

# Town of Milford Meeting Notice

RECEIVED  
MILFORD TOWN CLERK  
2020 JUN 12 AM 8:43

*Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.*

**Public Hearing Line/ Conference Line 1-857-444-0744**

**Conference Code: 143644**

**Board or Commission: Conservation Commission**

**Date and Time of Meeting: Wednesday June 17, 2020 at 7.00 P. M**

**APPROVAL OF MINUTES**

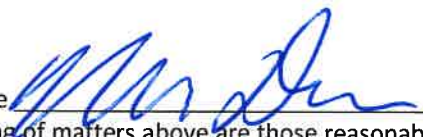
**APPROVAL OF INVOICES**

**DOCUMENTS FOR SIGNATURE**

**7:05 P.M. – Appointments and Public Hearings:**

1. Discussion-Milford Parks Department Disc Golf at Louisa Lake
2. Informal Discussion-DEP#223-1173 198 Congress St. Bento Pinto minor changes to house footprint
3. Public Hearing- Determination of Applicability 26 whitewood Road Henry Papuga
4. Certificate of Compliance DEP#223-1155 3 Gordon Drive F & D Afonso Realty Corp.
5. Certificate of Compliance DEP#223-1156 5 Gordon Drive F & D Afonso Realty Corp.
6. Certificate of Compliance DEP#223-1142 16 Gordon Drive F & D Afonso Realty Corp.
7. Extension Order of Conditions DEP#223-1125 392 Central St. Simon Fares
8. Partial Certificate of Compliance DEP#223-1122 19 Kate Lane Unit 13 Whitewood Preserve
9. Partial Certificate of Compliance DEP3223-1122 8 Kate lane Unit 6 Whitewood Preserve
10. Public Hearing-Notice of Intent DEP#223-1171 Industrial Road Sira Naturals

Signature



Dated

6/12/2020

The listing of matters above are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Conservation Commission Meeting

June 17, 2020

Agenda Item #1

Parks Department

Jim,

After the site visit and walk through of the proposed disc golf area I noticed that there are several areas that are populated with plants that are on the Massachusetts Invasive Species list and should be removed.

Removal of these trees and plants and other species will not cause any harm to the area and will help to create a diverse population of native plant material which would be considered a good management practice.

With that being said, as tree warden, I have no issues with the proposed project as it will be a great asset to the town.

I look forward to working with you and the Park Department.

If you have any questions please feel free to contact me.

Regards,

Charles E. Reneau. Certified Arborist  
Tree Warden

Sent from my iPhone

Cancel

Disc Golf

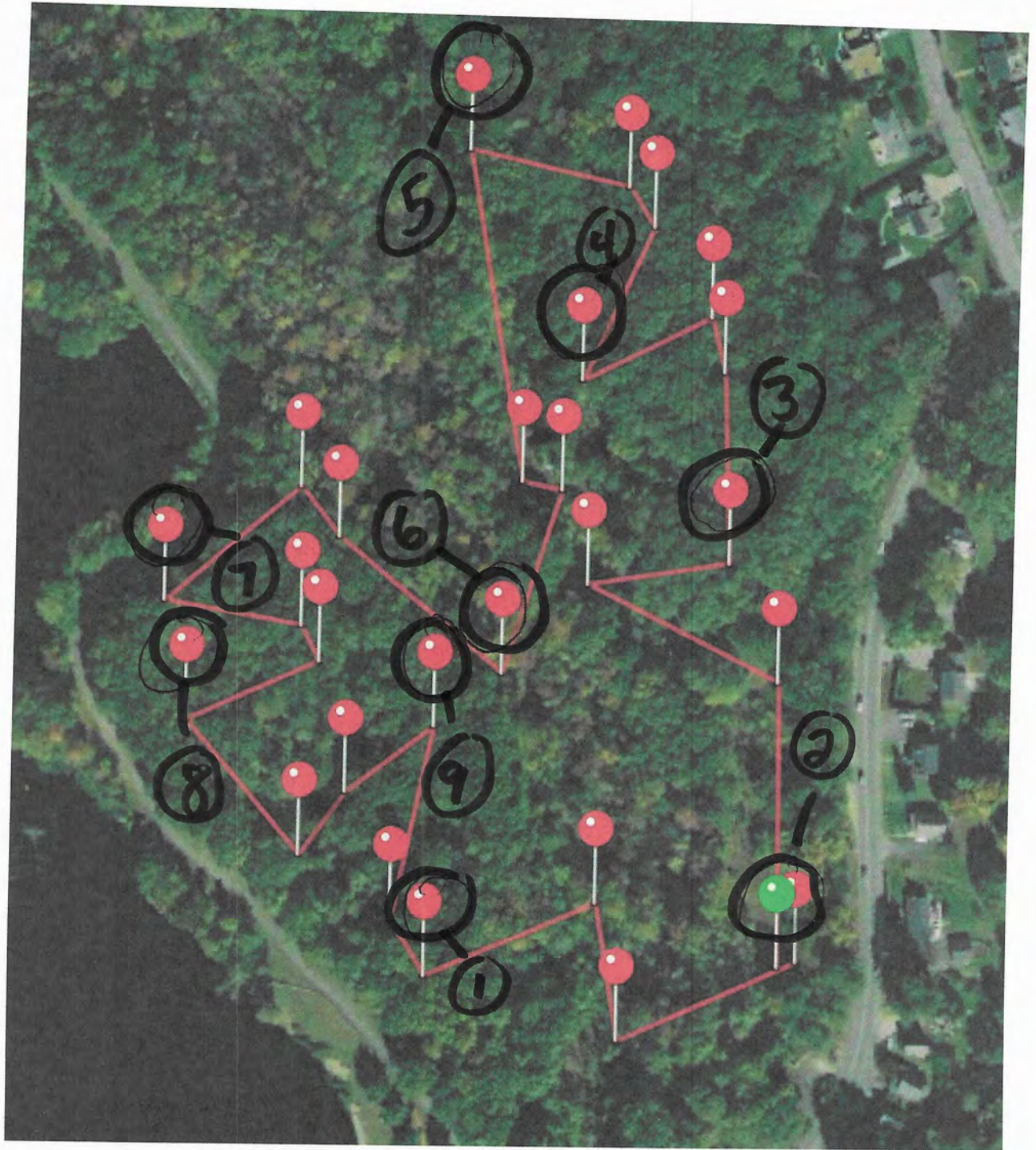
To: James Asam

Cc/Bcc, From: creneau@townofmilfor...

Subject: Disc Golf



①



Circled TEE PADS - CONNECTED to # of HOLE (BASKET)  
SEE ATTACHED (SHEET 2)  
(SHEET 3) DESCRIPTION and DISTANCES  
10-12 Acres of 42





# Louisa Lake DiscGolfPark®

## Disc Golf

The objective of disc golf is similar to the objective of golf. Instead of clubs and balls, in regular golf, the playing equipment of disc golf consists of a disc. The disc is a flat, circular object, usually made of plastic, that comes in many different shapes and sizes. The disc is the one who completes the course with the least amount of throws.

## Safety & Course Description

**Important:** Safety is the top priority. Leave plenty of room for error. Always wait until the hole is clear of all spectators. In the case you might hit someone with your disc, follow both disc golf and park rules. You are playing at your own risk. This course consists of 9 holes, each has two baskets positioned for beginner and intermediate disc golfers. Beginner disc golfers are 3-5 to ensure speed of play. It takes about 1 hour to play through the course. On, or over any road is out of bounds.

## Rules in a Nutshell

- 1 The purpose of the game is to get a disc from the tee to the hole with the least amount of throws possible. You may use a selection of discs.
- 2 After the initial throw, the player farthest from the target disc comes to rest. Subsequent shots will be thrown from where the disc came to rest. Player will throw as many times as is needed to get the disc to rest inside the target.
- 3 When the disc has been released, the player may follow the throw. From within ten meters (approx. 33') to the target, the throw is called a putt and cannot be stepped over.
- 4 Each hole is finished when the disc comes to rest inside the target. The player then completes all holes at the lowest total score. The player with the lowest score wins.
- 5 Please be polite to other users of the area and leave the course in good condition. Please do not litter. You are responsible for every throw you play - better safe than sorry.

## Technique Tips

**Figure 1:** Backhand throw begins with the disc held in the back of the hand, thumb pointing down. The disc is then thrown forward, following a natural arm swing. The backhand throw is the most common technique.

**Figure 2:** Forehand throw begins with the disc held in the palm of the hand, thumb pointing up. The disc is then thrown forward, following a natural arm swing. The forehand throw is less common than the backhand throw.

**Figure 3:** Putting involves holding the disc with both hands, one on each side, and releasing it gently towards the target. The goal is to get the disc to rest inside the target.

## Legend

- 1 Information board
- 5 Hole number
- Tree
- Target

## How to Grab a Disc



For complete disc golf rules of play, please visit [www.pdga.com](http://www.pdga.com).

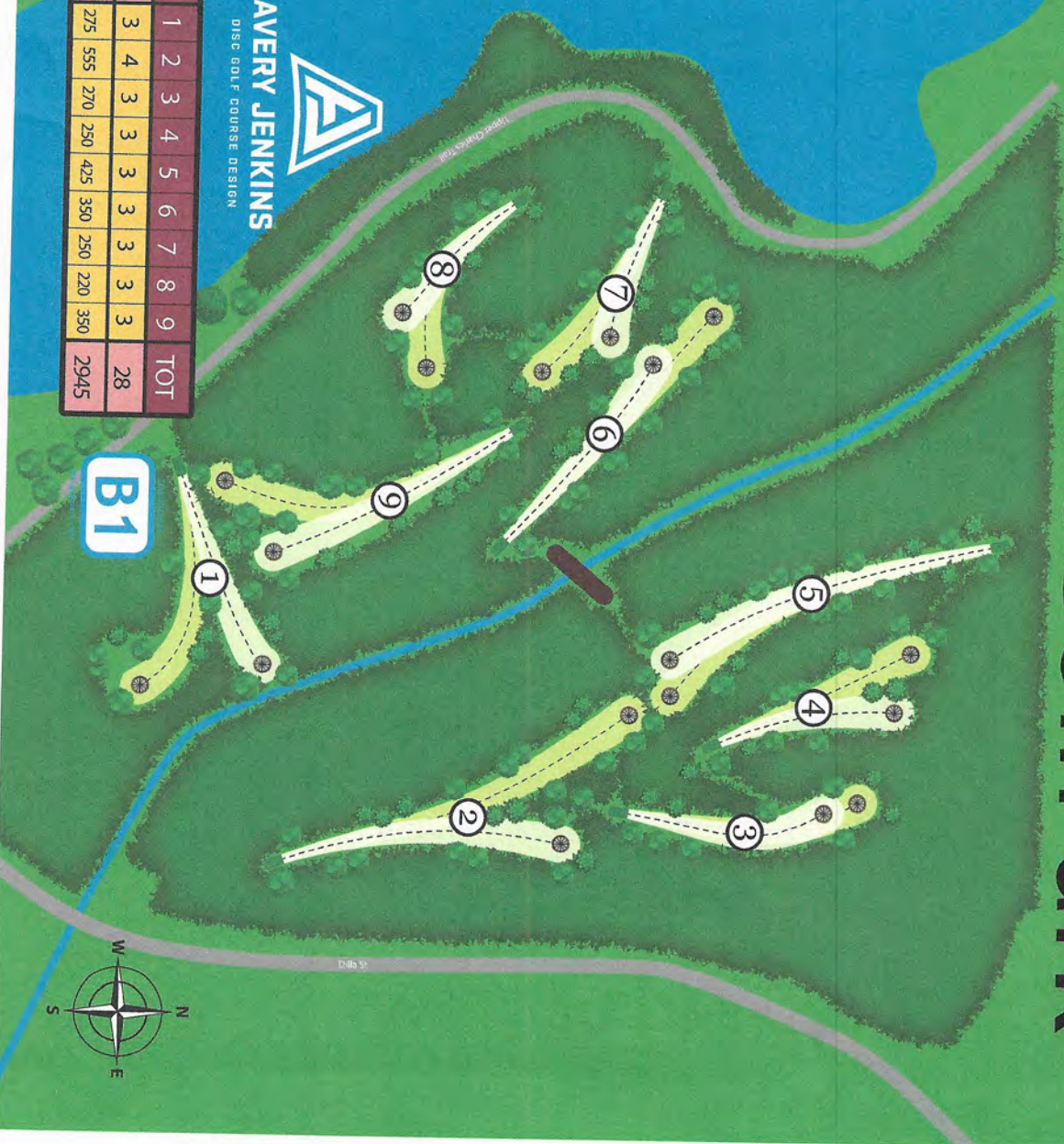
White	1	2	3	4	5	6	7	8	9	TOT
Par	3	3	3	3	3	3	3	3	3	27
Distance	235	380	180	225	415	265	175	200	315	2390

Yellow	1	2	3	4	5	6	7	8	9	TOT
Par	3	4	3	3	3	3	3	3	3	28
Distance	275	555	270	250	425	350	250	220	350	2945

**AVERY JENKINS**  
DISC GOLF COURSE DESIGN



**B1**





So here's the tentative mapping of the course layout but I'll be able to produce a much more detailed version once this design has been approved and finalized. I wanted you to have it record of the hole distances and mapping for now as this will continue to evolve with the clearing of the fairways.

3

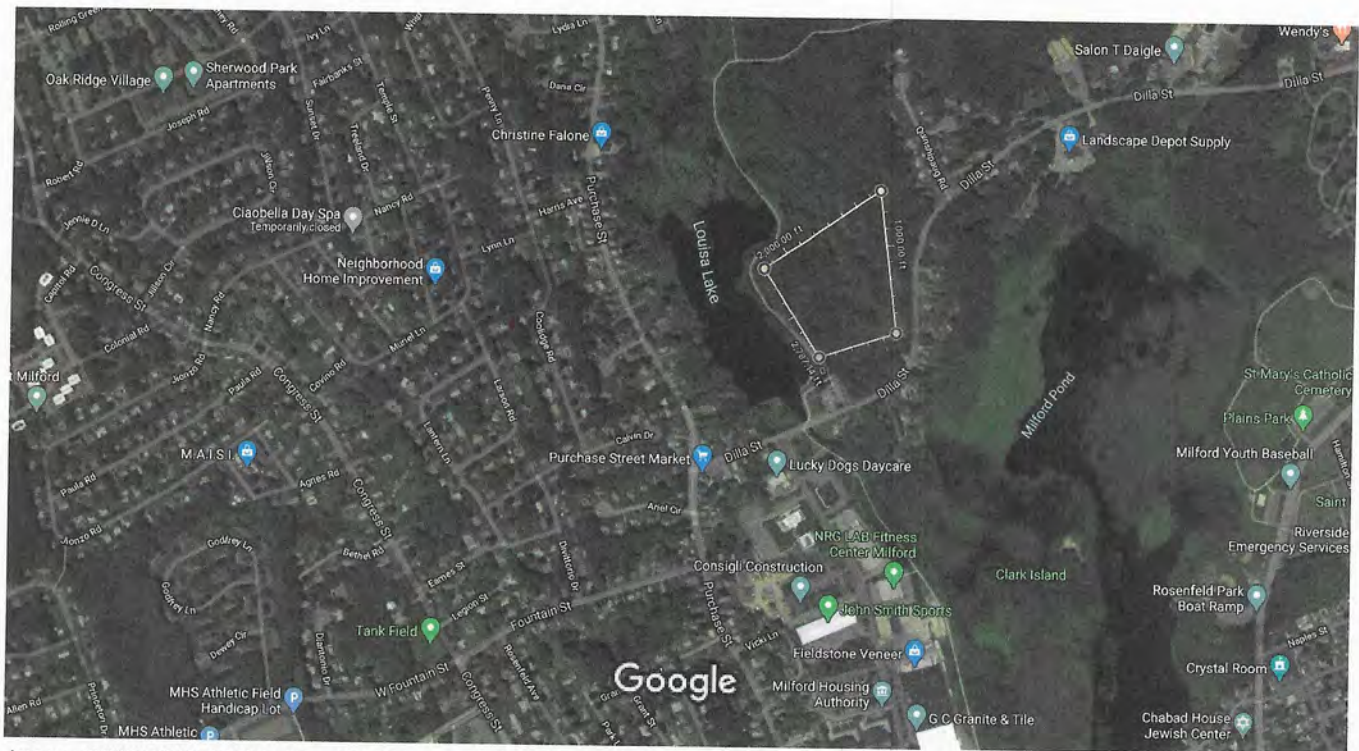
I'll be sending this to our graphic designer to produce a template version of the Louisa Lake DiscGolfPark so that you'll have some to share with the board of commissioners to help this project get fully approved.

Thank You!

Louisa Lake DiscGolfPark - Milford, MA											
Hole #	1	2	3	4	5	6	7	8	9	IN	TOTAL
<b>A Basket</b>	235	380	180	225	415	265	175	200	315	2390	2390 ft
<b>Par</b>	3	3	3	3	3	3	3	3	3	27	27
<b>Direction</b>	0	-1	0	0	1	1	0	0	0	1	Avg. Hole 266 ft
<b>B Basket</b>	275	555	270	250	425	350	250	220	350	2945	2945 ft
<b>Par</b>	3	4	3	3	3	3	3	3	3	28	28
<b>Direction</b>	-2	1	1	1	0	1	-1	1	-1	1	Avg. Hole 327 ft
<b>Walk to Next</b>	240	175	175	200	240	220	180	140	0	Avg.	196.25 ft

4

Google Maps



Imagery ©2020 CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency, Map data ©2020

500 ft



Home  
Set location



Work  
Set location



Coronavirus (COVID-19)  
Get local info & updates

Milford

41°

Restaurants

Hotels

Bars

Coffee

More

10 1/2 +



Conservation Commission Meeting

June 17, 2020

Agenda Item #2

198 congress Street



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: 198 Congress Street – Discussion regarding minor changes to house footprint

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The following information is in reference to minor changes to the building footprint for D.E.P. File # 223-1173, 198 Congress Street a single-family house lot. The Applicant is Bento Pinto / Pinto's Plumbing, 6 Front Street, Milford, MA.

Attached is a letter from the applicants representative and a sketch plan showing the proposed changes regarding the building footprint. The proposed changes are a smaller footprint (than what was approved) and the building is rotated slightly (from the approved plan). The new footprint, in size and location does not have any more impact to the resource area than what was already approved.

The Bordering Vegetated Wetlands (BVW) is shown to be 75-Feet off of the subject property therefore the closest activity (tree clearing) is 75-Feet from the wetlands. Only a small portion of the proposed structure and deck is located within the 100-Foot Buffer Zone of the BVW. The structure is approximately 94-Feet from the BVW.

The plan shows erosion control.

I recommend not requiring an Amended Notice of Intent for the minor changes.

May 9, 2020

Town Engineer Michael Dean  
Town Hall Room 05  
52 Main Street  
Milford, MA 01757

Dear Michael Dean:

I am contacting you in regards to MassDEP File#223-1173. The file is for the construction of a single family residence located at 198 Congress Street, Milford, MA., also referenced as parcel 26-53A. Enclosed is a site plan showing the original house box as approved by the Conservation Commission under the Order of Conditions issued on 1/23/2020. Also shown is a revised house box. The owner of the property, Bento Pinto has modified the size and location of the home he will be constructing. The revised design will have a much smaller footprint and be moved further from the wetland.

The new design will serve to further mitigate any impact on the wetland resource area. I would like to notify the Conservation Commission of these changes so they may determine if the revisions will require an amendment to the existing Order of Conditions. However, I do not believe the changes are significant enough to require the filing of an Amended Order of Conditions. My reasoning is as follows: Per the page of the original Order of Conditions titled "Special Conditions", point number 27 outlines what is to be considered significant changes. The line stating "A reduction in the building footprint and a relocation of the same footprint towards the upland may not be considered significant" The new building footprint is reduced and shifted away from the wetland. Far less of the new house and deck will sit within the 100' buffer zone. Construction work will be moving away from the wetlands and all of the proposed changes will only serve to advance the goal of safeguarding the resource area.

