



TOWN OF MILFORD
COMMISSION ON DISABILITY
52 Main Street, Milford, Massachusetts 01757

Harold S. Rhodes, Chairman
haroldrhodes@comcast.net 508-474-8728

On Wednesday, April 15, 2015, a meeting of the Milford Commission on Disability (MCOD) was held in Room 14 at the Milford Town Hall. Meeting was called to order at 7:00 PM by H. Rhodes, Chairman.

Members Present: Harold Rhodes (Chairman), Demetra Edwards, Margaret Myatt, Susan Clark, Fran O'Neill, Tom Andruskevich, and Jen Walsh. A quorum of the membership was in attendance.

Members Unable to Attend: D. DeBartolomeis

Guests in Attendance: Mike Nicholson, Tony Ferriera, Julie Gonzalez, and Tom Myatt.

Membership. The Commission has one vacancy.

Minutes: Minutes from the meeting on February 18, 2015 accepted unanimously as written on a motion by J. Walsh and seconded by D. Edwards.

Treasurer's Report: The following balances were reported GF Account \$1130.00; Revolving Account \$2,082.84; and Gift Account \$0.00; Louisa Lake Platform Gift Account Balance: \$0.00. The Treasurer's Report was accepted unanimously on a motion by D. Edwards and seconded by J. Walsh.

Accessibility Enhancements to Milford Upper Charles Trail:

Tom Myatt from the Friends of the Milford Upper Charles Trail participated in a discussion regarding:

- The Friends of the Milford Upper Charles Trail voted unanimously to allocate up to \$8,000.00 to be expended on improvement to the Trail that are recommended by the Milford Commission on Disability.
- Tom Myatt and Margaret Myatt, members of the Friends, will represent the Friends in working with the MCB towards making the recommended improvements. Other Friends members may get involved as needed.
- D. Edwards will coordinate a time to walk the Trail with T. Myatt to identify signs that should be translated to Braille.
- D. Edwards and M. Myatt will continue to gather more information regarding audible descriptions of the Trail.

The Commission graciously thanks the Friends of the Milford Upper Charles Trail for its desire to enhance the accessibility of the trail for all persons with disabilities.

Accessibility Program Updates:

- a. H. Rhodes – Handicap Parking Funding. At recent meeting, Selectmen voted to recommend that an article be included in the warrant for the upcoming Town Meeting to enable funds collected for Handicap Parking be used "*for the benefit of persons with disabilities,*" administered by the Milford Commission on Disability.

- b. M. Myatt – Improve Sound System in Upper Town Hall. As per R. Villani, both quotes have been offered with hopes of having it approved and complete for the May 18, 2015 Town Meeting. As per R. Villani it is being worked on this week.
- c. T. Andruskevich – Review of Milford Town Facilities with Milford ADA Coordinator. T. Andruskevich met with R. Villani. T. Villani will recommend that R. Villani hire a contractor with whom to work in order to complete the review of Milford's town facilities. T. Andruskevich also informed R. Villani about upcoming Community Access Monitoring (CAM) Trainings.
- d. D. Edwards – Improve Milford Town Hall Outdoor Stairs/Main Street Stairs. D. Edwards met with R. Villani and J. Erickson for recommendations for environmental markings at town hall. D. Edwards will contact R. Villani for a status update on the environmental markings.
- e. H. Rhodes – Fixed Route Public Transportation. Rep. Fernandes and R. Villani will discuss with state leaders and MWRTA about funding sources. Possible additional funding sources include CHNA-6 (see <http://foundation.milfordregional.org/about-us/communitybenefits/>) and funding from the Town of Milford. H. Rhodes to develop alternative bus route system for review.
- f. S. Clark – Senior Center Program Review. S. Clark reported that the Senior Center van is working at full capacity; persons who are need of transportation are being denied the use of the Senior Center van. S. Clark reported that the walking group who uses the Milford Upper Charles Trail agree with having a bench located along the trail from the Senior Center to Route 16. H. Rhodes will contact the Parks Department about installation.

