



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

Harold S. Rhodes, Chairman
haroldrhodes@comcast.net 508-473-8728



On Wednesday, April 20, 2016, a meeting of the Milford Commission on Disability (MCD) was held at the Milford Senior Center. The meeting was called to order at 7:00 PM by H. Rhodes, Chairman.

Members Present: Harold Rhodes (Chairman), Jennifer Walsh (Co-Chairman) Sue Clark, and D. DeBartolomeis. A quorum of the membership attended.

Members Unable to Attend: Margaret Myatt, Julie Gonzalez, Teresa Graceffa.

Guests in Attendance: M. Nicholson.

Membership: The Commission has two vacancies.

Treasurer's Report: The following balances were reported by the Treasurer:

1. HP Fines Account: \$ 2,875.00
2. General Fund Account: \$ 1,130.00.
3. General Gift Account: \$ 2,082.84.

The Treasurer's Report was accepted unanimously on a motion by T. Graceffa, and seconded by S. Clark.

Accessibility – Milford Community: H. Rhodes distributed the updated Community Accessibility Report (attached). The Community Accessibility projects were reviewed.

Accessibility – Business:

H. Rhodes distributed the updated Business Accessibility Report (attached). The Business Accessibility projects were reviewed.

Next Meeting: Wednesday, June 15, 2016, 7:00 p.m. at the Milford Senior Center.

Adjournment: Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Harold S. Rhodes
Chairman

CC: Board of Selectmen; Town Administrator; Finance Director; Building Commissioner



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Town of Milford – Business Accessibility

1. 12 Industrial Road – Amazon Distribution Facility (June 15, 2016).

The drawing indicates that there are six compliant accessible parking spaces with aisles; five of which are for vehicles and one of which is for a van. First, the locations of the the five vehicle accessible signs are not exactly centered above each vehicle accessible parking space. While very minor, this impacts point 2 below. The locations of the five vehicle accessible signs away from the end of the five accessible spaces are acceptable, as shown on the drawing. Second, the five arrows emanating from the “ACCESSIBLE SIGNS” designation do not correspond to the locations of the five vehicle accessible signs. Note the far left arrow which points to a non-accessible parking space. Note the far right arrow which points to an already designated van accessible sign (which is different from a vehicle accessible sign). It is requested that the site plan be updated to include to the following text, *“This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR.”*

2. 289 West Street – Milford Humane Society (June 15, 2016).

It is requested that a compliant access aisle with curb cut be added adjacent to the one HP space. (521 CMR 23.4.6 [1/27/06]). In the “Handicap Parking Sign Detail,” it is requested that the violation sign wording reference be changed to, e.g., “First Offense \$125.00 Fine” or similar wording. (Milford By-Law Art. 22, Sec. 2). It is requested that the site plan be updated to include to the following text, *“This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR.”*

3. 50 Central Street (June 15, 2016).

Given the topography, it is requested that elevations be shown on the site plan at the HP space and access aisle corners, and at the accessible route to the accessible entrance, indicating compliance with 521 CMR 23.4.3 and 20.9 [1/27/06]. In the “Handicap Parking Sign Detail,” it is requested that the violation sign wording reference be changed to, e.g., “First Offense \$125.00 Fine” or similar wording. (Milford By-Law Art. 22, Sec. 2). Note 6 on the site plan, “All exterior entrances into the structure will be accessible. All exterior thresholds to be 1/2” or less,” is appreciated, providing the thresholds are beveled with compliant slopes. 521 CMR 26.10 [1/27/06]. It is requested that the site plan be updated to include to the following text, *“This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR.”*

4. 39 Green Street (June 15, 2016).

It is requested that the existing HP space, access aisle, and signage are reviewed to ensure compliancy with 521 CMR. Further, it is recommended that the route to a public entrance is accessible to ensure compliance with 521 CMR. It is requested that the site plan be updated to include to the following text, *"This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR."*

5. 97 Cedar Street (June 15, 2016).