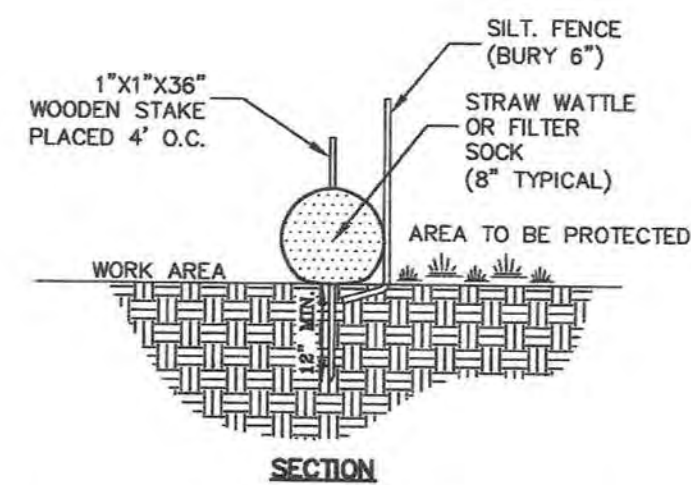
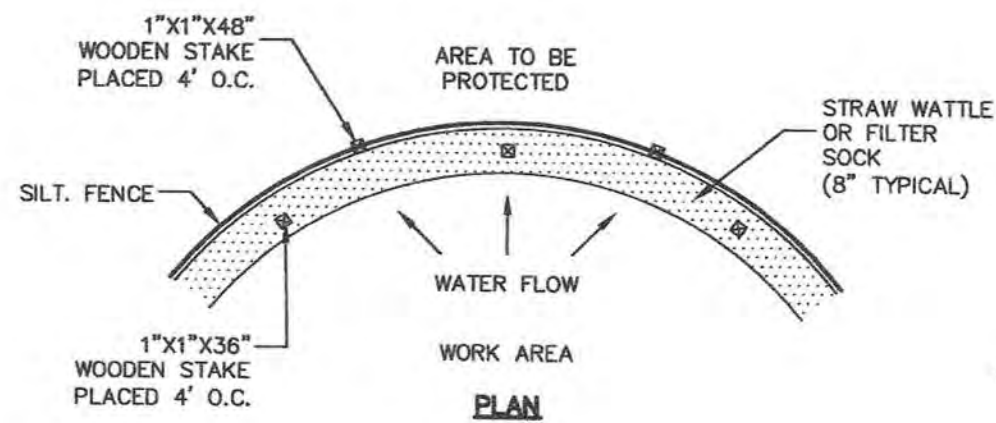
I would appreciate it if the Conservation Commission could review the changes and notify me if additional filings are required.

Sincerely yours,

A handwritten signature in blue ink that reads "Wendell Phillips Jr." with a stylized flourish at the end.

Wendell Phillips Jr.  
wendelltp@hotmail.com  
508-369-7065 cell phone





**EROSION CONTROL BARRIER (ECB)**  
SCALE: N.T.S.

**NOTE:**  
WETLAND LIMIT IS TAKEN FROM A PLAN  
ENTITLED "WOODLAND ELEMENTARY SCHOOL  
MILFORD, MA EXISTING CONDITIONS PLAN" BY  
PATRICK J. SCHOLLARD, DATED 7/9/2013.

MAP 26, PARCEL 54  
N/F  
ALEXANDRA  
CARVALLA MAGNAGO  
& GILLARD RODRIGO  
DA SILVA

MAP 26, PARCEL 53  
11,512 S.F.±  
0.26 ACRES±

MAP 26, PARCEL 53A  
10,528 S.F.±  
0.24 ACRES±

PROPOSED 2 STORY  
FRAME DWELLING  
TOC=107.8  
GARAGE EL=106.3  
BASEMENT EL=100.3

PROPOSED  
DECK  
(10'x20')

DECK  
10'x15'

PROPOSED  
PAVED DRIVE

CONGRESS STREET  
(33' WIDE-PUBLIC)

MAP 25, PARCEL 1  
N/F  
TOWN OF MILFORD

**Proposed Change**

**100' Buffer**

**Approved**

PROPOSED EROSION  
CONTROL BARRIER  
(SEE DETAIL)

LIMIT OF CLEARING

BUILDING SETBACK LINE (TYP.)

TBM: NAIL IN UP#80  
ELEV.=104.27

TBM: NAIL IN UP#81  
ELEV.=107.41



Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street  
Uxbridge, Massachusetts 01569  
P: 508-278-3897 F: 508-278-2289

500 East Washington Street  
North Attleboro, Massachusetts 02760  
P: 508-316-0452 F: 508-316-0963

**OWNER OF RECORD:**  
BENTO PINTO  
6 FRONT STREET  
MILFORD, MA 01757

**MILFORD ASSESSORS INFORMATION:**  
MAP 26, PARCEL 53A  
TOTAL PARCEL AREA:  
10,527± S.F. (0.24± AC.)

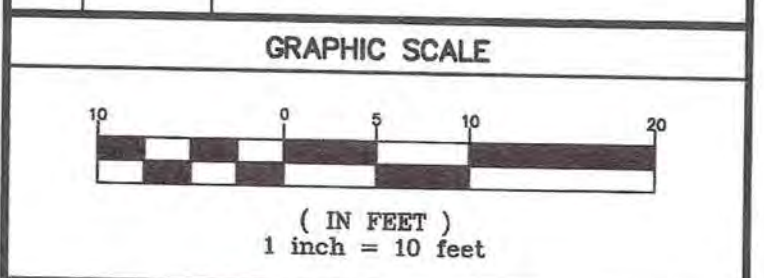
**MILFORD ZONING INFORMATION:**  
ZONE: RB (RESIDENTIAL B)  
MINIMUM AREA: 15,000 S.F.  
MINIMUM LOT WIDTH: 100'  
SETBACKS:  
FRONT: 30'  
SIDE: 15'  
REAR: 25'

**DEED REFERENCE:**  
BK. 61298, PG. 38 BK. 61297, PG. 249  
BK. 18646, PG. 12

**PLAN REFERENCES:**  
P.B. 220, PL. 99 P.B. 939, PL. 91

PROJECT:	SITE PLAN 198 CONGRESS STREET MILFORD, MA 01757	
	OWNER/APPLICANT: BENTO PINTO 6 FRONT STREET MILFORD, MA 01757	

REVISIONS		
NO.	DATE	DESCRIPTION



**SHEET TITLE**  
  
**CONSERVATION PLAN**

DES BY: WCN DATE: 12/3/19  
CHK BY: SR PROJECT NO. 2019-356  
C  
PLAN NO. L-6077



Conservation Commission Meeting

June 17, 2020

Agenda Item #3



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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TO: Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: 26 Whitewood Road- Determination of Applicability for the removal of  
3 Dead Ash Trees

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The following information is in reference to a Determination of Applicability associated with the removal of 3-Dead Ash Trees in the yard of 26 Whitewood Road. The Applicant is Henry Papuga of 26 Whitewood Road, Milford, MA 01757.

Following a site inspection and reviewing the submitted document I recommend a **Negative** Determination of Applicability.



26 Whitewood Road  
Milford, MA 01757

April 17, 2020

Milford Conservation Commission  
Town Hall  
52 Main Street  
Milford, MA 01757

Attn: Michael A. Giampietro  
Chairman

Re: WPA Form 1 – Request for Determination of Applicability  
26 Whitewood Road – Cut down and remove three dead ash trees

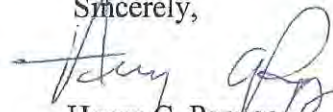
Dear Chairman Giampietro:

I have a condition with three (3) dead ash trees in the rear of my yard that continue to drop dead limbs causing a safety hazard. Unfortunately there are a number of ash trees in the general residential area that have died and many more struggling to survive. I had requested an inspection by the town engineer and it was his recommendation that a WPA Form 1 should be filed. Enclosed with the application is my check # 387 in the amount of \$100.00 as required.

Please address this application in the immediate future so the work can be done.

Encl.

Sincerely,

  
Henry C. Papuga

774-248-5618



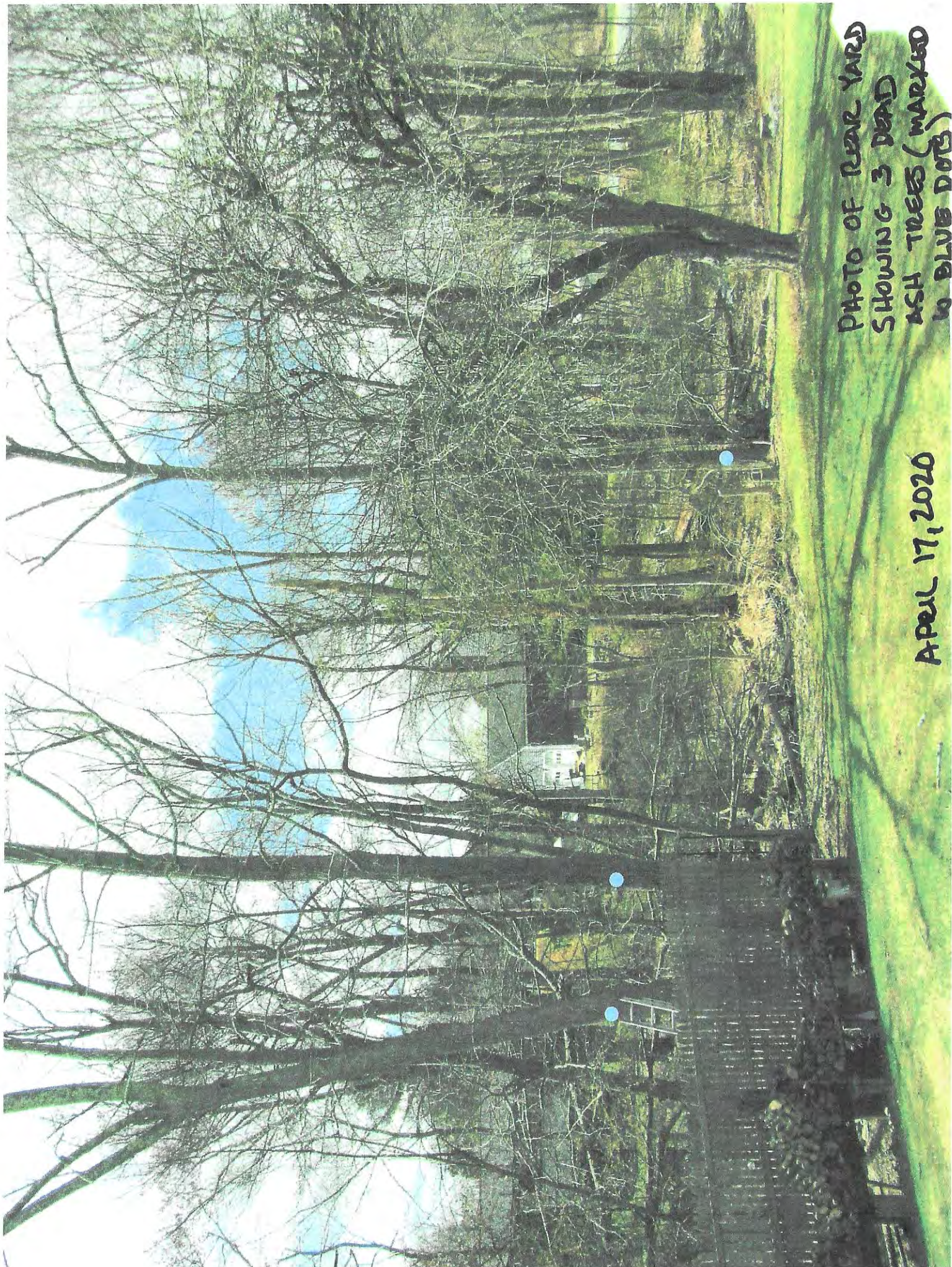


PHOTO OF REAR YARD  
SHOWING 3 DEAD  
ASH TREES (MARKED  
W/ BLUE DOTS)

APRIL 17, 2020



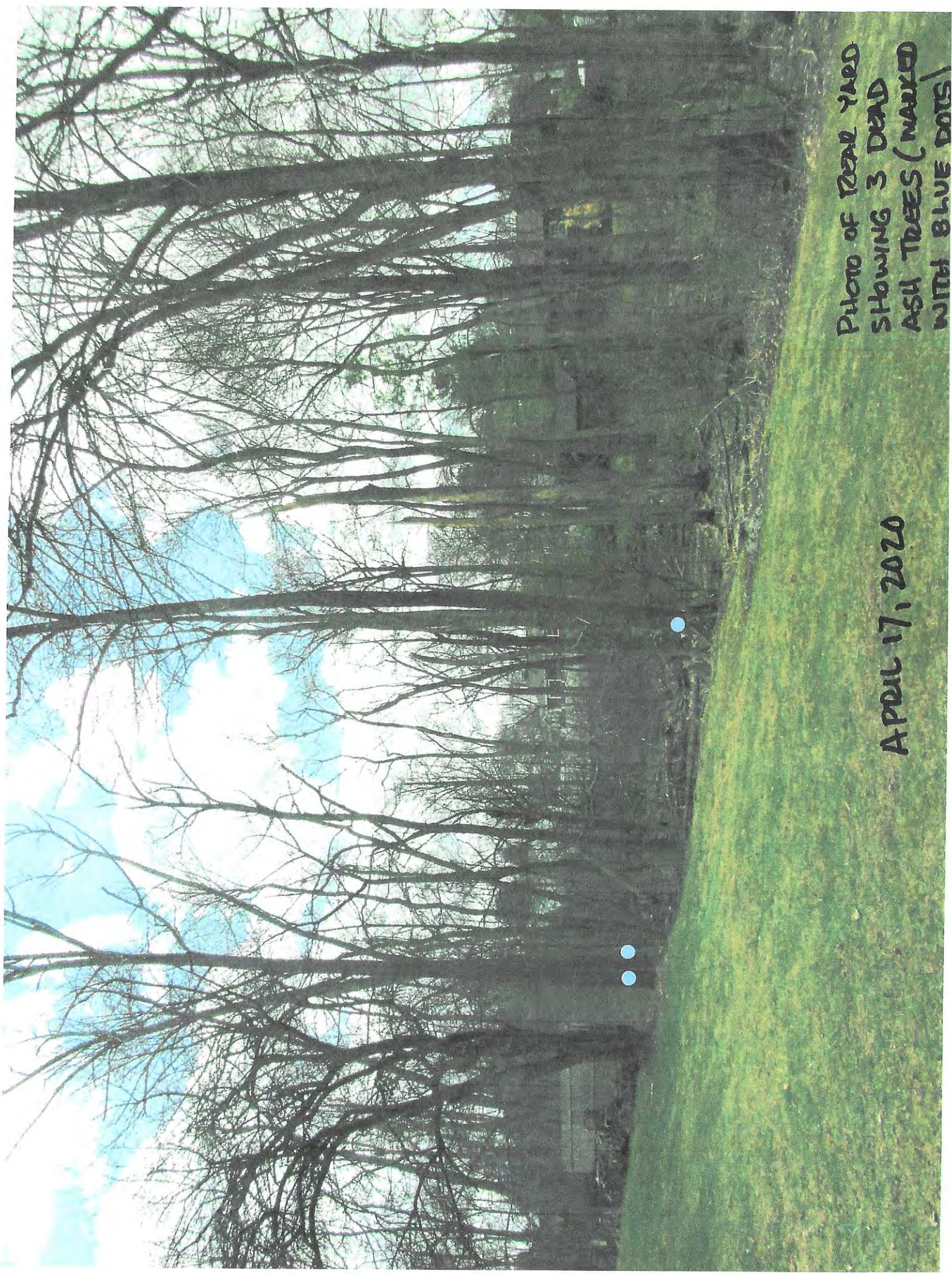


PHOTO OF REAR YARD  
SHOWING 3 DEAD  
ASH TREES (MARKED  
WITH BLUE DOTS)

APRIL 17, 2020



Conservation Commission Meeting

June 17, 2020

Agenda Item #4

3 Gordon Drive

(Continue this item)

Conservation Commission Meeting  
June 17, 2020

Agenda Item #5  
5 Gordon Drive



## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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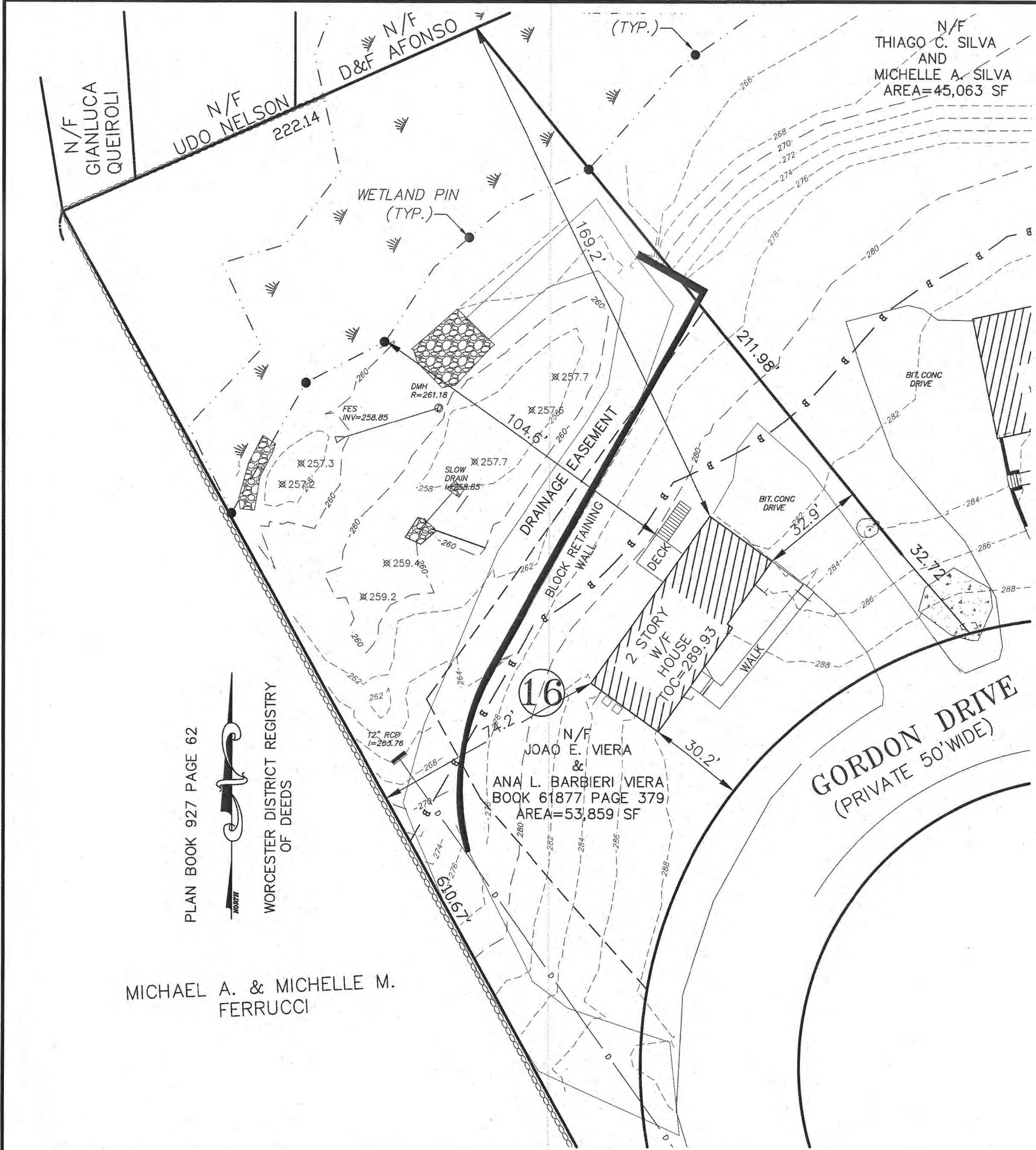
TO: Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: 5 Gordon Drive (Lot 16) - Request for a Certificate of Compliance  
DEP File # 223-1156

---

The following information is in reference to a Request for a Certificate of Compliance for 5 Gordon Drive (Lot 16). The Applicant is F&D Central Realty Corporation, 189 Main Street, Milford, MA 01757.

Following a site inspection and reviewing the submitted documents I recommend the issuance of a Certificate of Compliance.





MICHAEL A. & MICHELLE M. FERRUCCI

PLAN BOOK 927 PAGE 62



WORCESTER DISTRICT REGISTRY OF DEEDS

I CERTIFY THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE PLANS AND CONDITIONS SET FORTH IN THE ORDER OF CONDITIONS FOR DEP FILE NO. 223-1156.



