



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

Harold S. Rhodes, Chairman

On Wednesday, February 18, 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, Fran O'Neill, Susan Clark, and Tom Andruskevich. A quorum of the membership was in attendance.

Members Unable to Attend: D. DeBartolomeis, M. Myatt

Guests in Attendance: Mike Nicholson and Tony Ferriera

Membership. The Commission has two vacancies. Jen Walsh has agreed to become a member.

Minutes: Minutes from the meetings on January 21, 2015 accepted unanimously as written on a motion by D. Edwards; seconded by T. Andruskevich.

Treasurer's Report: The following balances were reported General Fund 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 S.Clark.

Correspondence:

1. Correspondence received from Mike Nicholson regarding vehicles being parked in accessible parking spaces at the entrance to the Hill Building at the hospital.
2. H. Rhodes received a notification of the Focus on Visual Impairment and Blindness Conference to be held in March, 2015.
3. H. Rhodes received notification of the Seeing Autism Clearly conference.
4. Correspondence received from Mike Nicholson regarding the height of a street sign on the corner of Jefferson and Main. H. Rhodes sent letter and photo to J. Erickson.
5. D. Edwards sent photos of accessible curb cuts covered in snow to H.Rhodes. H. Rhodes sent photos to S. Crisafulli.
6. Notification received stating Myra Berloff, Director of the MA Office on Disability has resigned.
7. Notification received stating the Annual Statewide Committee Transportation Coordination meeting is scheduled for May, 5, 2015. H. Rhodes will attend.

Accessibility:

1. As per MCOd's recommendation that the Board of Selectman raise the HP parking fine to \$200.00 with 50% of the fine being added to the MCOd's revolving account, D. DeBartolomeis will propose at the next BOS meeting that the fine remain the same with 100% being added to MCOd's revolving

account. As per R. Villani, this will be scheduled for discussion at a future Board of Selectman meeting.

2. Accessibility – Business

- a. 121 Depot Street (Royal Buddha (new)). Will 30% trigger impact project development? No plans have been submitted to the Planning Board or Building Commissioner.
- b. 20 Beaver Street (Sal's Garage) (new).
- c. 400 East Main (new). Concrete Plant. Will accessible entrance be required?
- d. 49.5 Sumner Street (new). 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. The sidewalk should be of sufficient width to ensure vehicle overhang does not reduce clear width as required by MAAB. Notes 23 & 24 on sheet C-5.0 indicating that all entrances are to be handicapped accessible is appreciated.
- e. 296 Main Street (new). Comments as follows; see attached pictures. Do modification reach 30% trigger?
 1. Per the attached picture, this building (see aerial 01.jpg) is now or was recently (see 02.jpg) commercial office use. A majority of the square footage is now being transitioned to a restaurant. Does this constitute "*change of use*" under Milford By-laws?
 2. If subject to "*change-of-use*," the ramp (see 03.jpg) from driveway and exterior entry area compliance should be verified. It would be appreciated if the walkway (see 03.jpg) from the public sidewalk to the accessible entrance could be made accessible.
 3. It is doubtful whether there is a safe, accessible route from the two proposed accessible parking spaces in the rear lot (see 1_a.jpg) since:
 - a. the person must travel for ~100' in a traffic lane and
 - b. must traverse an approximate 2' rise in elevation along the way.

It is unknown if space exists for a compliant ramp and accessible rear building entrance, which is presently accessed via a stair. Some resourcefulness here would be appreciated; perhaps provide at least one accessible space and aisle between the building front and public sidewalk?