As I understand, 97 Cedar Street is the Gulf station at the corner of Cedar Street & Fortune Boulevard. The site plan indicates that the marked parking space count is being increased from 17 to 24, while adding four rental vehicles. As such, the Milford Commission on Disability provides the following comment: The site plan indicates 24 parking spaces. In order to be in compliance 521 CMR 23.2.2, this site plan should include at least one van accessible parking space with access aisle and signage. The current site plan does not indicate which space will be assigned as the accessible space with access aisle and signage. *"23.2.2 One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7."*

6. 191 Medway Street – Accurate Auto Care (June 15, 2016).

This is a 'Change of Use' from 'Auto Glass' to 'General Auto Repair'. [See Note Below] Onsite observation revealed the exterior office door threshold exceeds MAAB limits with (visual estimate) a vertical step up in the 1" - 2" range. MAAB 29.2.1 specifies that changes in level up to and including ¼ inch may be vertical and without edge treatment. MAAB 29.2.2 specifies that changes in level greater than ¼ inch and less than ½ inch (½" = 13mm) be beveled with a slope no greater than 1:2. While a properly marked accessible parking space is indicated on the site plan, there is no indication that this exterior accessible route issue will be corrected.

Note: The Building Commissioner disagrees that this is a 'Change of Use'.

7. 91 Medway Road (June 15, 2016).

It is requested that the site plan be updated to include to the following text, *"This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR."*

8. 160 East Main Street (June 15, 2015).

It is requested that the site plan be updated to include to the following text, *"This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR."*

9. 138 South Main Street (June 15, 2015).

It is requested that the site plan be updated to include to the following text, *"This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR."*

10. 28 Congress Street (June 15, 2016).

It is requested that the site plan be updated to include to the following text, *"This site plan conforms with the regulations established in accordance with the Americans with Disabilities Act and the Massachusetts regulations established by 521 CMR."*

11. 154 E. Main Street (April 20, 2016) – No comments.12. 350 E. Main Street (April 20, 2016) – No comments.13. 20 Claflin Street (April 20, 2016) – This project might be subject to the 30% rule.14. 155 Fortune Boulevard (January 20, 2016).

With regard to the site plan for 155 Fortune Boulevard, the handicap parking shown on Sheet C-400 shows that none of the access aisles are in alignment with the striped crosswalk. It is requested that the handicap parking and access aisles be realigned so that the access aisles for least four of the handicap spaces can directly connect to the striped crosswalk.

A suggested layout to accomplish this is attached (See "Proposed HP Parking Plan_b.jpg," an excerpt from Sheet C-400). This suggested layout aligns the access aisles for four of the five handicap spaces with the striped crosswalk, plus it provides a pedestrian pathway to and from the second & third general parking rows.

15. 120-128 Medway Road (January 20, 2016).

With regard to the site plan for 120-128 Medway Road, the Commission on Disability has no comments with regard to changes in Sketch Sheet "S-1". Please do note that the original 2012 site plan shows eight accessible parking spaces servicing the area currently destined to serve 'two major retailers'. This accessible parking area appears to have evolved to where there are now only four accessible spaces to serve these two major retailers, "A" & "B" who represent approximately 81,000 square feet of retail space. In contrast, and for context, the current plan also shows:

- World Gym + New Retail (Tenants "C" & "E") at approximately 33,751 square feet with four HP spaces;
- The proposed retail building with approximately 20,100 square feet with four HP spaces; and,
- The existing/proposed restaurant and retail building with approximately 23,945 square feet with eight HP spaces (2 sets of 4).

Acknowledging that the Planning Board has already approved the main plan, it is requested that

the applicant increase the accessible spaces serving the two major retailers to at least six. If the applicant does not wish to add HP spaces to the total, consider the following:

- The existing/proposed restaurant and retail building with approximately 23,945 with eight HP spaces (2 sets of 4); change the northerly set of four spaces to two HP spaces.
- Reassign the two spaces from the restaurant/retail building by adding them to the four HP spaces servicing major retailers "A" & "B".

16. 72-74 Sumner Street (January 20, 2016).

The plan shows a proposed walkway between the existing structure and the proposed 2-story office building. The walkway includes an outdoor stair with handrail. It is requested that detail be added to show this stair conforms to 521 CMR 27.00 (Stairs), especially with regards to treads, risers, nosings, handrails and walking surface drainage.

While not required for compliance with current ADA regs, it is presently recommended within 2010ADA to, "Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision. (2010ADA, Sec. 504 Stairways, 'Advisory 504.4 Tread Surface')".