2/28/20  
DATE:

OWNER

F&D CENTRAL REALTY CORP. INC.  
189 MAIN STREET, MILFORD MA

00	DATE	INITIAL SUBMITTAL	INIT

AS-BUILT  
PLAN OF LAND  
5 GORDON DRIVE  
IN  
MILFORD, MA  
SCALE: 20 FEET TO AN INCH  
DATE: FEBRUARY 18, 2020



**Guerriere & Halnon, Inc.**

ENGINEERING & LAND SURVEYING  
333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com



Conservation Commission Meeting

June 17, 2020

Agenda Item #6

16 Gordon Drive



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

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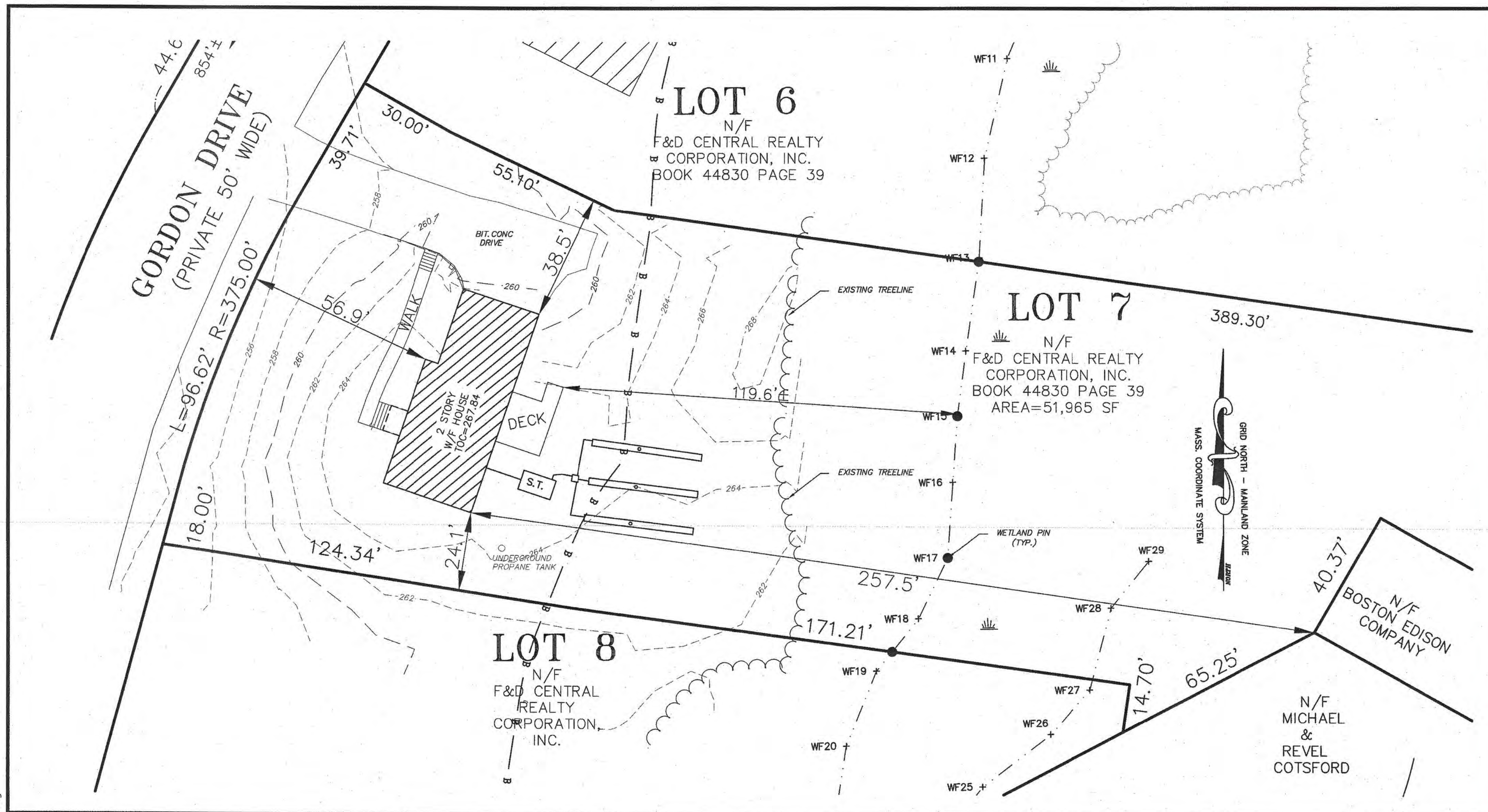
TO: Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: 16 Gordon Drive (Lot 7) - Request for a Certificate of Compliance  
DEP File # 223-1142

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The following information is in reference to a Request for a Certificate of Compliance for 16 Gordon Drive (Lot 7). The Applicant is F&D Central Realty Corporation, 189 Main Street, Milford, MA 01757.

Following a site inspection and reviewing the submitted documents I recommend the issuance of a Certificate of Compliance.





I CERTIFY THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE PLANS AND CONDITIONS SET FORTH IN THE ORDER OF CONDITIONS FOR DEP FILE NO. 223-1142.



DATE: 3/13/20

OWNER			
F&D CENTRAL REALTY CORP. INC. 189 MAIN STREET, MILFORD MA			
00	DATE	INITIAL SUBMITTAL	INIT

AS-BUILT  
PLAN OF LAND  
**16 GORDON DRIVE**  
IN  
**MILFORD, MA**  
SCALE: 20 FEET TO AN INCH  
DATE: MARCH 13, 2020

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com

G:\CDM\Milford\G-5665-1\DWG\G-5665-1 ASB LOTS.dwg



Conservation Commission Meeting

June 17, 2020

Agenda Item #7

392 Kate Lane





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

Michael Dean, P.E.  
*Town Engineer*

June 08, 2020

Mr. Michael Giampietro, Chairman  
Conservation Commission  
52 Main Street, Milford, MA 01757

Re: **292 Central Street (Lot 9A)**

Request for an Extension to the Order of Conditions – D.E.P. File # 223-1125

Dear Mr. Giampietro:

The submittal is requesting an extension to an Order of Conditions D.E.P. File # 223-1125 which is associated with a proposed Single-Family House. The Applicant is Simon Fares, 394 Central Street, Milford, MA. The lot is a 2.19 Acre parcel of land, zoned Rural Residential C (RC).

The Single-Family house lot was originally approved back in June 2017, amended in June of 2018. The construction (of the Lot) has not yet started, therefore I recommend the issuance of either a two year or three-year extension to the Order of Conditions.

Sincerely,

Michael Dean, P.E.  
Town Engineer

Conservation Commission Meeting

June 17, 2020

Agenda Item #8

19 Kate Lane





OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
Town Engineer

### M E M O R A N D U M

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TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: **Partial Certificate – Whitewood Preserve**  
**19 Kate Lane (Unit 13)**

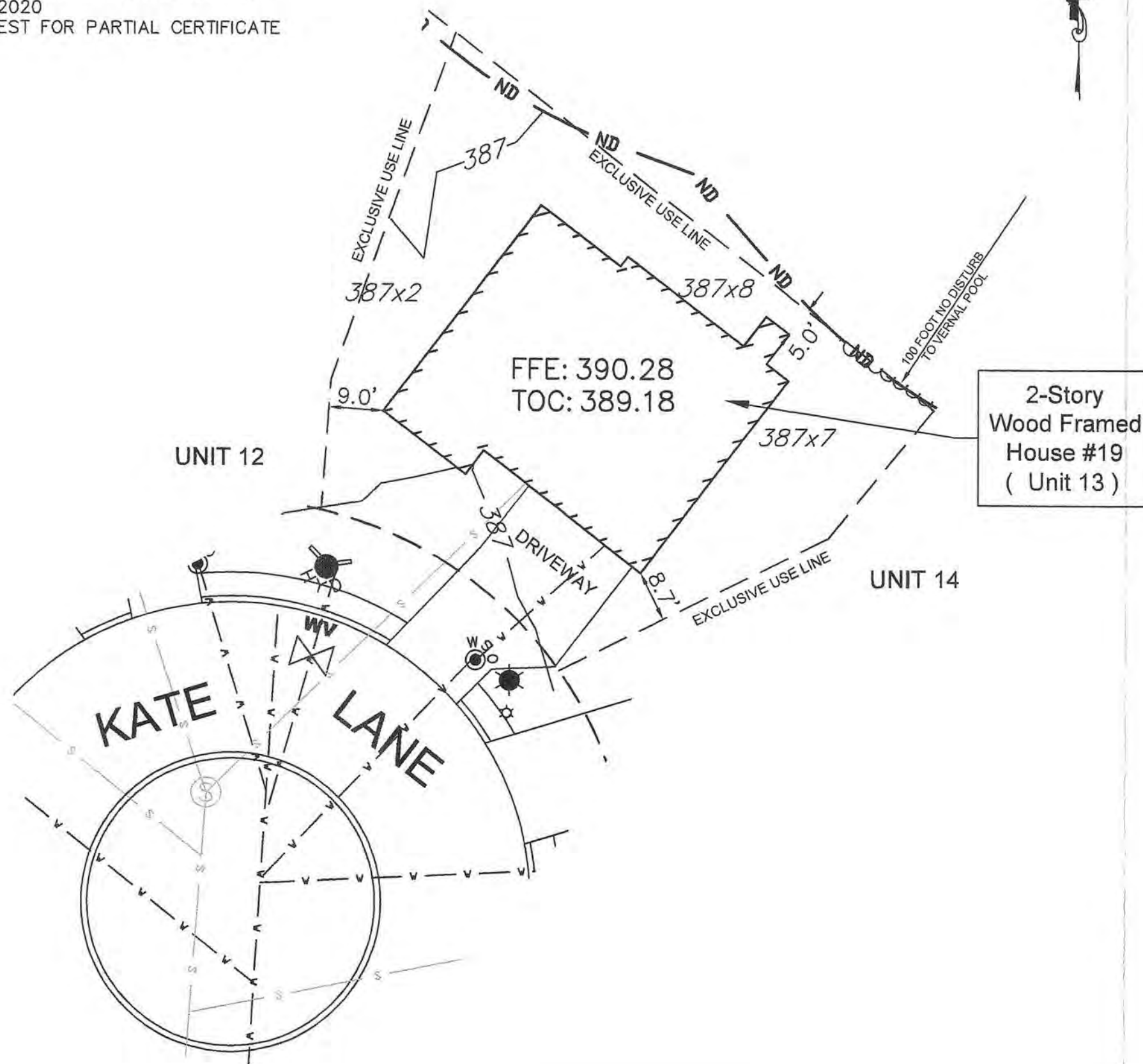
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The Owner / Applicant, Snowflake, LLC, Kevin Lobisser, 1 Charlesview Road, Hopedale, MA 01747, has filed a request for a **Partial** Certificate of Compliance for 1 of the 29- units (Condos) within the **Whitewood Preserve** Planned Residential Community (PRD), DEP File # 223-1122.

The areas adjacent to the unit are not 100 % loamed and/or seeded, however this is one unit out of the 29 units and it would be highly unlikely that these areas would not be loamed and seeded once final grading is completed, in addition, the request is for a Partial COC. To date, fourteen (14) Units have already received Partial Certificates.

I recommend the issuance of a Partial Certificate of Compliance for 19 Kate Lane (Unit 13).

- NOTES:
1. DEP FILE #223-1122
  2. AS-BUILT SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES IN FEBRUARY 2020
  3. THIS PLAN IS FOR A REQUEST FOR PARTIAL CERTIFICATE OF COMPLIANCE ONLY.



# LEGEND

- 370 — AS-BUILT CONTOUR
- B — BUFFER ZONE
- ~ ~ ~ TREE LINE
- - - - - BORDERING VEGETATED WETLANDS

PREPARED FOR:

Lobisser Building Corp.  
1 Charlesview Road  
Suite 1  
Hopedale, MA 01747

TITLE:

"Conservation As-Built Plan"

For

#19 Kate Lane (Unit 13)  
Whitewood Preserve

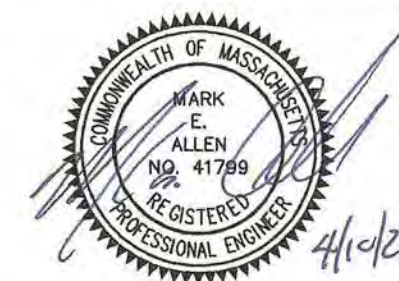
Off

Whitewood Road

In

Milford, MA

SEAL:



PREPARED BY:

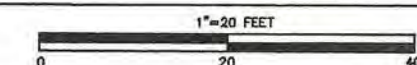


**ALLEN ENGINEERING  
& ASSOCIATES, INC.**

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 331-3212 Phone  
www.allen-ea.com

SCALE:



DATE:

April 10, 2019

## REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO:  
00131

SHEET:

1 of 1



Conservation Commission Meeting

June 17, 2020

Agenda Item #9

8 Kate Lane



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757  
508-634-2317 Fax 508-473-2394  
mdean@townofmilford.com

Michael Dean, P.E.  
Town Engineer

### M E M O R A N D U M

---

TO: Mr. Michael Giampietro, Chairman – Conservation Commission  
FROM: Michael Dean, P.E. *MD*  
DATE: June 8, 2020  
SUBJECT: **Partial Certificate – Whitewood Preserve  
8 Kate Lane (Unit 6)**

---

The Owner / Applicant, Snowflake, LLC, Kevin Lobisser, 1 Charlesview Road, Hopedale, MA 01747, has filed a request for a **Partial** Certificate of Compliance for 1 of the 29- units (Condos) within the **Whitewood Preserve** Planned Residential Community (PRD), DEP File # 223-1122.

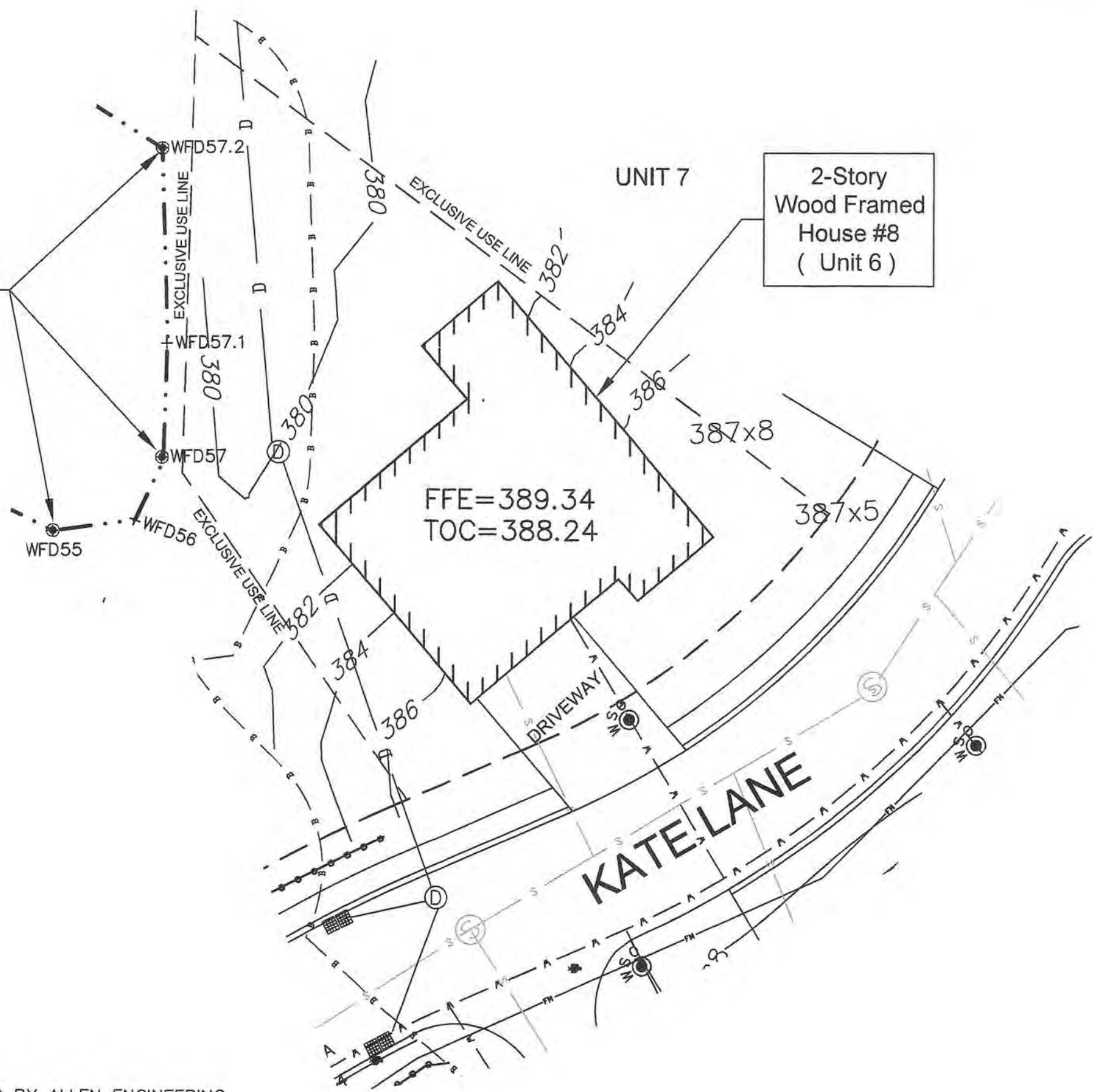
The areas adjacent to the unit are not 100 % loamed and/or seeded, however this is one unit out of the 29 units and it would be highly unlikely that these areas would not be loamed and seeded once final grading is completed, in addition, the request is for a Partial COC. To date, fourteen (14) Units have already received Partial Certificates.

I recommend the issuance of a Partial Certificate of Compliance for 8 Kate Lane (Unit 6).





Conservation  
Pin (Typ.)



- NOTES:
1. DEP FILE #223-1122
  2. AS-BUILT SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES IN FEBRUARY 2020
  3. THIS PLAN IS FOR A REQUEST FOR PARTIAL CERTIFICATE OF COMPLIANCE ONLY.

### LEGEND

- 370 — AS-BUILT CONTOUR
- B — BUFFER ZONE
- TREE LINE — TREE LINE
- BORDERING VEGETATED WETLANDS — BORDERING VEGETATED WETLANDS
- CONSERVATION PIN — CONSERVATION PIN

PREPARED FOR:

Lobisser Building Corp.  
1 Charlesview Road  
Suite 1  
Hopedale, MA 01747

TITLE:

"Conservation As-Built Plan"

For

#8 Kate Lane (Unit 6)  
Whitewood Preserve

Off

Whitewood Road

In

Milford, MA

SEAL:

MARK  
E.  
ALLEN  
NO. 41798  
REGISTERED  
PROFESSIONAL ENGINEER  
4/13/20

PREPARED BY:

**ALLEN ENGINEERING  
& ASSOCIATES, INC.**

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 Phone  
www.allen-ea.com

SCALE: 1"=20 FEET

DATE: April 13, 2020

REVISIONS			
#	DATE	DESCRIPTION	INT
JOB NO: 00131	SHEET: 1 of 1		

Conservation Commission Meeting

June 17, 2020

Agenda Item #10

5-7 Industrial Road





## TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

### M E M O R A N D U M

---

TO: Michael Giampietro, Chairman  
FROM: Michael Dean, P.E. *MD*  
DATE: June 08, 2020  
SUBJECT: "Sira Naturals" – Notice of Intent - Site Plan – Marijuana Grow Facility  
5 – 7 Industrial Road

---

The submittal is for a Notice of Intent associated with the construction of a proposed 92,874 S.F. Warehouse – Marijuana Grow Facility off of Industrial Road.

I have reviewed the Revised Plans and the Revised Drainage Analysis / Calculations. The revised information addresses my previous letters and memo's.

The project has not been in front of the commission in several months, if the commission feels it is necessary for another presentation to "Re-Cap" the project then suggest that to the Applicant's Representative. If the commission is then comfortable with the project, I recommend the issuance of an Order of Conditions.