4. 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?
 5. 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.
 6. Parking across the street.
- f. Milford Regional Medical Center – Existing Facility. MCOB has not received a response from the hospital about the MCOB Facility Review. J. Erickson will contact hospital for response.
 - g. Milford Regional Medical Center – New Facility. H. Rhodes reported the senior hospital personnel are reviewing shower seating in the PCU rooms to be fully AAB/ADA compliant.
 - h. 148-150 East Main Street – O'Reilly Auto Parts (12/14/2014). Response: 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).
 - i. 89 Main Street (Trattoria Bar 89 Central). Will 30% trigger require handicap access to "basement" floor"? Door Blockage. Remind the architect that the interior must comply with current AAB/ADA regulation). Since this involves interior renovation only (expansion of the restaurant to include ~1500 sq ft of first floor area, there is little to say at the planning board level regarding a site plan. Interior inspection for accessibility from street and access to goods and services' responsibility. (12/15/14)
 - j. 296 West Street. 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).
 - k. 47 Summer Street (Planet Aid) – defer to Building Commission. With regard to the Maine Oxy accessible route, COD submitted a review on August 10, 2010, copy 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 Inspector: 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 Plate 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.

- l. Burger King. Missing HP signage and ramp violation
- m. 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
- n. Cornerstone. HP Spots on angle to the street. Earlier letter from architect said that this would be completed.
- o. 195 West Street (Day Care). Handicap access entrances for two rear doors.
- p. Quarry Stop & Shop. missing HP parking spots (11/18/14); Fafard to respond end of this week 12/15/14. Also, missing HP post and signage.
- q. Main Street area. Foundation permit issued
- r. 232 West Street. Accessible parking.
- s. 235 East Main Street. Accessible parking & accessible entrance.
- t. Other new construction in Milford.
- u. New Temporary Certificates of Occupancy.

3. Accessibility – Business (completed)

- a. Doc's Sport Bar – Accessibility; 4 ft sidewalk with pillars
- b. 260 Main Street – Flag
- c. CVS – missing HP signage

Program Updates

1. Review of Milford Town Facilities with Milford ADA Coordinator. T. Andruskevich met with R. Villani. R. Villani will initiate the process. T. Andruskevich informed R. Villani about upcoming Community Access Monitoring (CAM) Trainings.
2. 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. M. Myatt to follow-up.
3. 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.
4. Trail Access Improvements. H. Rhodes submitted to R. Deluzio MCOB's Trail Access Improvements Report. R. Deluzio has agreed to have all of the requested improvements implemented this spring/summer. M. Myatt will research a Trail App that may provide descriptive auditory information.
5. Senior Center Parking. H. Rhodes will follow up with a reminder to R. Villani.
6. 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/aboutus/communitybenefits/>) and funding from the Town of Milford. H. Rhodes to develop alternative bus route system for review.
7. H. Rhodes will begin to focus on developing Disability Awareness Day.
8. H. Rhodes to review with Milford Regional Medical Center parking in the Passenger Loading Zone.
9. Handicap Parking Funding. At recent meeting, Selectmen will vote as to recommending at Town Meeting that funds collected for Handicap Parking be used *"for the benefit of persons with disabilities,"* administered by the Milford Commission on Disability.

Next Meeting: Wednesday, March 18, 2015, 7:00p.m., Room 14, Milford Town Hall.

Adjournment: Meeting adjourned at 8:15p.m. on a motion by S. Clark and seconded by D. Edwards.