17. 66 School Street (November 15, 2015). Farmers Market at Stacey School. Comment to Farmer's Market organizer: allowed, with stipulation, that difficult to traverse areas will be mitigated, if necessary.

18. 235 East Main Street (November 16, 2015). Added above ground tank. No comment.

19. 308 Main Street (October 21, 2015). Current Robertson Flooring Building to become physician's patient office building. Comments to the Planning Board:

- a. Note 21 on Sheet C7-0 indicates 'all entrances to be handicapped accessible'. However, as shown on Sheet C-3.0, the route from walkway to accessible entrance on the northwest side of the building involves stairs. Also, an egress route on the southeast side of the building involves stairs between the accessible exit and the grass area. This leaves the building with only one means of accessible egress.

If more than one means of egress is required under 780 CMR (The Mass State Building Code) from the accessible space or element, then each space or element should be served by not less than two accessible means of egress. Therefore, it is requested that both, or if not feasible at least one, of the two routes mentioned above be made accessible. (Mass AAB 521CMR 20.11.1 & 20.11.2)

- b. There appears to be no safe pedestrian access from public sidewalks to the accessible main entrance, the only access being via ingress/egress traffic lanes on Chapin Street. It is requested that safe, accessible route(s) be provided from public sidewalk(s) to the accessible main building entrance. (Mass AAB 521CMR 20.2)

20. 396 East Main Street (October 21, 2015). Current Hickey Wine & Spirits Building. Comments to the Planning Board:

The site plan (per table) proposes 88 parking spaces including two accessible spaces. However, the Application Form indicates "96 existing spaces, 94 proposed". Either way, it is presumed that the parking lot is being reconfigured, possibly resurfaced and re-striped. If so, then the number of accessible spaces should be increased to four with compliant access aisles, signage and accessible route(s). (Mass AAB 521CMR 23.00)

As I understand, the main lot work area currently contains 59 regular parking spaces. In addition, there are 4 existing HP spaces at the main entrance (outside the work area) to meet ADA/AAB requirements for this main parking area, along with an additional 13 existing regular spaces near the main entrance.

As a result, the existing complete main parking area including the work area plus spaces near the main entrance totals 76 spaces (72 + 4 HP).

Applicant proposes changing the main lot work area from 59 to 121 spaces. Along with the above mentioned 17 (13 + 4) spaces, the proposed total main parking area serving the main entrance becomes 138 parking spaces. (See attached 'Countryside-Proposed_01.JPG')

Either way, be it the 59 to 121 space change within the work area alone or the 76 to 138 space change for the entire main lot, 2010ADA-208.2 and Mass AAB-23.2.1 both specify a minimum of five HP spaces with access aisles for the resulting main parking area.

Therefore, it is requested that at least one additional HP parking space with access aisle be added in an appropriate location near the main entrance as part of this change.

21. 364-366 Main Street – New Medical Office Building (September 16, 2015).

a. Comments to Planning Board

1. The new entrance off Main Street crosses an existing sidewalk. There is no detail covering accessible sidewalk curb cuts at the entrance.
2. There is a utility pole to be relocated from the new entrance. The new location should provide ADA/AAB-compliant sidewalk clearance. This might be a matter between the Town and National Grid; not the applicant.
3. The HP parking access aisles are not striped on the plan.
4. It is unclear whether there is a step between the access aisles and the walk. If a step, the plan should include curb cut detail for the access aisles.
5. Additionally, perhaps outside of this project, the sidewalk at the corner of this project, while technically outside of the work area, is currently impassable for a wheelchair user because of the signal post. When the Commission expressed concern over this deficiency a while ago, we were told MassDOT was going to upgrade the intersection and it would be addressed at that time. Not knowing when MassDOT might get around to fixing this, would it be unreasonable to ask this applicant if they would be willing to add a paved (hopefully concrete) ~40" section around the back side of the signal pole.