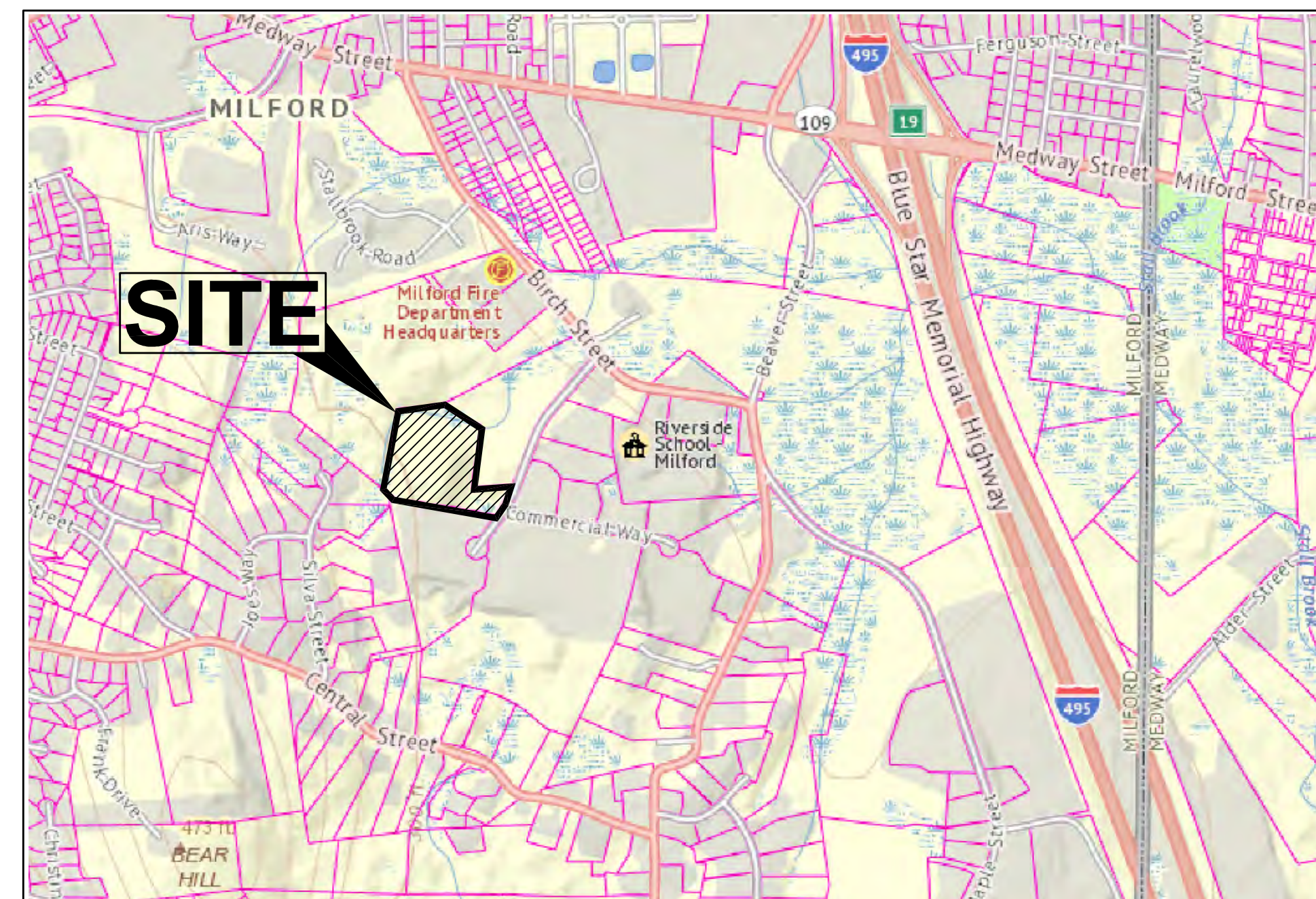
# Site Design Plan

## SIRA M-3 WAREHOUSE

A Marijuana Grow Facility  
at  
5-7 Industrial Road  
Milford, Massachusetts

September 30, 2019

Revisions				
NO.	DATE	DESCRIPTION	BY	
2	2/6/20	PER DEP REVIEW	MEA	
1	10/30/19	PER TOWN AGENCY REVIEW	MEA	



LOCUS MAP

SCALE: 1" = 1,000 FEET

PREPARED BY:



**ALLEN ENGINEERING**

**& ASSOCIATES, INC.**

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-ea.com

**Owner**  
Cornerbrook, LLC  
11 Commercial Way  
Milford, MA 01757

**Applicant**  
Sira Naturals, Inc.  
13 Commercial Way  
Milford, MA 01757

**Architect**  
2WR + Partners  
7430 E. Caley Ave.  
Centennial, CO 80111

### PLAN INDEX

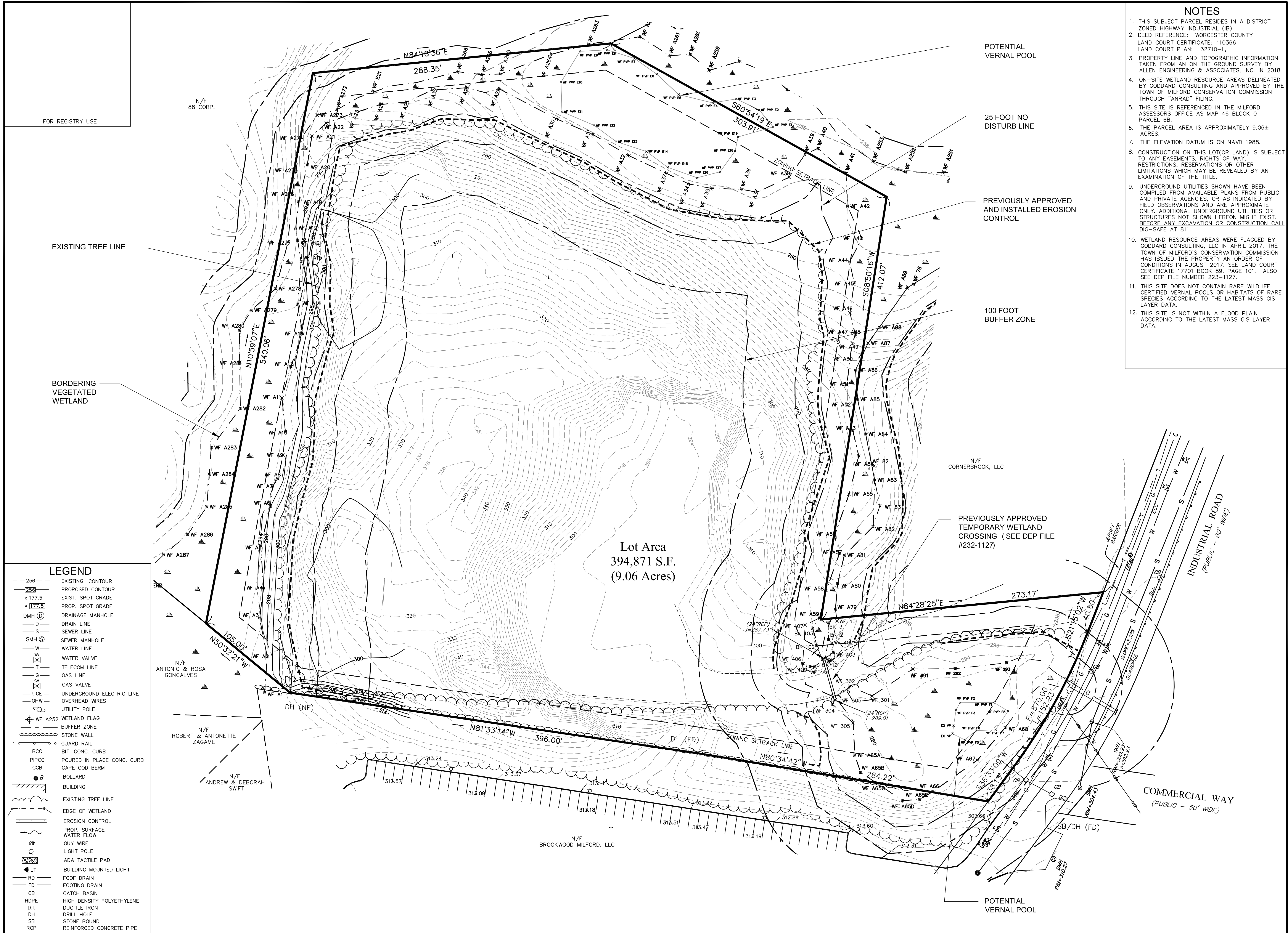
COVER SHEET	1 OF 11
EXISTING CONDITIONS PLAN	2 OF 11
SITE LAYOUT PLAN	3 OF 11
SITE UTILITIES PLAN	4 OF 11
GRADING & DRAINAGE PLAN	5 OF 11
LANDSCAPE & SIGNAGE PLAN	6 OF 11
LIGHTING PHOTOMETRIC PLAN	7 OF 11
CONSTRUCTION DETAILS-1	8 OF 11
CONSTRUCTION DETAILS-2	9 OF 11
CONSTRUCTION DETAILS-3	10 OF 11
CONSTRUCTION DETAILS-4	11 OF 11
STRUCTURAL RETAINING WALL PLAN	1 OF 2
STRUCTURAL RETAINING WALL PLAN	2 OF 2

APPROVED BY THE MILFORD PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

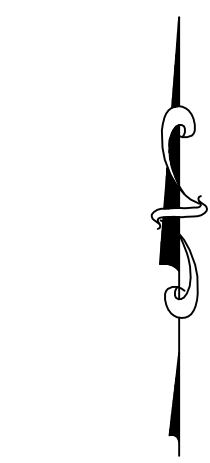
DATE: \_\_\_\_\_





NOTES

1. THIS SUBJECT PARCEL RESIDES IN A DISTRICT ZONED HIGHWAY INDUSTRIAL (IB).
2. DEED REFERENCE: WORCESTER COUNTY LAND COURT CERTIFICATE: 110366 LAND COURT PLAN: 32710-L
3. PROPERTY LINE AND TOPOGRAPHIC INFORMATION TAKEN FROM AN ON THE GROUND SURVEY BY ALLEN ENGINEERING & ASSOCIATES, INC. IN 2018.
4. ON-SITE WETLAND RESOURCE AREAS DELINEATED BY GODDARD CONSULTING AND APPROVED BY THE TOWN OF MILFORD CONSERVATION COMMISSION THROUGH "ANRAD" FILING.
5. THIS SITE IS REFERENCED IN THE MILFORD ASSESSORS OFFICE AS MAP 46 BLOCK 0 PARCEL 6B.
6. THE PARCEL AREA IS APPROXIMATELY 9.06± ACRES.
7. THE ELEVATION DATUM IS ON NAVD 1988.
8. CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
9. UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREON MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.
10. WETLAND RESOURCE AREAS WERE FLAGGED BY GODDARD CONSULTING, LLC IN APRIL 2017. THE TOWN OF MILFORD'S CONSERVATION COMMISSION HAS ISSUED THE PROPERTY AN ORDER OF CONDITIONS IN AUGUST 2017. SEE LAND COURT CERTIFICATE 17701 BOOK 89, PAGE 101. ALSO SEE DEP FILE NUMBER 223-1127.
11. THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE LATEST MASS GIS LAYER DATA.
12. THIS SITE IS NOT WITHIN A FLOOD PLAIN ACCORDING TO THE LATEST MASS GIS LAYER DATA.



APPROVED BY THE  
MILFORD PLANNING BOARD

DATE: \_\_\_\_\_

PREPARED FOR:

Sira Naturals, Inc.  
13 Commercial Way

In

Milford, MA 01757

SEAL:



PROFESSIONAL ENGINEER

TITLE:

EXISTING  
CONDITIONS PLAN

For

M-3 Marijuana Grow  
Facility

On

5-7 Industrial Road

In

Milford, Massachusetts

PREPARED BY:

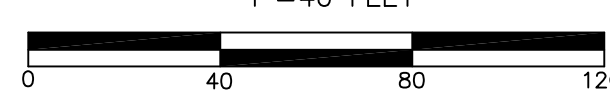


ALLEN ENGINEERING  
& ASSOCIATES

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-ea.com

SCALE: 1"=40 FEET



DATE: September 30, 2019

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/30/19	PER TOWN AGENCY REVIEW	MEA
2	2/6/20	PER DEP REVIEW	MEA

JOB NO:

00153-M3

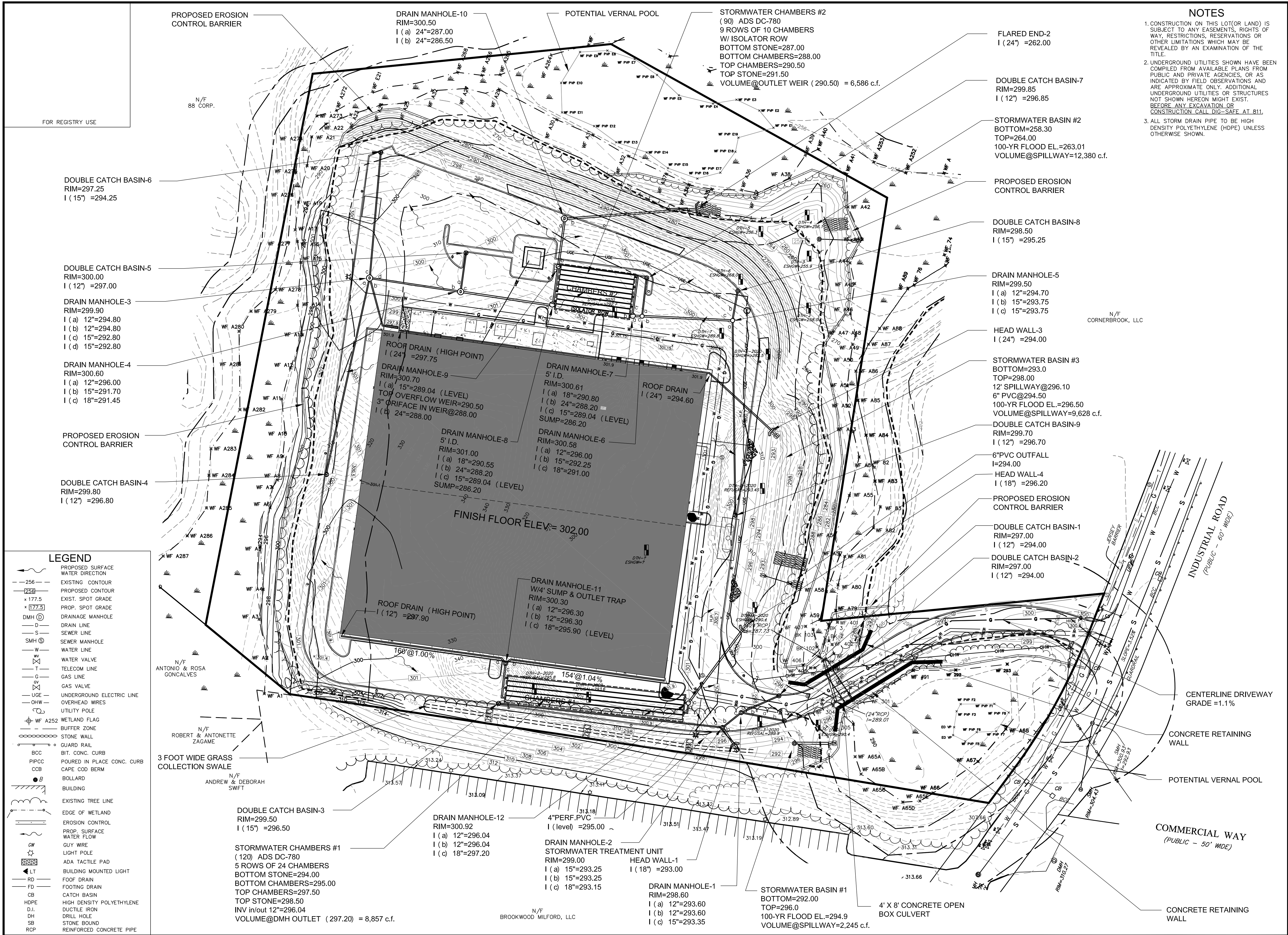
SHEET:

2 of 11









APPROVED BY THE  
MILFORD PLANNING BOARD

PREPARED FOR:

Sira Naturals, Inc.  
13 Commercial Way  
In  
Milford, MA 01757

SEAL:

PROFESSIONAL ENGINEER

TITLE:

GRADING,  
DRAINAGE &  
EROSION CONTROL  
PLAN

For

M-3 Marijuana Grow  
Facility

On

5-7 Industrial Road  
In  
Milford, Massachusetts

PREPARED BY:

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& ASSOCIATES

Civil Engineers - Surveyors  
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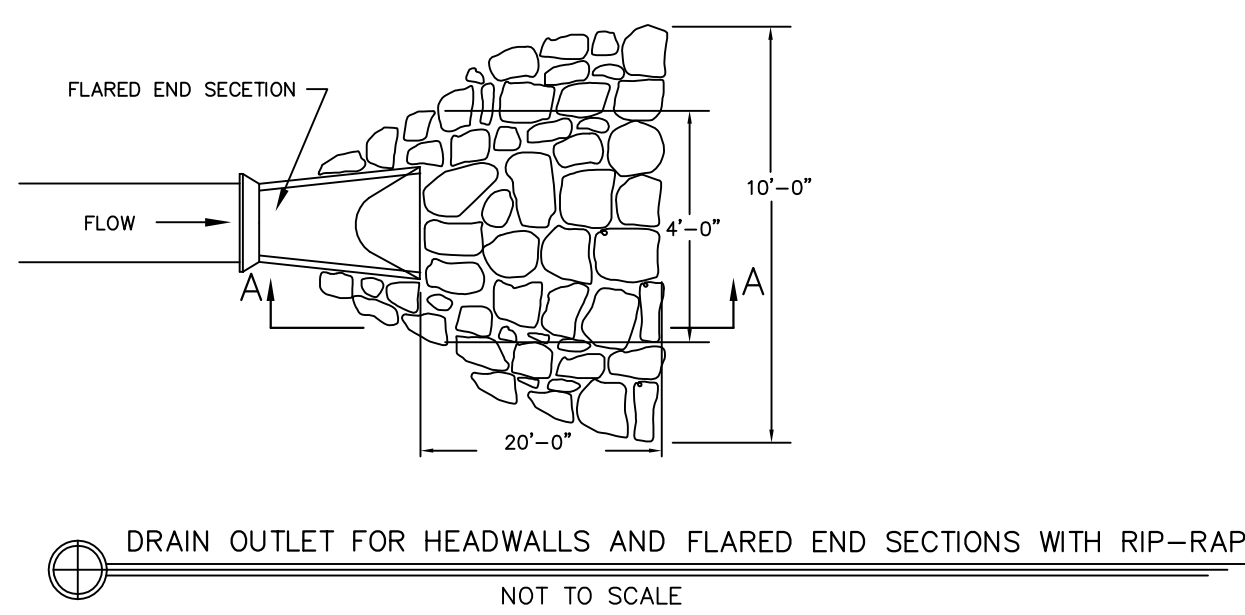
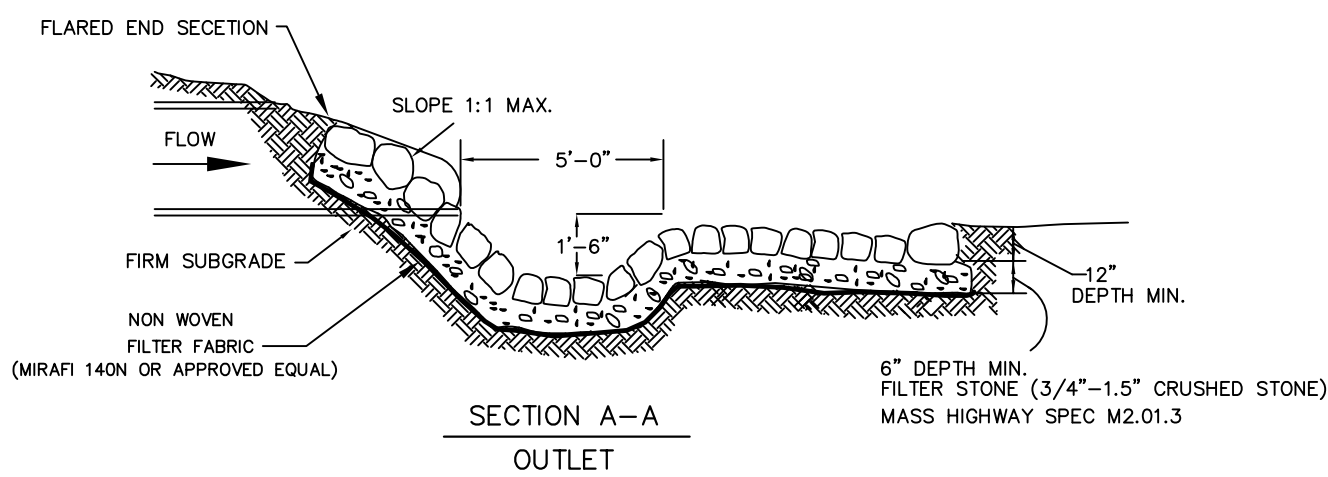
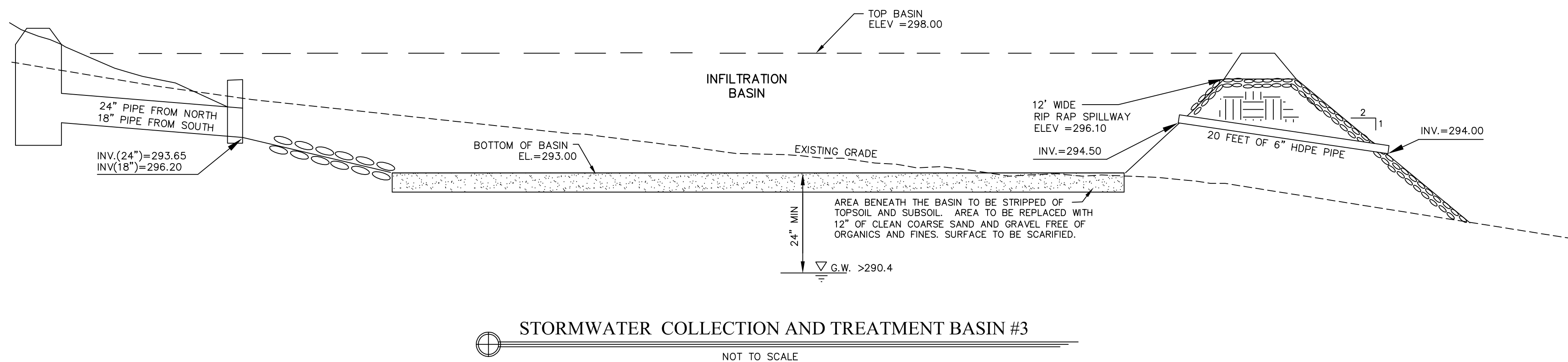
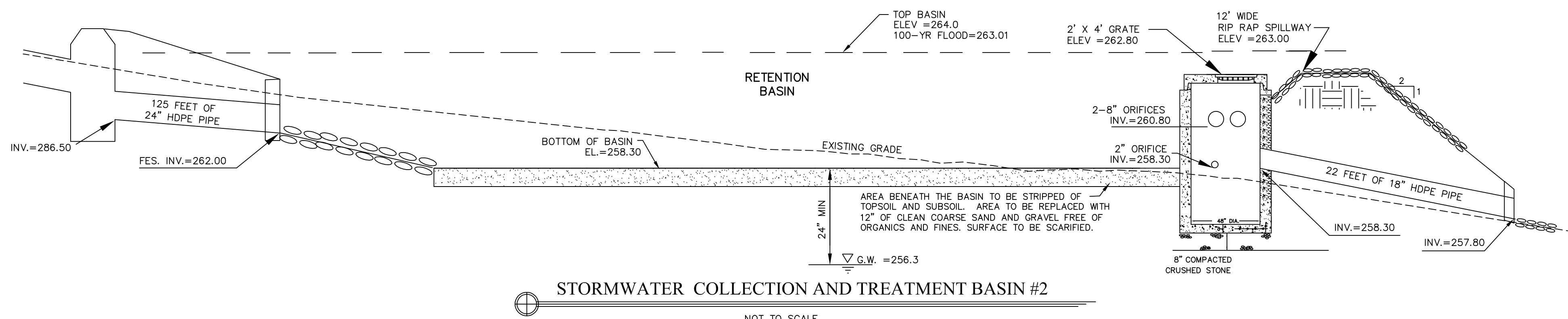
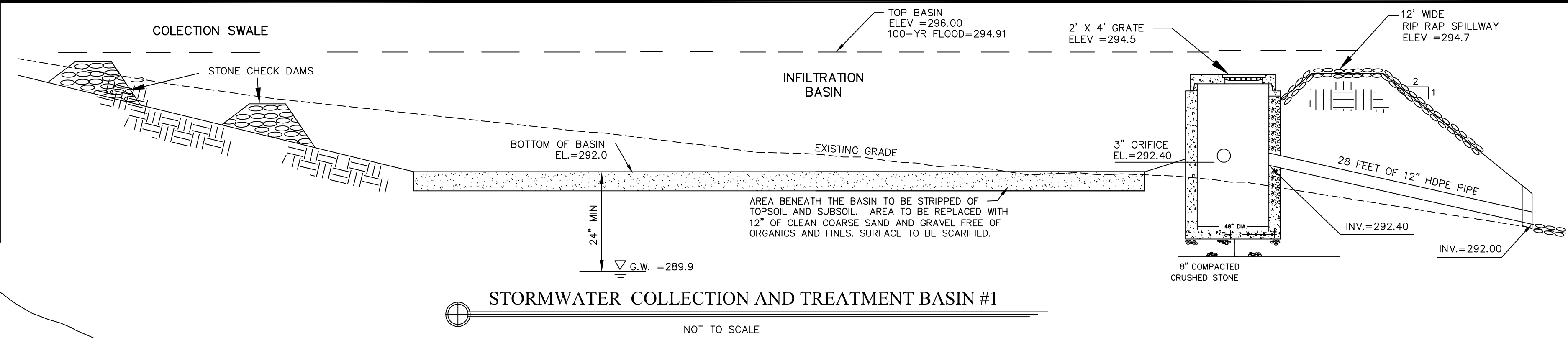
REVISIONS