New Accessibility Programs

- a. J. Walsh will provide a Special Needs Overview at the May meeting.
- b. Remote participation in MCOD meetings. A motion by H. Rhodes, seconded by J. Walsh was unanimously accepted for the purchase of a Polycom unit not to exceed \$600.00.
- c. A motion by H. Rhodes, seconded by S. Clark was unanimously accepted for the acquisition of measuring and monitoring devices not to exceed \$600.00.

Accessibility Review. At a meeting with J. Erickson on April 14, 2015, H. Rhodes reviewed the status of commercial facilities (1) that have recently submitted a Site Plan for comment by the Commission and (2) that appear to be not in conformance with CMR 521. See attachment for complete list.

H. Rhodes reviewed the status of the expansion project by the Milford Regional Medical Center. CMR 521 Section 3.3.2(a) dictates: *"Where the cost of constructing an addition to a building amounts to 30% or more of the full and fair cash value of the existing building, both the addition and the existing building must be fully accessible."* The expansion project falls within this rule. To that end, two reports are attached: RWS Accessibility Survey – September 18, 2014 (consultant to hospital) and MCOD's Accessibility Survey – December 3, 2014. As of this meeting, the hospital has not provided a response to either site survey.

Next Meeting: Wednesday, May 20, 2015, 7:00p.m., Room 14, Milford Town Hall.

Adjournment: Meeting adjourned at 8:45p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Demetra Edwards".

Demetra Edwards
Secretary

CC: Board of Selectman
Department of Inspections
Town Accountant

Accessibility – Business (In Progress)
May 20, 2015

1. 159 East Main Street. (5/19/2015). New location for World Gym. Change of use. Public area. New Certificate of Occupancy required.

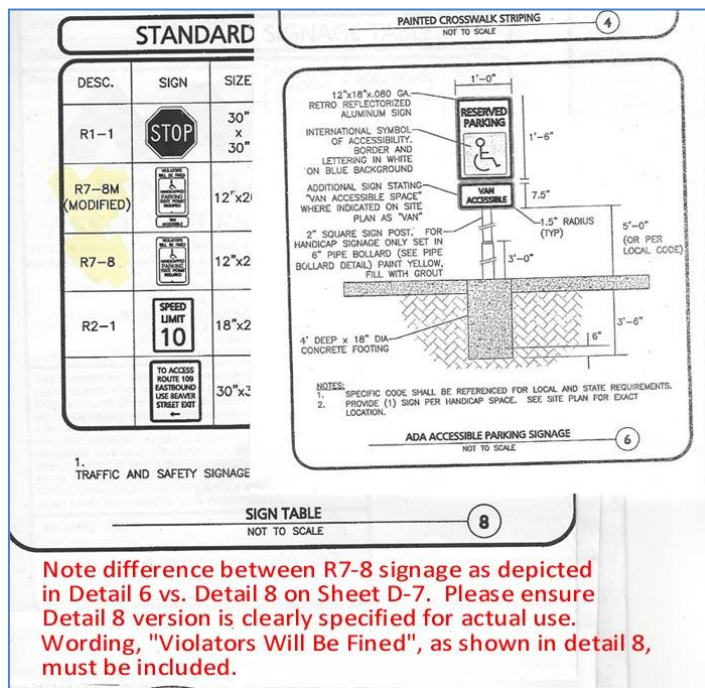


2. Milford Regional Medical Center – Existing Facility. MCOD Comment: MCOD received a response from the hospital with regard to the site surveys conducted by RWS and MCOD (*Hospital Response 4-22-15*). MCOD is currently preparing its response.
3. Dana Farber Cancer Center. MCOD Comment: Missing HP Signage in the parking area (5/19/2015).
4. Kohl's. MCOD Comment: Missing HP signage (5/19/2015).
5. Burger King. MCOD Comment: Missing HP signage and ramp violation (5/19/2015).
6. Cornerstone Assisted Living. MCOD Comment: HP Spots on angle to the street. Earlier letter from architect said that this would be completed.
7. Quarry Stop & Shop. MCOD Comment: Missing HP parking spots (11/18/14); Fafard to respond end of this week 12/15/14. Also, missing HP post and signage.
8. Accessible Pedestrian Signal (APS) at Jefferson & Main. MCOD Comment: Fixed.