6. There are other deficiencies at this corner (no curb cut for the Main St. crosswalk and no tactile plates), but these are definitely beyond the scope of this project.
- b. Requests to Developer
 1. The site plan indicates the appropriate number of handicap parking spaces, per the building code. Would it be possible to include an additional four handicap parking spaces to accommodate additional persons with disabilities?
 2. The site plan shows the widths of exterior walkways at 36 inches, per the building code. Would it be possible to widen the exterior walkways (where possible) to 42 inches (or greater), again to accommodate additional persons with disabilities?
 3. For the handicap parking areas, would it be possible to increase the lighting? At times, persons with low-vision will come to the building; additional lighting is of great benefit.
 4. Can the site plan be updated to include the following note: *"All public building entrances are handicap accessible."*?
 5. Would it be possible to add to the site plan documentation the following: *"This site plan conforms with the 2010 ADA Standards for Accessible Design."*?
22. 21 Main Street (September 16, 2015). Office Building. According to (L. Dunkin on 9/14/2015), *"This was reviewed in February of 2014 and approved in March 2014."*
23. Milford Regional Medical Center (September 16, 2015). New Facility. According to the Massachusetts Office on Disability, the room signage does not comply with 521 CMR 41.6 (Finish and Contrast). **Building Commissioner to review entire facility. Building Commission issued Certificate of Occupancy.**
24. Milford Regional Medical Center (September 16, 2015). Existing Facility. **Building Commissioner to review entire facility.**
25. 64 Dilla Street – Milford Water Company (September 16, 2015). **Building Commissioner to review.**
 - a. In the rear of building, the HP signage appears to need updating to conform with current signage requirements.
 - b. In the rear of building, it appears that the cross slope of the the HP parking spot to left facing the building exceeds requirements.
 - c. In the rear of building, it appears that the ramp entrance to the building might exceed requirements.
 - d. In the rear of building, it appears that the width of the HP spots is below requirements.
 - e. The pull weight of any of the outside doors was not reviewed.

26. 20 Claflin Street – Blaire House (July 15, 2015). **Building Commissioner to review.**
- a. Will the value of the improvements exceed 30% of the current assessed value of \$1,692,900 (or \$508,000)?
 - b. Has the accurate number of required handicap parking spots been calculated?
 - c. Comments to Planning Board
 1. The site plan be updated such that the accessible spaces and access aisles be dimensioned.
 2. The site plan be updated such that the HP signage and detail be noted. (If signage is to be at head of the accessible spaces, vehicle-resistant bollard mounting should be indicated.)
 3. The site plan be updated to indicate the location, width, location of tactile warning plates, and curb cuts, as required, of all sidewalks.
 - d. Requests to be made to Developer:
 1. Can the number of HP spaces be increased to 8, of which 2 will be van accessible, given the likely vehicle traffic to this facility?
 2. Can the location of the HP spaces should be as close to the front door as possible?
 3. Can the front door consist of two door openings, each 48", with push button control for door openings, given the likely individuals who will visit this facility?
 4. Can the site plan be updated to include the following note: *"All public building entrances are handicap accessible."*?
 5. Can the site plan be updated to include the following note: *"This site plan plan conforms with the 2010 ADA Standards for Accessible Design"*?
27. Deer Street / Rear Cedar Street (June 2, 2015). Potential Office Building. Extensive review required.
28. 159 East Main Street. (May/19/2015). **Building Commissioner to review.** New location for World Gym. Change of use. Public area. New Certificate of Occupancy required. Number and location of handicap parking spaces.
29. 120-128 Medway Street (Kmart Plaza / Multi-Business Use) – Amended Site Plan with Special Permit. (Waiting Site Plans). MCOD Comment:
- a. Comments to Planning Board Sheet
 1. 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.

2. 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."*
 3. 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.
- b. Requests to be made to Developer
1. Can the number of HP spaces be increased, given the likely vehicle traffic to this facility?
 2. Can the location of the HP spaces be as close to the front door as possible?
 3. Can the site plan be updated to include the following note: *"All public building entrances are handicap accessible."*?
 4. Can the site plan be updated to include the following note: *"This site plan plan conforms with the 2010 ADA Standards for Accessible Design"*?
30. 121 Depot Street (Royal Buddha). Will 30% trigger impact project development? Has site plan been presented? **Building Commissioner to review. Will upstairs be for public use? Has a variance been requested?**
31. Additional violations of AAB. None.
32. Other new construction in Milford. None.
33. New Temporary Certificates of Occupancy. None.