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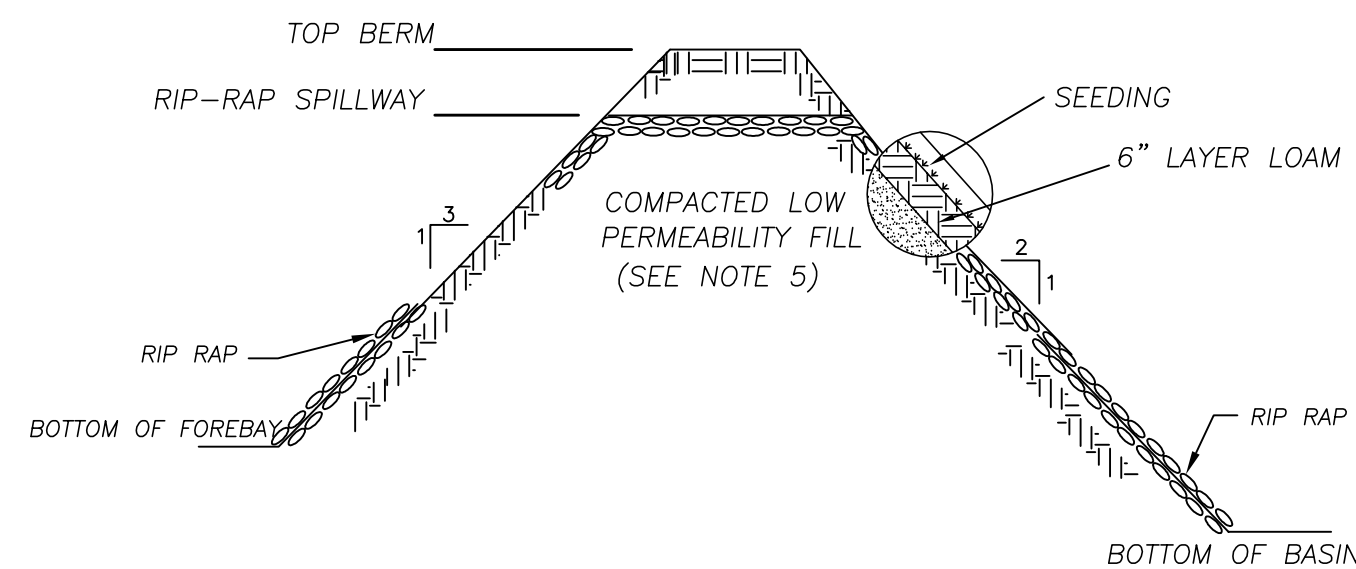
JOB NO: 00153-M3

SHEET: 5 of 11





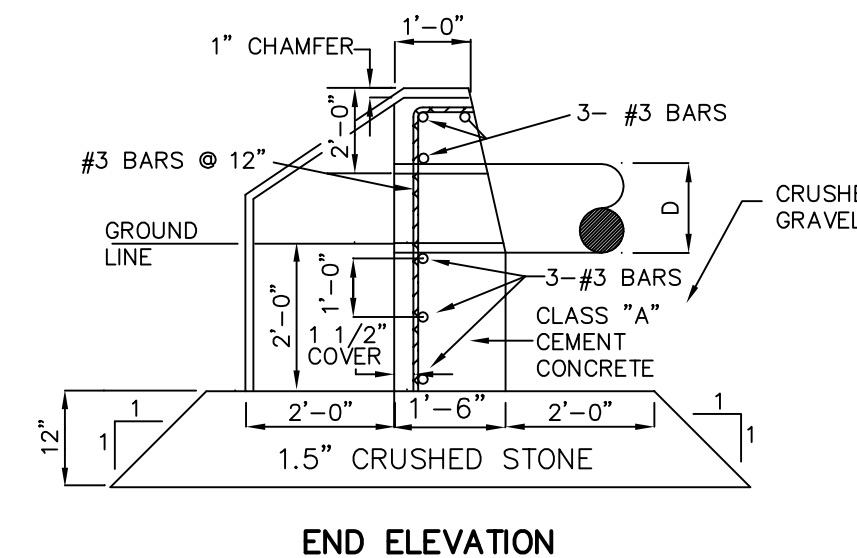
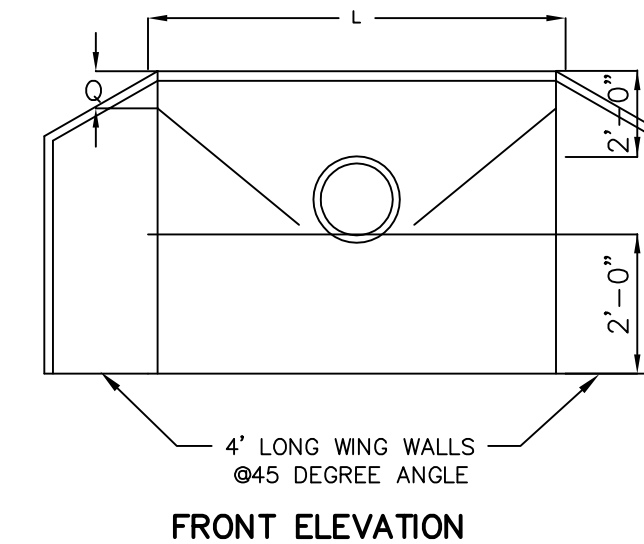
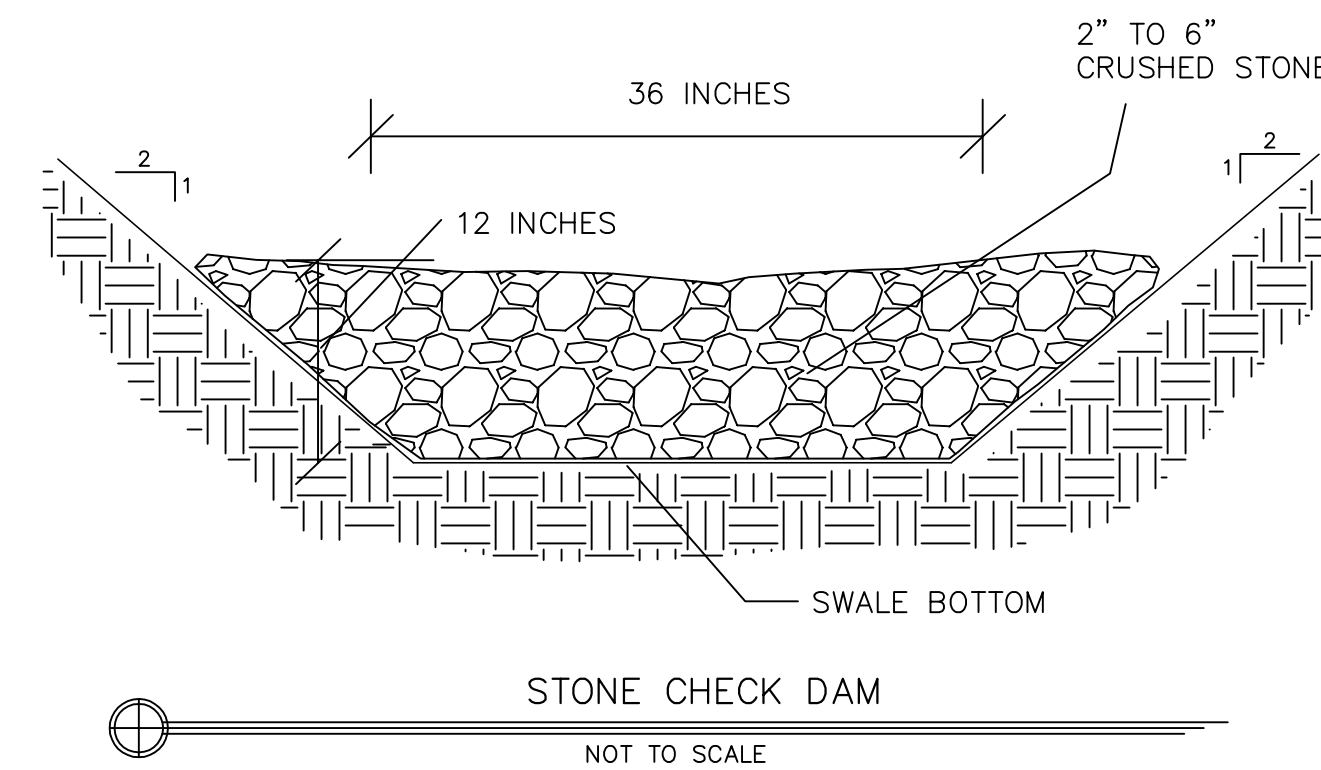
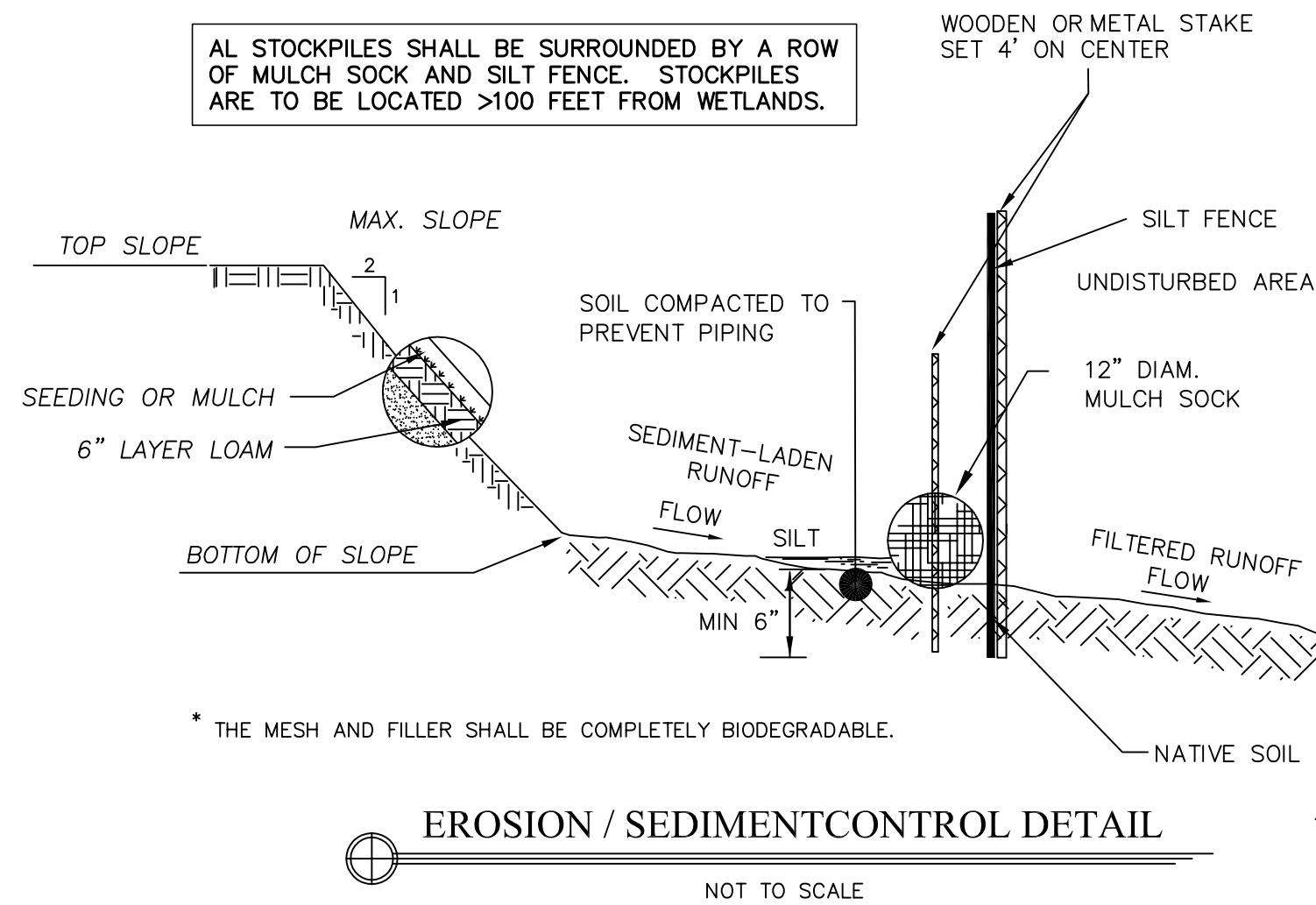
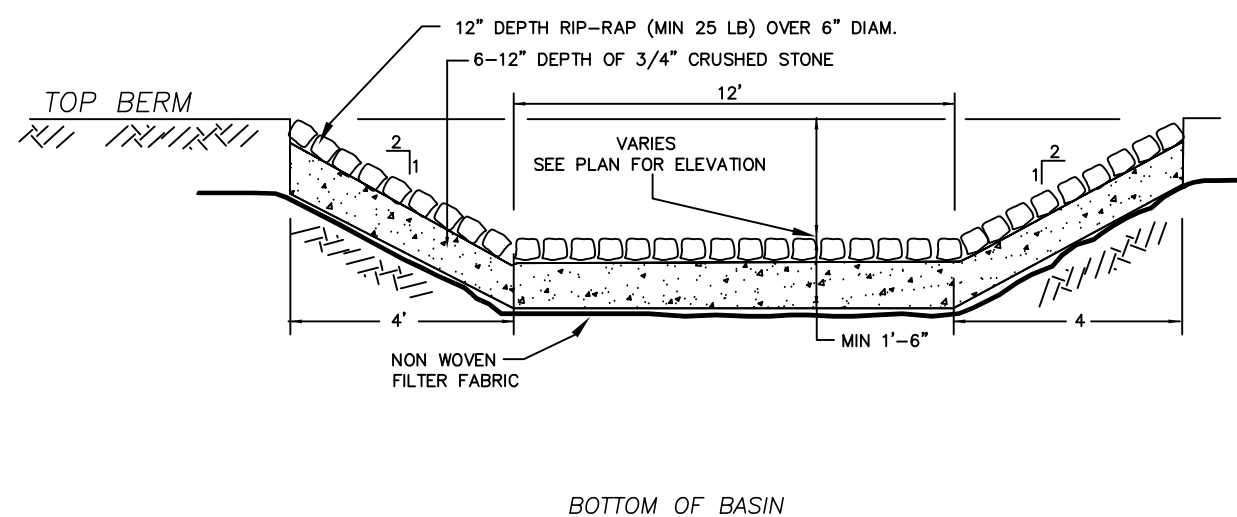
- GENERAL NOTES:
1. THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.
  2. FLARED END SECTIONS AND HEAD WALLS SHALL BE HDPE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
  3. MIN STONE WEIGHT = 50 LBS.  
MAX STONE WEIGHT = 125 LBS.  
75% OF TOTAL STONE VOLUME TO BE MIN 75 LBS. SEE MASS HIGHWAY STD M2.02.3.



- NOTES:
1. ALL WORK IS TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
  2. AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED.
  3. NO PIPE SHALL BE LAID ON ROCK. ALL ROCK SHALL BE OVEREXCAVATED TO A MINIMUM OF 18\"/>

5. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200. FILL SHALL BE FREE OF STONES GREATER THAN 6\"/>

6. 12 FOOT WIDE EMERGENCY SPILLWAY TO BE RIP-RAPPED WITH 3:1 SIDE SLOPES.
7. THE EMBANKMENT WILL BE CONSTRUCTED TO THE DESIGN ELEVATION PLUS 0.5 FEET TO ALLOW FOR SETTLEMENT.
8. A MINIMUM OF 1.0 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE CONDUIT BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
9. SEED MIX TO BE SPREAD AS SOON AS PRACTICAL TO MINIMIZE EROSION.



PIPE DIAM.	1.5:1 SLOPE	2:1 SLOPE
CU. FT.	L	L
26.25	12\"	5'-6\"
29.75	15\"	6'-6\"
33.25	18\"	7'-6\"
37.35	21\"	8'-8\"
39.38	24\"	9'-3\"
43.75	30\"	10'-6\"

NOTE: 1. ALL DIMENSIONS AND QUANTITIES SHOWN ARE MINIMUM.