9. 49 Cedar Street (Crystal Room). AAB Hearing 12/1 in Boston (Notice rec'd 8/14); Vertical Access; Front Entrance. 15 Day Extension Granted by MAAB to March 17, 2015. Will install outdoor stair lift; ramp not feasible per owner.

10. 120-128 Medway Street (Kmart Plaza / Multi-Business Use) – Amended Site Plan with Special Permit. (Waiting Site Plans). MCOD Comment:

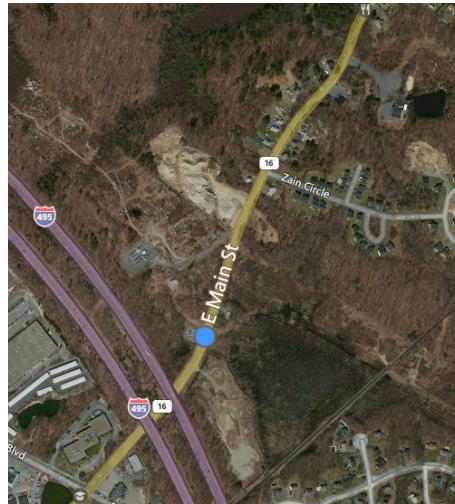
- a. Sheet C-2, there is no evidence of an accessible curb cut at the intersection of the proposed crosswalk and sidewalk. It is requested that an accessible curb cut be added at the intersection of crosswalk and sidewalk to insure an accessible route between the proposed 20,100 SF retail building, the accessible parking along the route, and the existing building.



Sheet D-7, see jpg at left. Please ensure that the design shown in Detail 8 is used for actual installation.

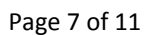
- b. Note the difference between R7-8 signage as depicted in Detail 6 vs Detail 8 on Sheet D-7. Please ensure that Detail 8 version is clearly specified for actual use, with wording, "Violators Will Be Fined."
- c. Additionally, on Sheet D-8/Detail 7 for detectable warning pavers, they specify color of the pavers to be charcoal or dark gray. The pavers should be high contrast (yellow, orange, etc.) Dark gray is not high contrast.
11. 110 South Main Street (Pinz). MCOD Comment: The Milford Commission on Disability has no issue with the changes proposed in the amended Pinz site plan dated 4/7/15.

12. 400 East Main – Concrete Plant. MCOB Comment: Will accessible entrance be required?