Respectfully Submitted,

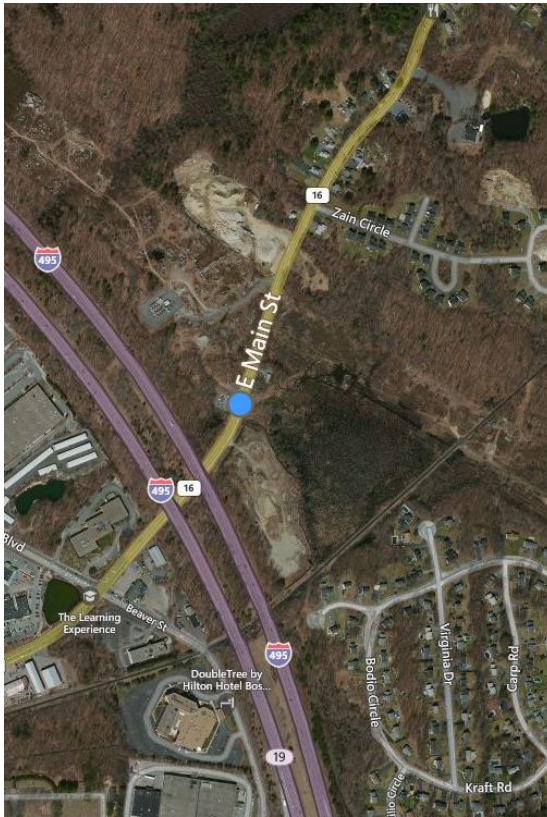


Demetra Edwards

Secretary

CC: Board of Selectman
Department of Inspections
Town Accountant

400 East Main (Concrete Plant)

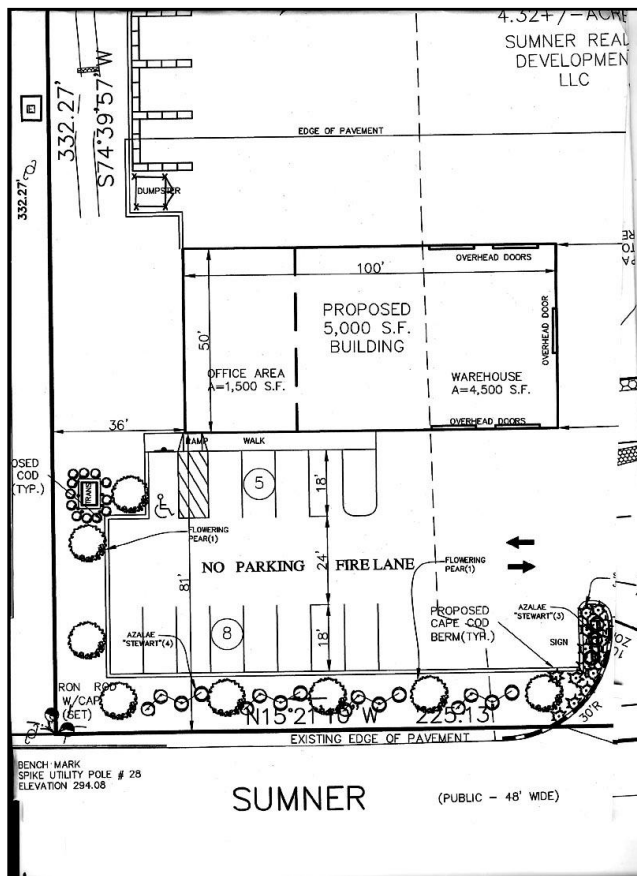


20 Beaver Street (Sals Garage)

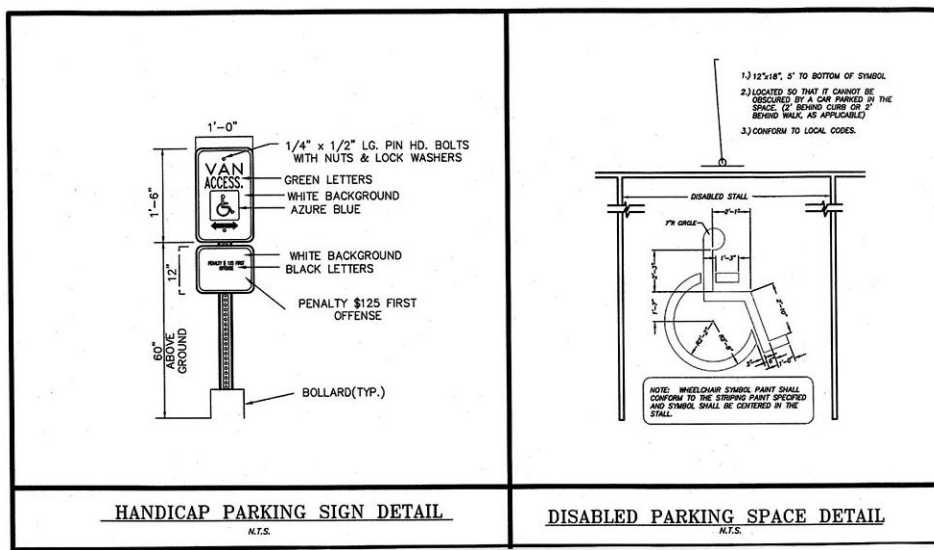


49.5 Sumner Street

Site Excerpt



Site Detail



296 Main Street

Site 01



62'