TYPICAL CONCRETE HEADWALLS FOR 12\"/>

APPROVED BY THE  
MILFORD PLANNING BOARD

DATE: \_\_\_\_\_

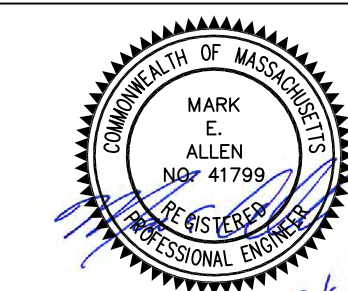
## NOTES

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PREPARED FOR:

Sira Naturals, Inc.  
13 Commercial Way  
In  
Milford, MA 01757

SEAL:



PROFESSIONAL ENGINEER

TITLE:

## CONSTRUCTION DETAIL PLAN

For  
M-3 Marijuana Grow  
Facility

On  
5-7 Industrial Road  
In  
Milford, Massachusetts

PREPARED BY:



**ALLEN ENGINEERING  
& ASSOCIATES**

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-ea.com

SCALE:

AS SHOWN

DATE:

September 30, 2019

## REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/30/19	PER TOWN AGENCY REVIEW	MEA
2	2/6/20	PER DEP REVIEW	MEA

JOB NO:

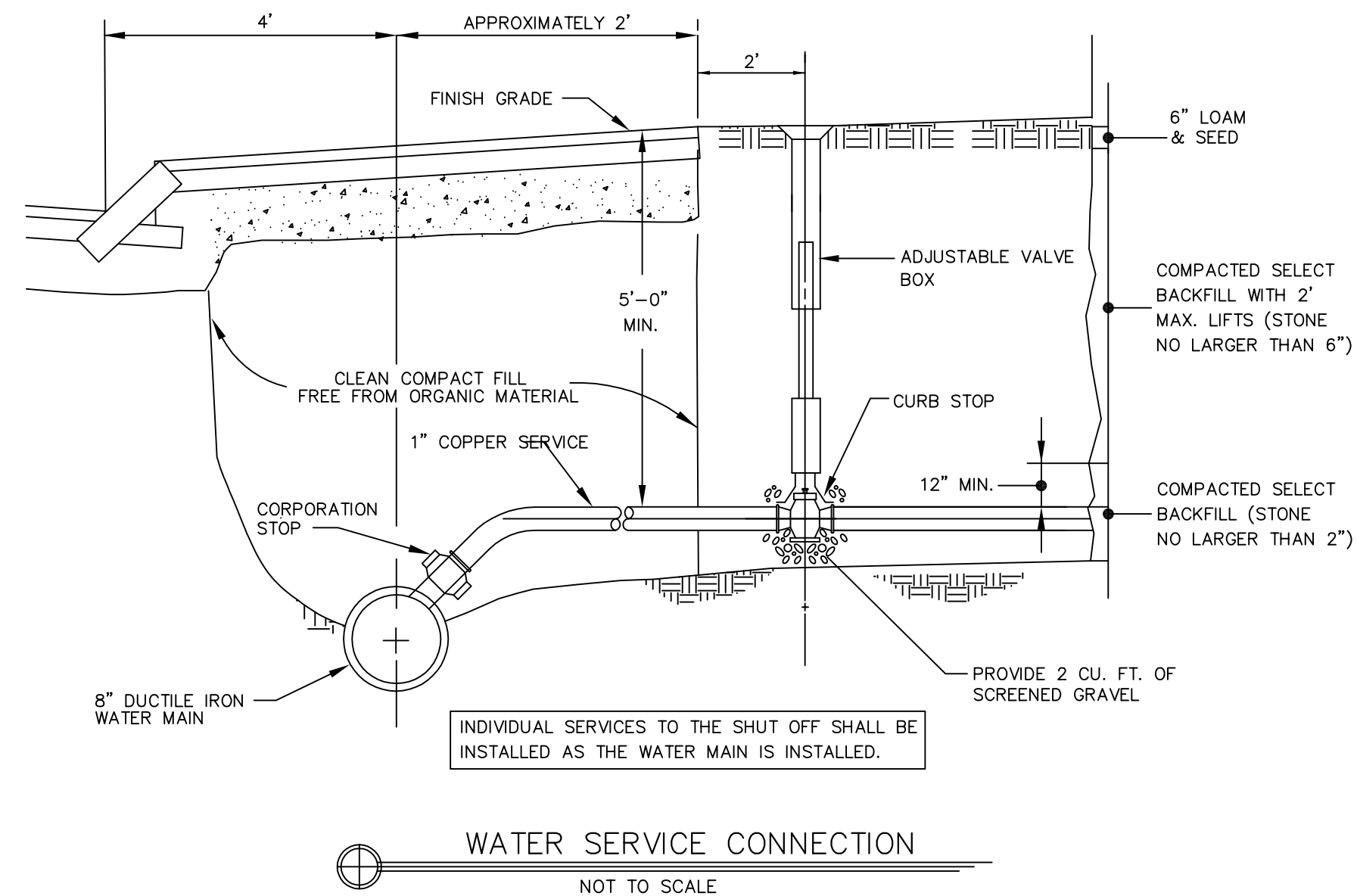
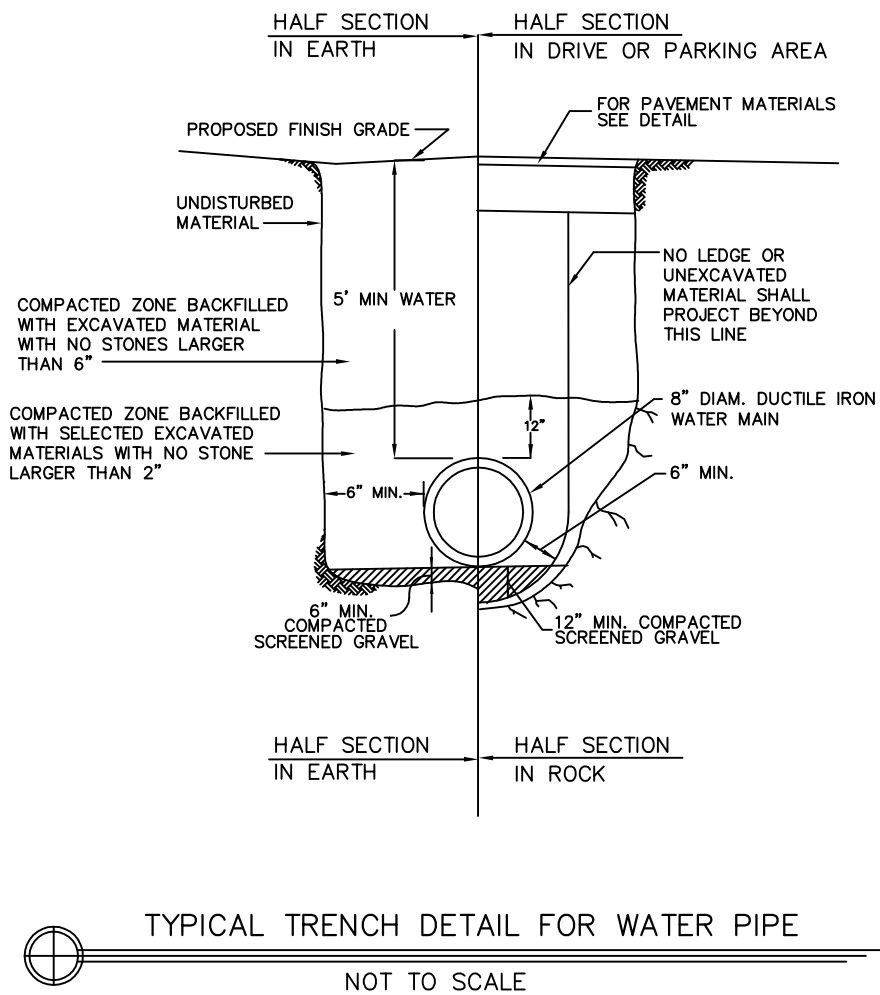
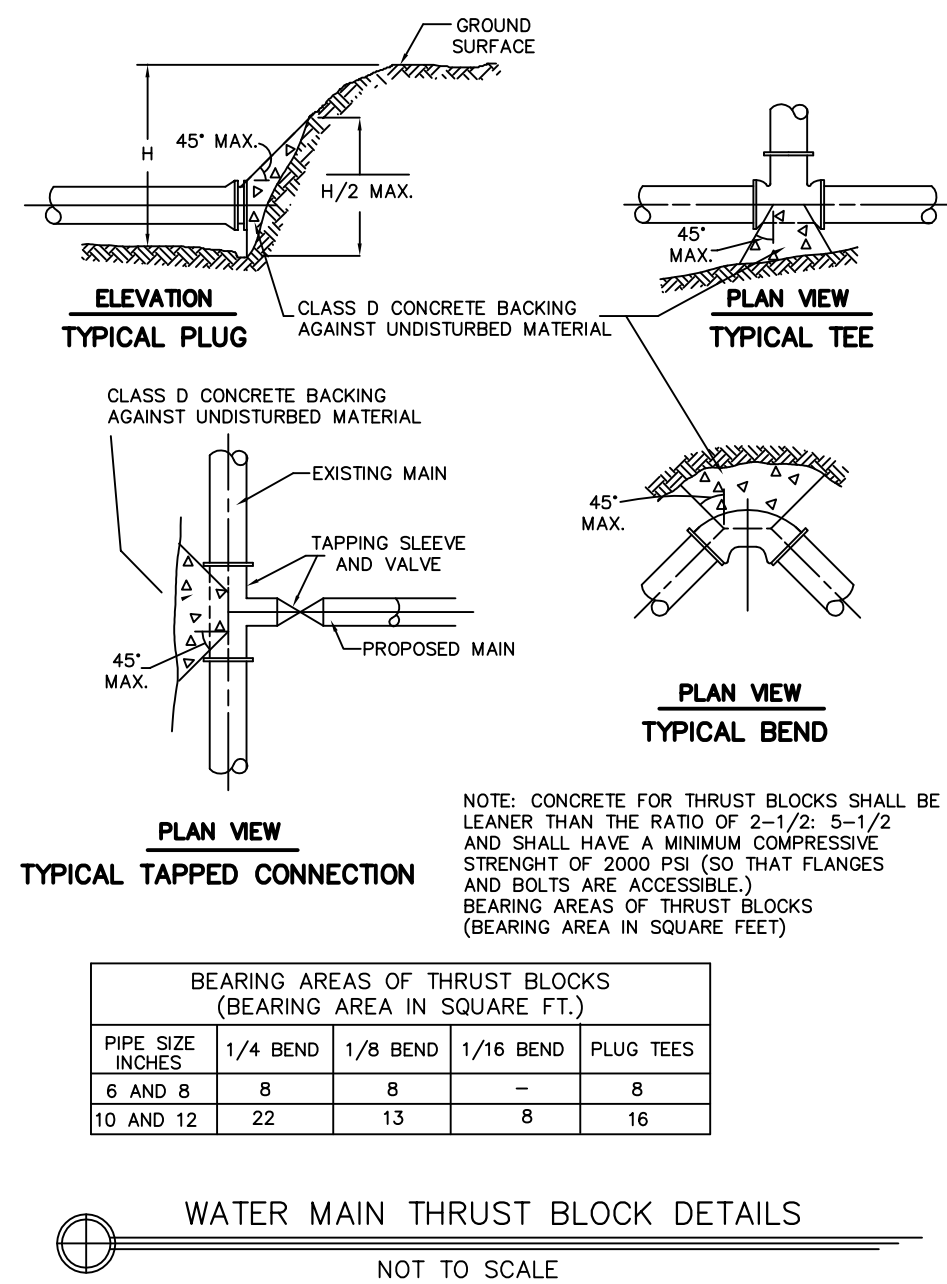
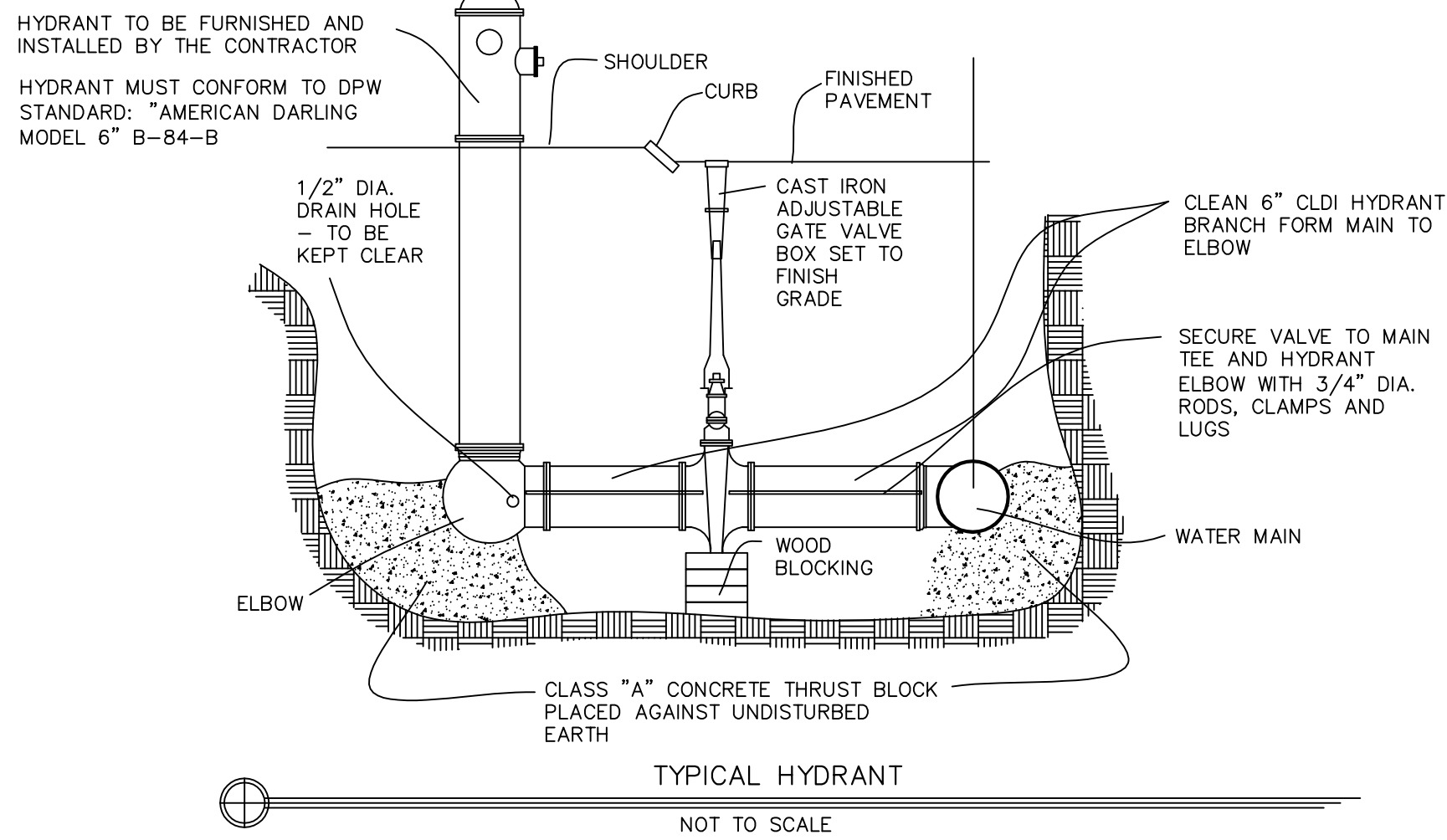
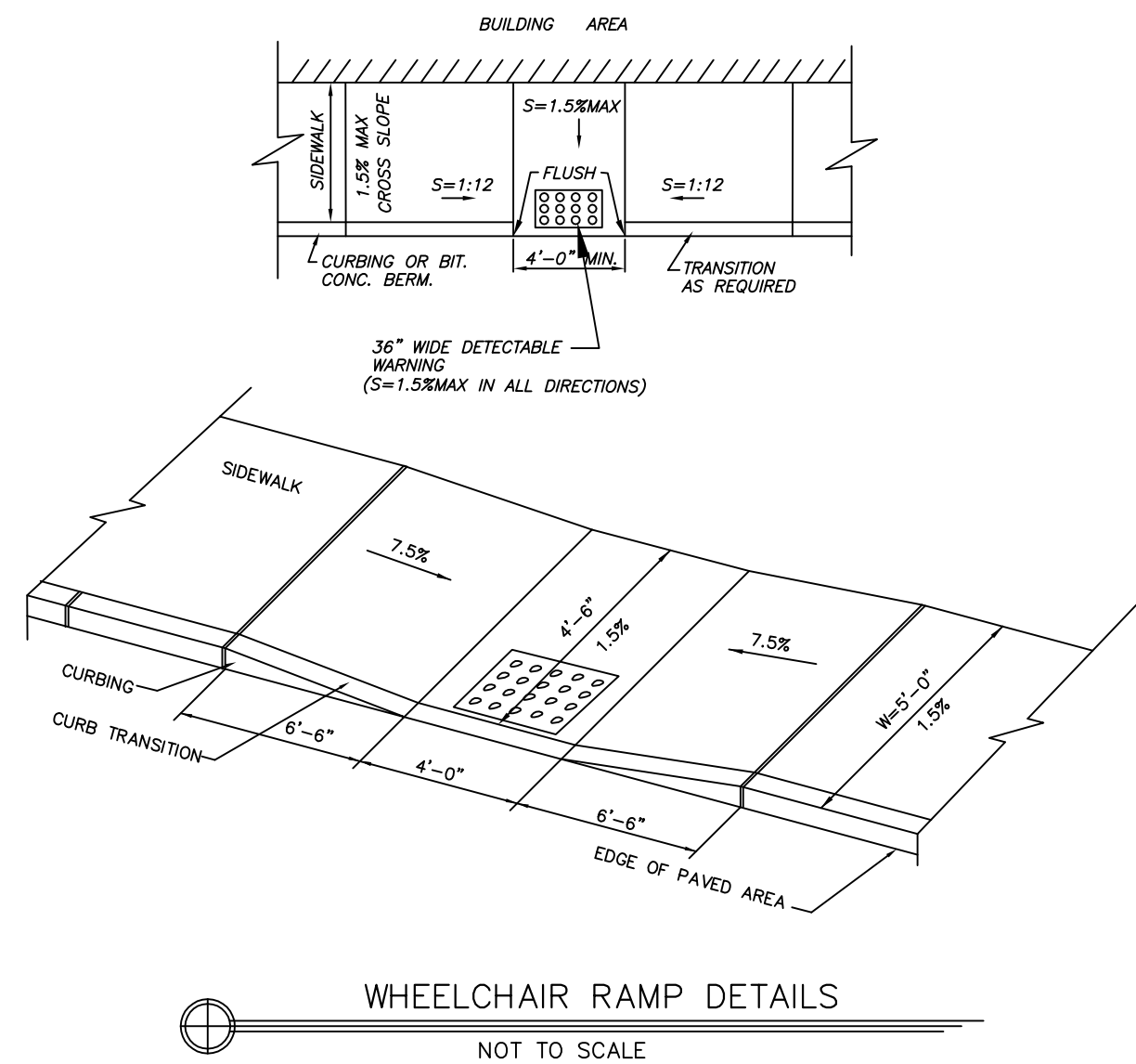
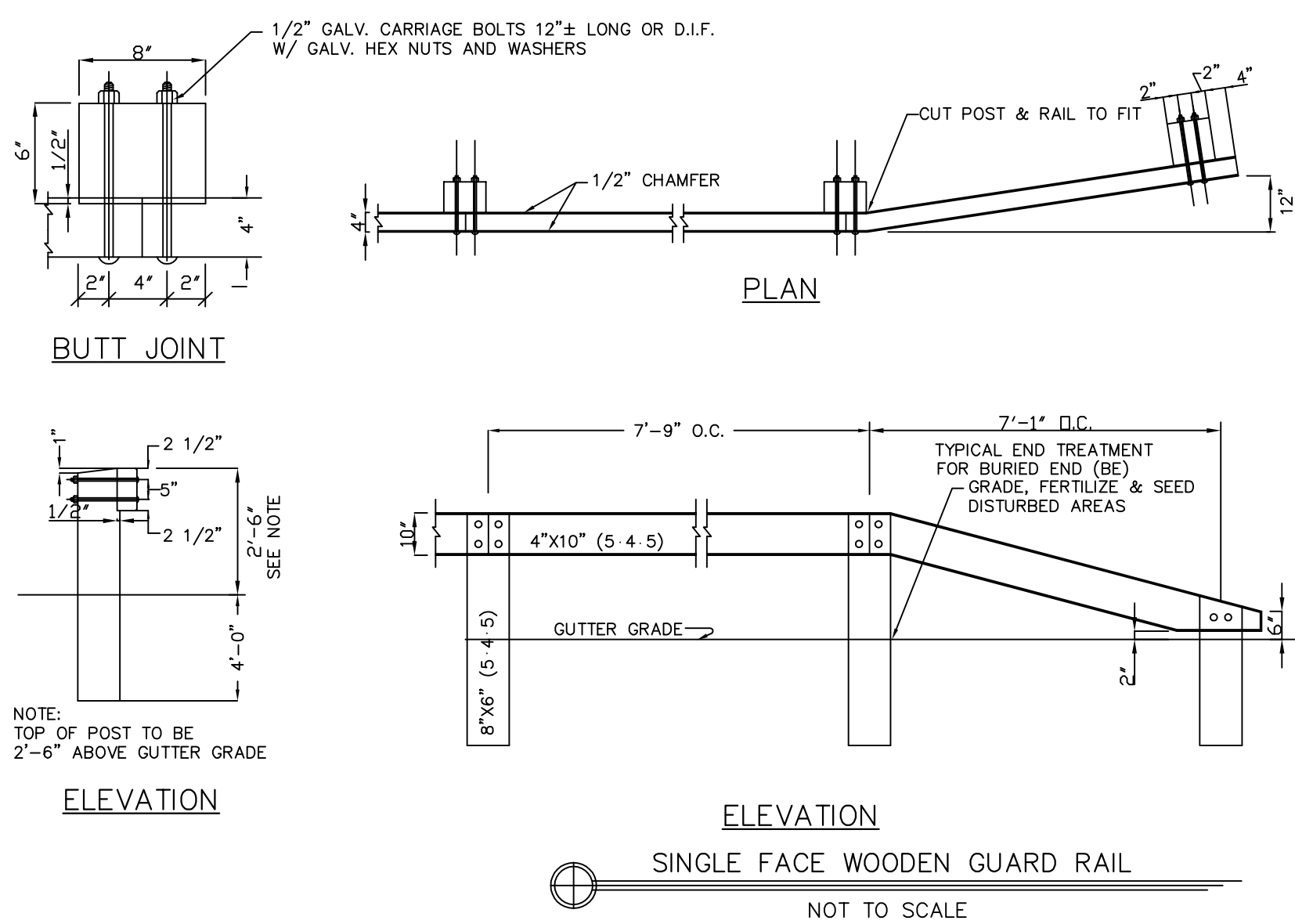
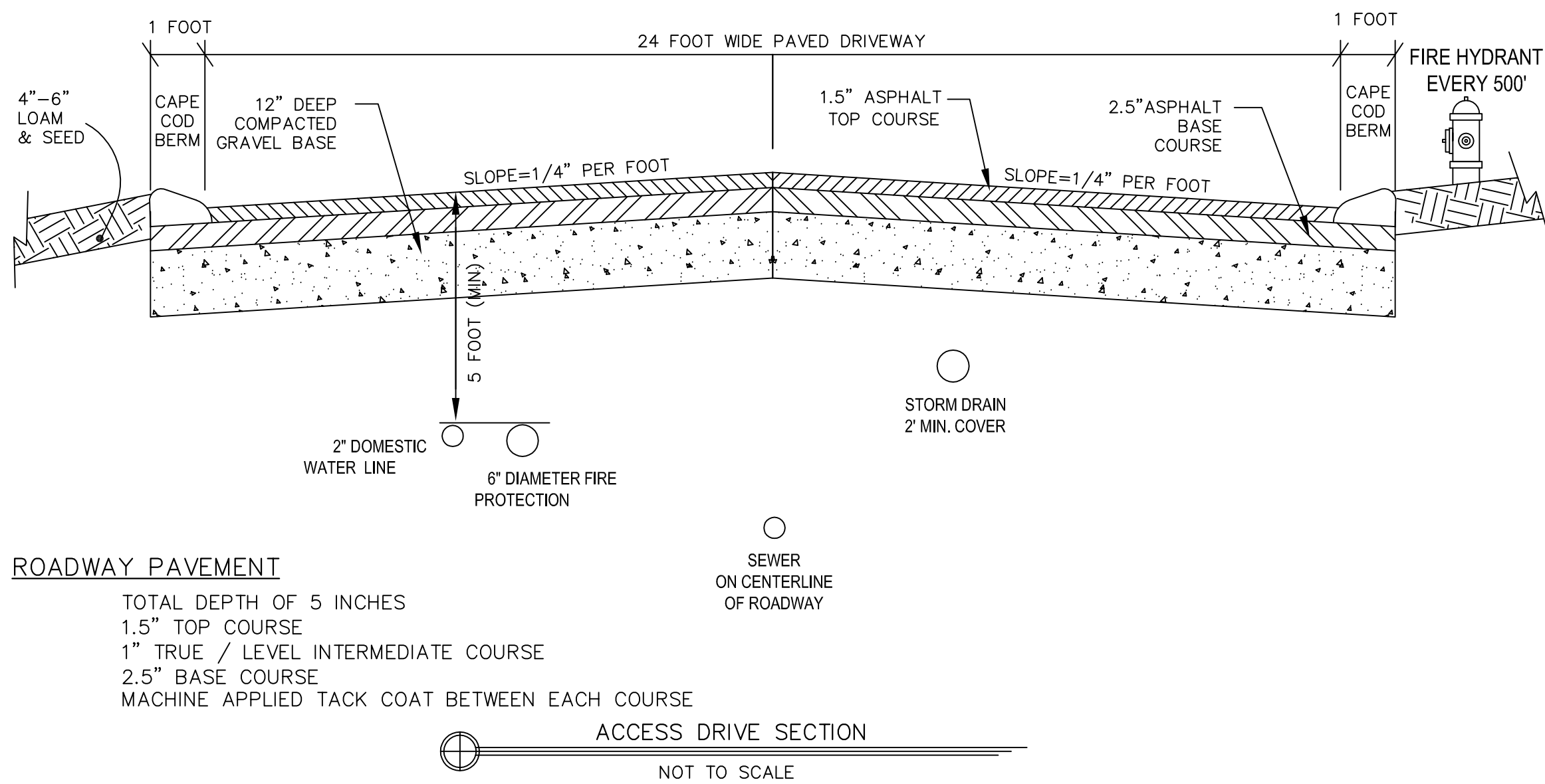
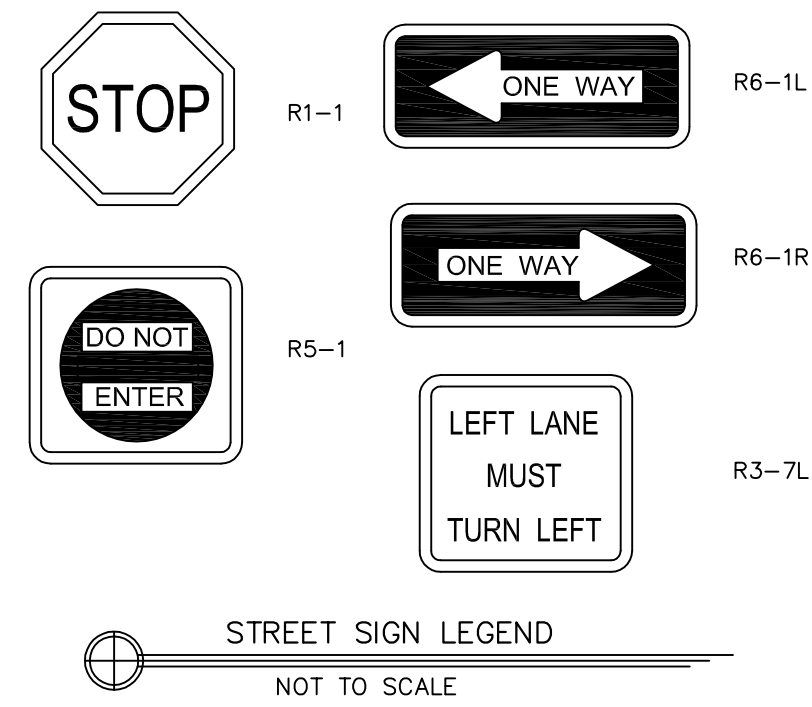
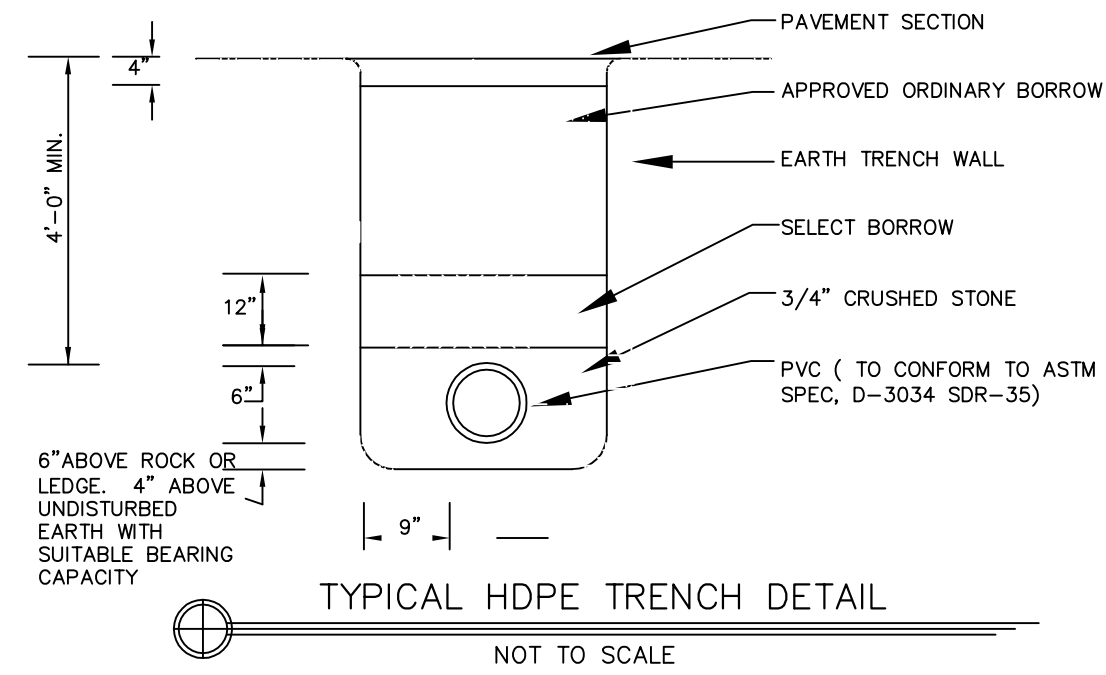
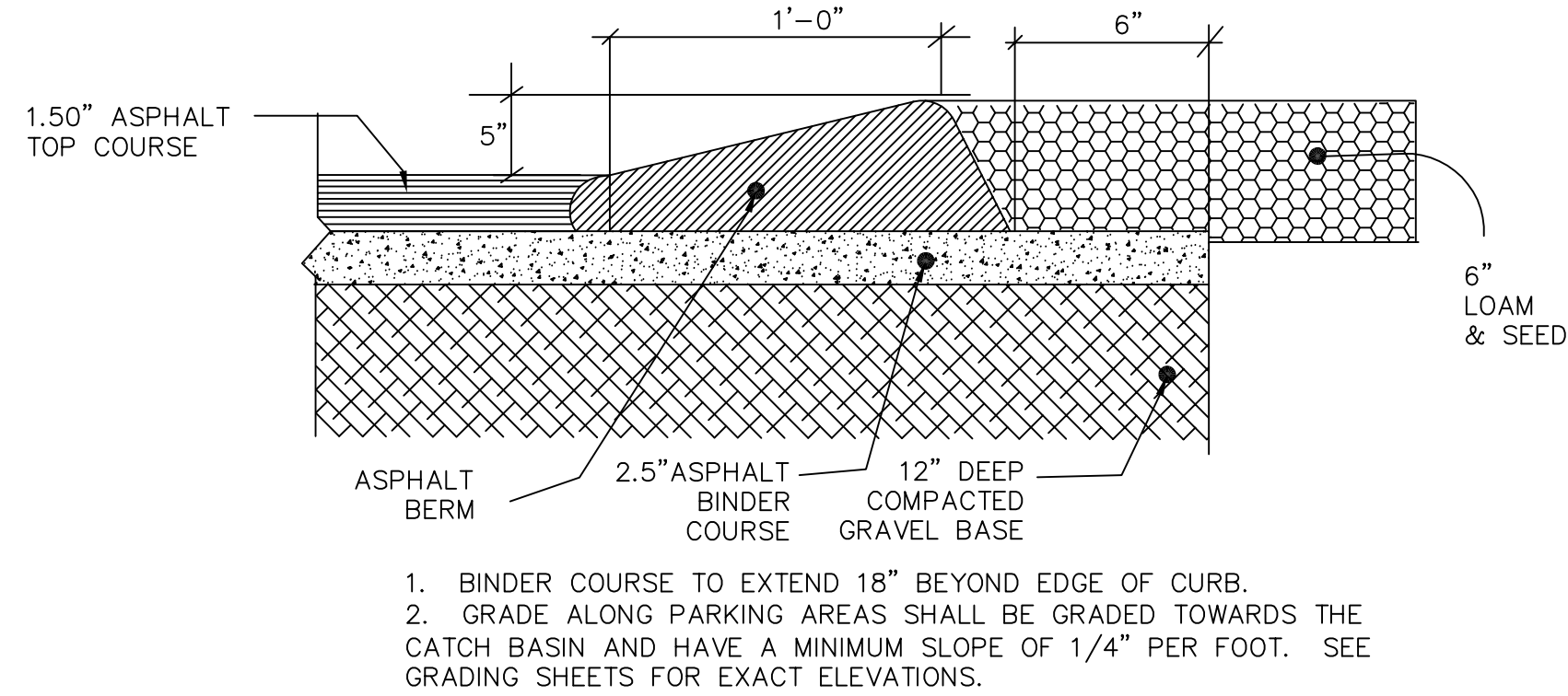
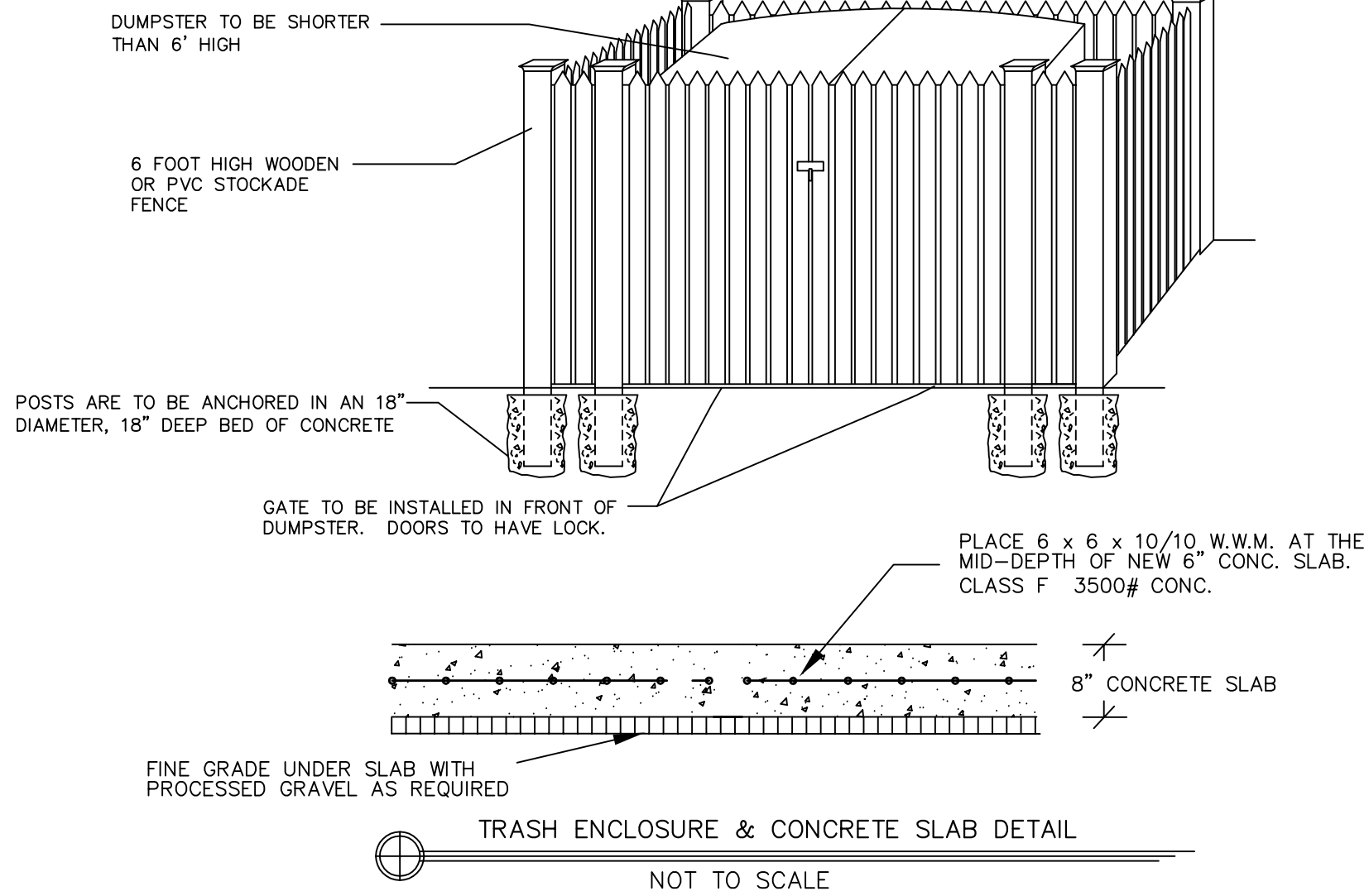
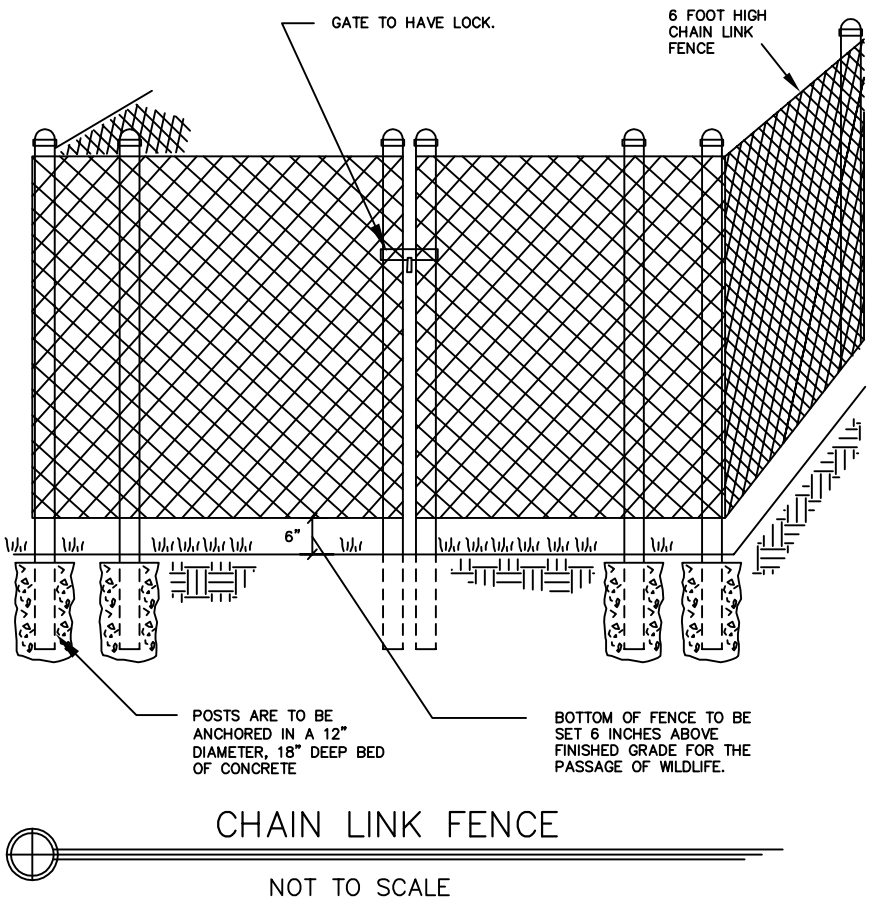
00153-M3