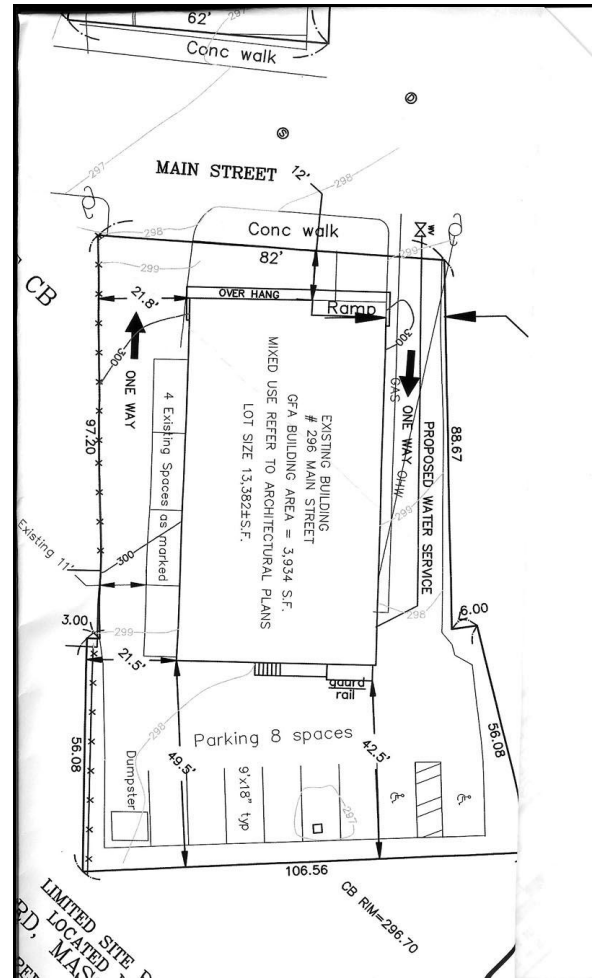


13. 49.5 Sumner Street – Empty Land North of Benjamin Moore. MCOB Comments as follows; see attached diagrams. The width of neither the accessible parking space nor the access aisle is shown on the site plan. It is requested that width detail be added to ensure compliance with MAAB van-accessible requirements. The width of the sidewalk / accessible route from the access aisle to the accessible entrance is not shown on the plan.

Site plan for the Sumner development. The plan shows a proposed office area (A=1,500 S.F.) and a proposed warehouse (A=4,500 S.F.) with overhead doors. The site is bounded by 332.27' W, 332.27' W, and 332.27' W. The existing edge of pavement is shown. The plan includes parking spaces, a fire lane, and landscaping with trees and shrubs. The site is labeled 'SUMNER' and 'PUBLIC - 48' WIDE'.



14. 296 Main Street. MCOD Comments as follows; see attached pictures. Modification reach 30% trigger, requiring facility to meet current AAB and ADA regulations. The Building Commissioner has requested a more detailed building plan to meet AAB and ADA regulations.



- [illegible]

- e. If the only means of emergency egress from the rear exit will be via the exterior stair, then is there sufficient exterior landing to enable a person in a wheelchair to safely exit the building onto that landing?
 - f. The one un-dimensioned access aisle appears to be less than required width for van accessibility. It is requested that the accessible spaces and access aisle be dimensioned to assure conformity.
 - g. Parking across the street.
 - h. Existing accessibility features (parking, accessible route and entrance), must be safely maintained and functional during installation work). Addition of solar panels. HP Parking if public (12/15/14).
15. Milford Regional Medical Center – New Facility. MCOB Comment: H. Rhodes reported the senior hospital personnel are reviewing shower seating in the PCU rooms to be fully AAB/ADA compliant.
16. 148-150 East Main Street – O’Reilly Auto Parts (12/14/2014). MCOB Comment: While the site plan addresses accessibility issues, it is required that the words “First Offense \$125.00 Fine”, or comparable per Milford By-Law Art. 22 as amended, be added to each Handicap Parking sign (see detail 7 sheet C3).
17. 47 Sumner Street (Planet Aid). MCOB Comment: Defer to Building Commission. With regard to the Maine Oxy accessible route, COD submitted a review on August 10, 2010, copy previously attached, in which the same concern was expressed. This was submitted prior to the 8/17/2010 planning board review.

I have reviewed plan G-9625 with regard to the Site Plan Waiver for the proposed Planet Aid renovation where they propose to install a fitness area within existing space.

Accessible entrance for Main Oxy and Cross Fit. (12/15/14) From the Building Commission: I have reviewed plan G-9625 with regard to the Site Plan Waiver for the proposed Planet Aid renovation where they propose to install a fitness area within existing space. It is my understanding that the proposed space is to be used for employees of Planet Aid, and as such is considered a private building. Private buildings are not subject to 521 CMR Architectural Access Board Regulations.

However, if the fitness center is to be open to the public which I have discussed with Planet Aid representative, that portion of the building/site would be subject to Handicap Regulations.

Additionally, it appears that a portion of the facility that is occupied by Maine Oxy is considered public, and does not fully comply with 521 CMR 20, as there does not appear to be a compliant accessible route from the handicap spaces to the retail space. I would recommend that they modify existing conditions to become compliant.

18. Main Street area. Foundation permit issued. MCOD Comment: Has site plan been presented? According to Building Commissioner, the site plan was submitted and approved in 2012. H. Rhodes to review.
19. Royal Buddha. Will 30% trigger impact project development? Has site plan been presented?
20. Other new construction in Milford
21. New Temporary Certificates of Occupancy