Conc walk

MAIN STREET 1/2'

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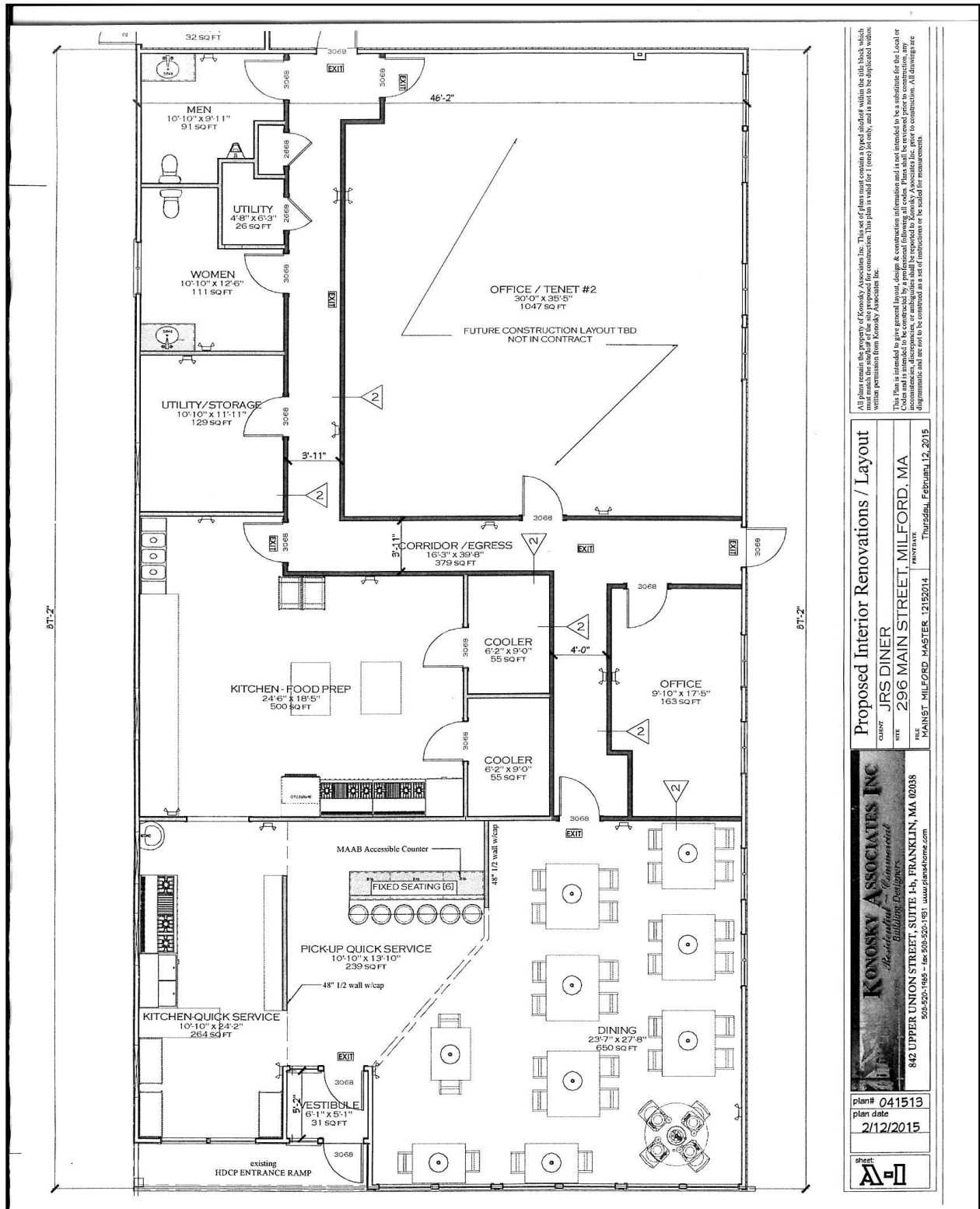
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Interior 001a



Site 02



Site 03