SHEET:

8 of 11



FOR REGISTRY USE



APPROVED BY THE  
MILFORD PLANNING BOARD

DATE: \_\_\_\_\_

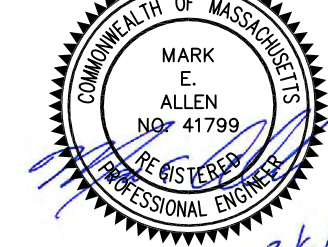
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PREPARED FOR:

Sira Naturals, Inc.  
13 Commercial Way  
In  
Milford, MA 01757

SEAL:



PROFESSIONAL ENGINEER

TITLE:  
**CONSTRUCTION  
DETAIL PLAN**  
For  
**M-3 Marijuana Grow  
Facility**  
On  
**5-7 Industrial Road**  
In  
**Milford, Massachusetts**

PREPARED BY:



**ALLEN ENGINEERING  
& ASSOCIATES**  
Civil Engineers • Surveyors  
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One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-rea.com

SCALE: AS SHOWN

DATE: September 30, 2019

## REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/30/19	PER TOWN AGENCY REVIEW	MEA
2	2/6/20	PER DEP REVIEW	MEA

JOB NO: 00153-M3  
SHEET: 9 of 11



NOTES:

1. ALL ACTIVITIES TO BE SUPERVISED BY A WETLAND SCIENTIST.
2. EROSION CONTROL BARRIERS SHALL BE INSTALLED PRIOR TO ANY WORK BEING DONE.
3. WORK SHALL TAKE PLACE DURING A LOW-FLOW WINDOW (ie. LATE SUMMER OR EARLY FALL)
4. DIVERSION PUMPING SHALL BE USED TO REMOVE WATER FROM THE WORK AREA.
5. IF WATER IS STILL PRESENT AFTER DIVERSION PUMPING, THE STREAM SHALL BE DE-WATERED.

