
 143 Central Street
 31 Central Street
 119 Prospect Street
 49 Cedar Street
 11 Beaver Street
 201 East Main St

9. Powerless, Inc. d/b/a The tradesman	284 West Street
10. Fun Zone of Milford, LLC d/b/a Pinz	110 South Main St
11. Craft Roots Brewing, LLC	4 Industrial Road
12. Top of The Court, Inc.	189 Main Street
13. Turtle Tavern	72 Main Street
14. GeneCSII, LLC	350 East Main St
15. Scioli Cop. d/b/a South Side Bar & Grill	146 South Main St

Farmer Brewers License

1. Craft Roots Brewing	4 Industrial Road
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Fortune Teller License

1. Miss Mello Palm and Tarot Card Readings	81 East Main Street
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Retail Package All Alcoholic

1. Vansha, LLC d/b/a MacPackage	96 Prospect Street
2. Kuver Guru Corp. d/b/a West Street Liquors	61 West Street
3. Thomas A. Hickey, Inc. d/b/a Hickey Liquors	396 East Main Street
4. Jonsin, LLC d/b/a Countryside Liquors	170 Central Street
5. Bapanu Corp. d/b/a Milford Package Store Inc.	270 Main Street
6. Nilkanth Seva Corp. d/b/a Liquor World	9 Medway Rd. Unit 5
7. JP Liquors	134 South Main St

Retail Package Wine and Malt

1. John J. LeBlanc d/b/a Gene's Variety	80 Water Street
2. Contemporary Concepts, Inc. d/b/a Route 85 Mobile	134 Cedar Street
3. A&A Fuel, Inc. d/b/a Route 109 Mobile	140 Medway Road
4. Trushkush Corporation, d/b/a Main Street Market	315 Main Street
5. Shiv OM Krupa, Inc. d/b/a Purchase Street Market	89 Purchase Street
6. 75 Purchase Street Corporation d/b/a Peter's market	75 Purchase Street
7. Mui T. Tran d/b/a Cedar St. Market	100 East Main Street
8. Adonis, Inc. d/b/a Quick Mart	58 South Main Street
9. James E. Guido	194 West Street
10. Jose and Theresa Cerqueira d/b/a Arcos Market	34A Main Street
11. Water Street Meat Market, LLC	3 Water Street

****Hearings****

****Taxes Owed****

17. Mr. Kingkade moved, seconded by Mr. Walsh: To approve the following applications for extension of serving hours on New Year's Eve, with the exception of Fun Zone d/b/a Pinz, which is approved subject to the payment of all outstanding taxes. UNANIMOUS.

Application for Extension of serving hours on New Year's Eve

- | | |
|--|----------------------|
| 1. Powerless, Inc d/b/a The Tradesman | 284 West St. |
| 2. Marchegiano Club Inc. | 60 Meade St. |
| 3. JHM Beaver Street, LLC d/b/a DoubleTree Hotel | 11 Beaver St. |
| 4. Fun Zone d/b/a Pinz | 110 South Main St |
| 5. Club Portugues de Instrução e Recreio | 119 Prospect Heights |
| 6. Scioli's d/b/a South Side Bar & Grill | 146 South Main St |

18. Mr. Kingkade moved, seconded by Mr. Walsh to accept, with regret, the resignation of Claudia Scandone from the War Memorial Revitalization Committee. UNANIMOUS.

19. Mr. Kingkade moved, seconded by Mr. Walsh to accept, with regret, the resignation of Vincent Kiejzo from the War Memorial Revitalization Committee. UNANIMOUS.

20. Craftroots Brewing, LLC filed an application for a Live Entertainment License for Sunday from 1 PM to midnight. Mr. Kingkade moved, seconded by Mr. Walsh: To approve the Sunday Entertainment License. UNANIMOUS.

21. Mr. Kingkade moved, seconded by Mr. Walsh: To approve Temple Beth Shalom's placing of the Menorah in Draper Park one week prior to December 22, 2019, the first evening of Hannukah, UNANIMOUS.

22. INFORMATIONAL CORRESPONDENCE - NONE

23. Mr. Kingkade moved, seconded by Mr. Walsh: To adjourn the Selectmen's meeting at 9:27PM, UNANIMOUS.

Richard A. Villani
Minutes Recorder

William D. Buckley, Chairman

William E. Kingkade, Jr.

Michael K. Walsh