FOR REGISTRY USE

PRECAST CONCRETE OPEN CULVERT  
BY SHEA CONCRETE OR APPROVED EQUAL

38 FEET

TOP=291.00

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS
2. DESIGN PER ASTM C1433 SPECIFICATION FRO BOX CULVERT
3. ALL REINFORCEMENT PER ASTM A-515-75
4. DIVERSION PUMPING SHALL BE USED TO REMOVE WATER FROM THE WORK AREA.
5. IF WATER IS STILL PRESENT AFTER DIVERSION PUMPING, THE STREAM SHALL BE DE-WATERED.

BANK FULL WIDTH:

- AVG. WIDTH AT 3 LOCATIONS = 3 FEET  
1.2 X 3 FEET = 3.6 FEET MIN  
OPEN BOX CULVERT = 8 FEET ≥ 3.6 FEET

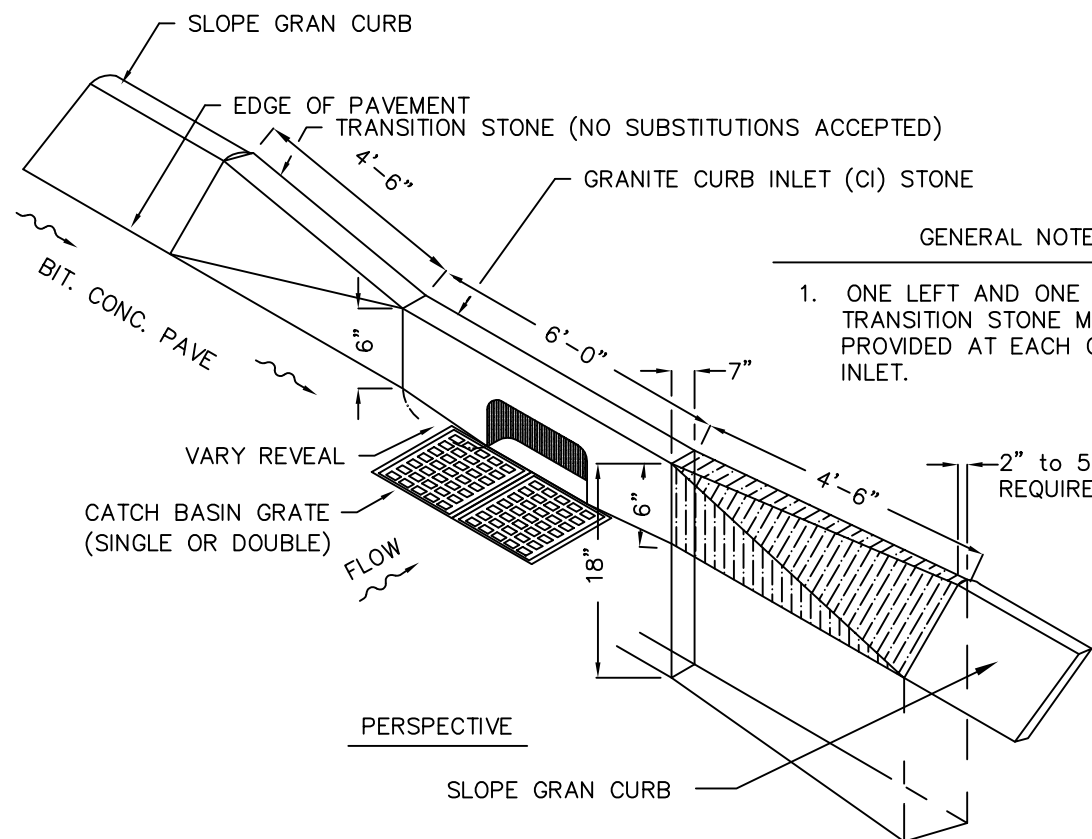
OPENNESS RATIO CALC:

$$\frac{\text{HEIGHT X WIDTH OF CULVERT END}}{\text{LENGTH OF CULVERT}} \geq 0.82$$

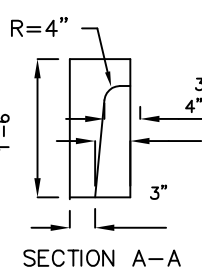
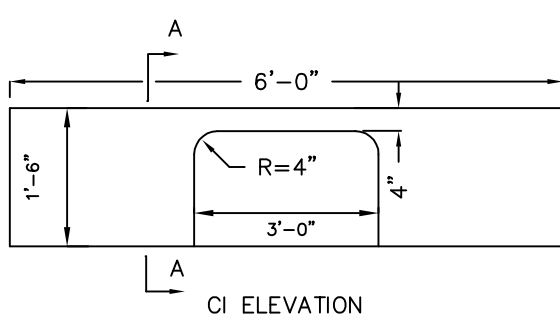
$$\frac{8' \times 4'}{38'} = 0.84 \geq 0.82$$

DRAINAGE CULVERT DETAIL

NOT TO SCALE

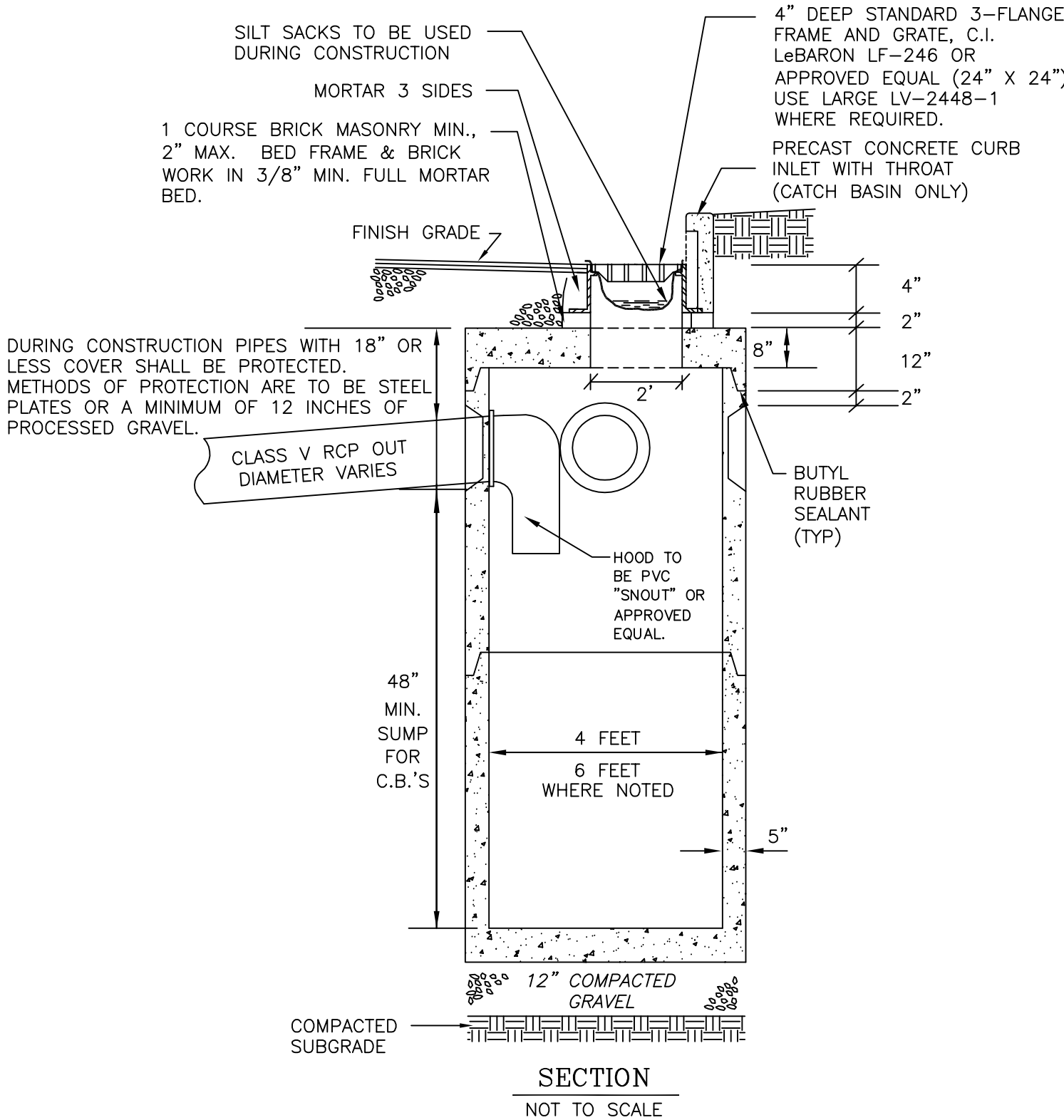


- GENERAL NOTES
1. ONE LEFT AND ONE RIGHT TRANSITION STONE MUST BE PROVIDED AT EACH CURB INLET.



SINGLE & DOUBLE GRATE CATCH BASIN W/ CURB INLET

NOT TO SCALE



NOTES

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS
2. ALL STRUCTURES TO BE DESIGNED FOR H-20 LOADING AND SHALL MEET ASTM C478.
3. FRAMES AND GRATES SHALL BE SET AT THE BINDER ELEVATION DURING CONSTRUCTION FOR STORM WATER COLLECTION.
4. PRECAST REINFORCED CONCRETE BASE & LID (SHEA CONCRETE OR APPROVED EQUAL)

WETLAND RESOURCE AREA IMPACT TABLE

WETLAND RESOURCE	IMPACT AREA	REPLICATION AREA
BORDERING VEGETATED WETLAND	950 S.F.	1,100 S.F.
INTERMITTENT STREAM BANK	38 FEET	OPEN BOX CULVERT

WETLAND REPLICATION  
AREA = 1,100 S.F. & STREAM  
RESTORATION  
(INCLUDES AREA THAT HAS  
BEEN OVER-FILLED BY  
PRESENT CULVERT PIPE)

RETAINING WALL WITH  
GUARD RAIL  
(BY OTHERS)

EXISTING 24" RCP

WOODEN  
GUARDRAIL

BK 102

BK 103

BK 104

BK 105

BK 106

BK 107

BK 108

BK 109

BK 110

BK 111

BK 112

BK 113

BK 114

BK 115

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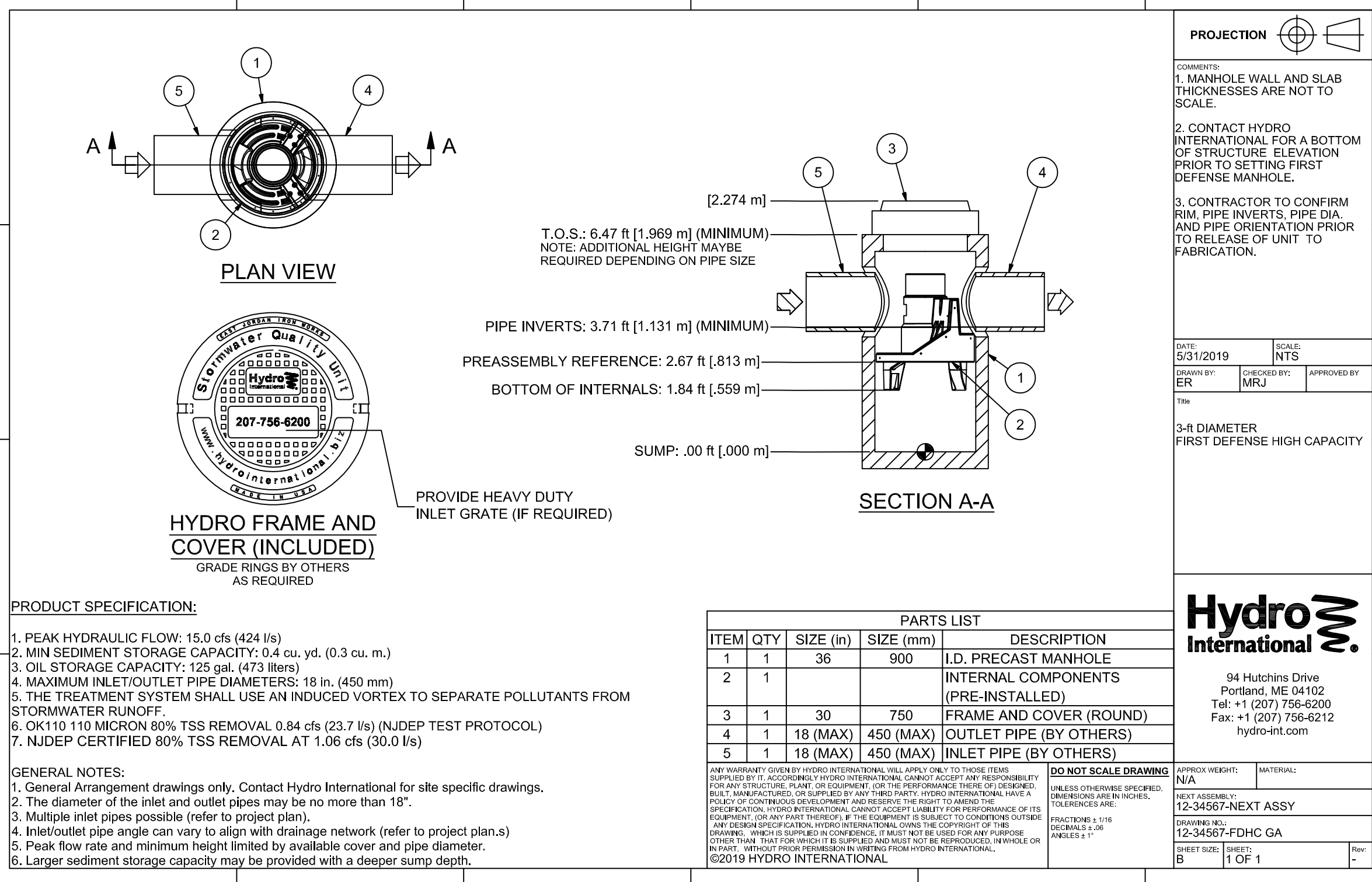
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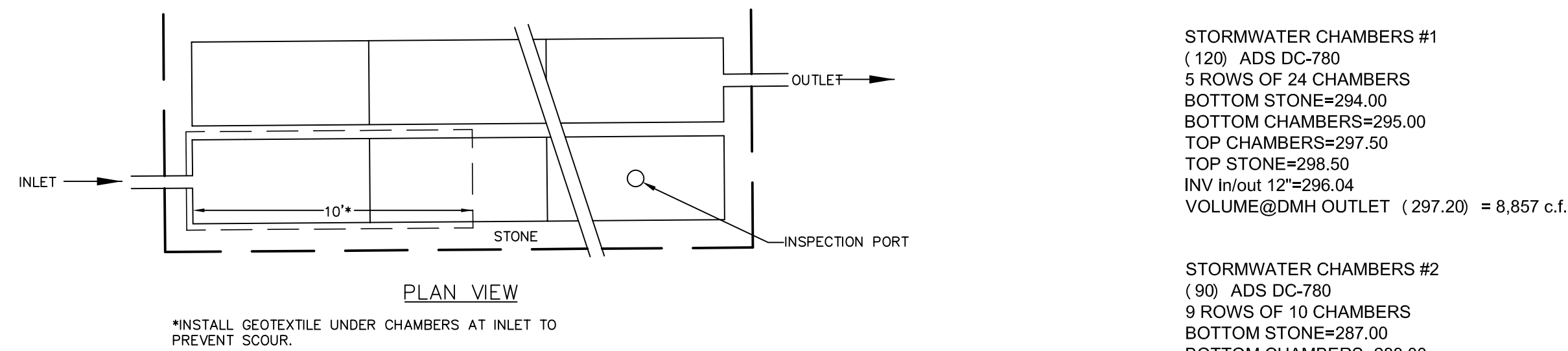
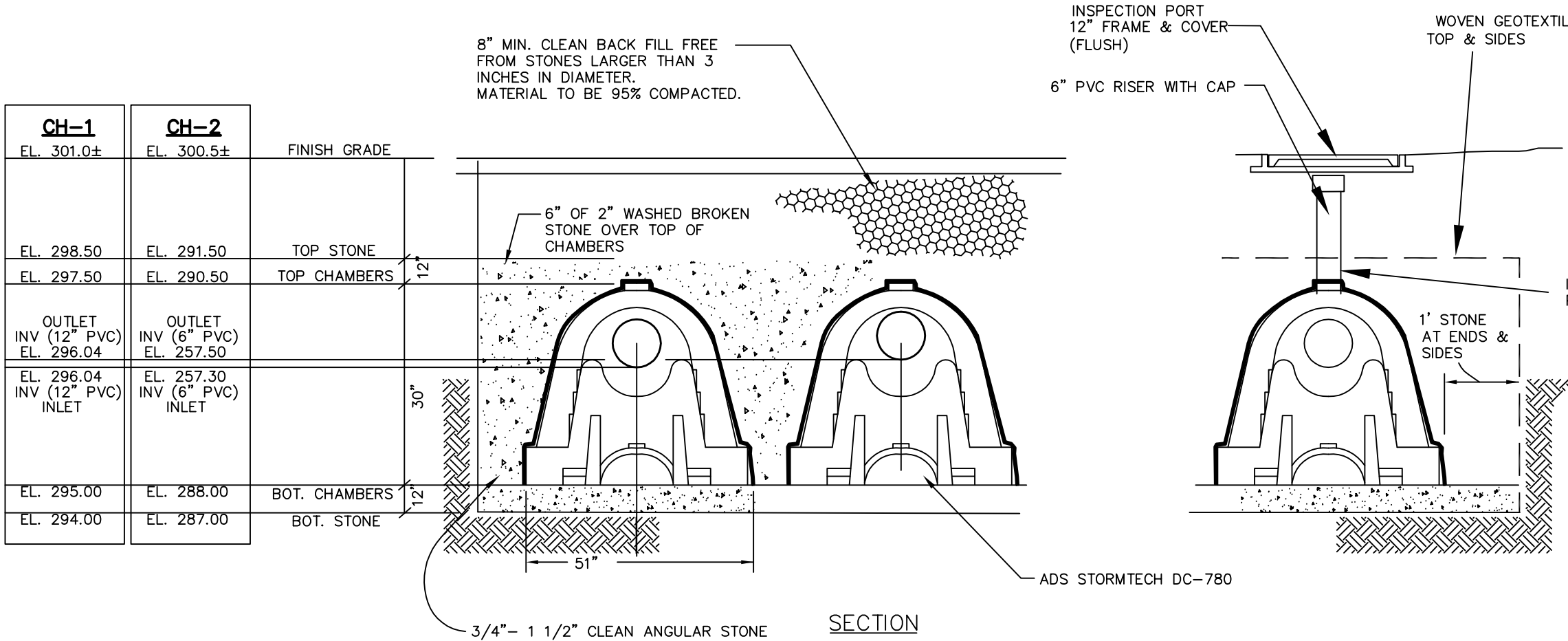
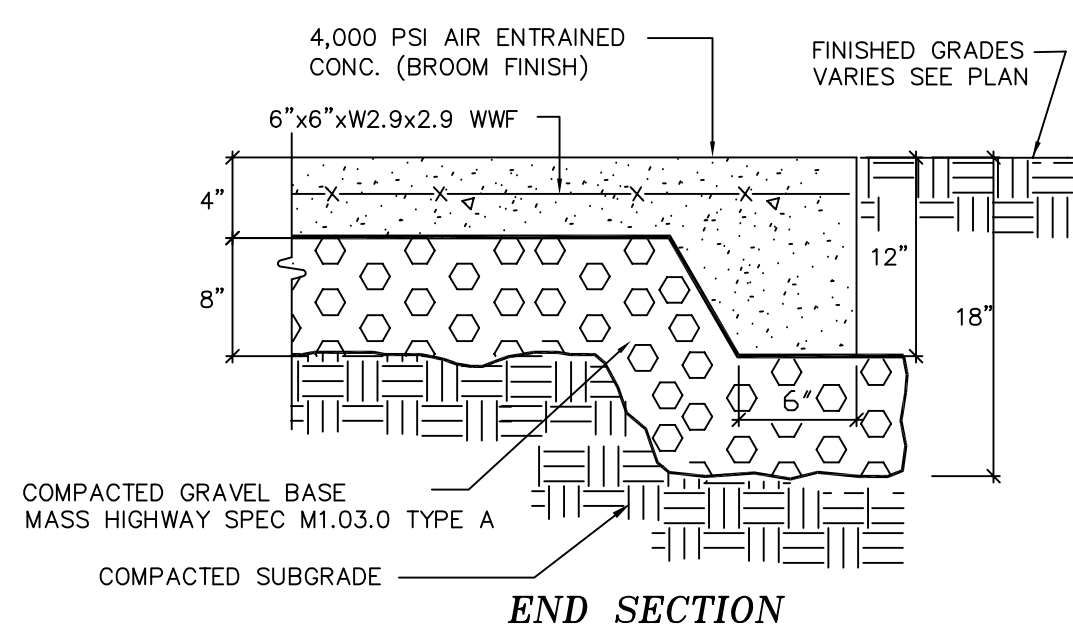
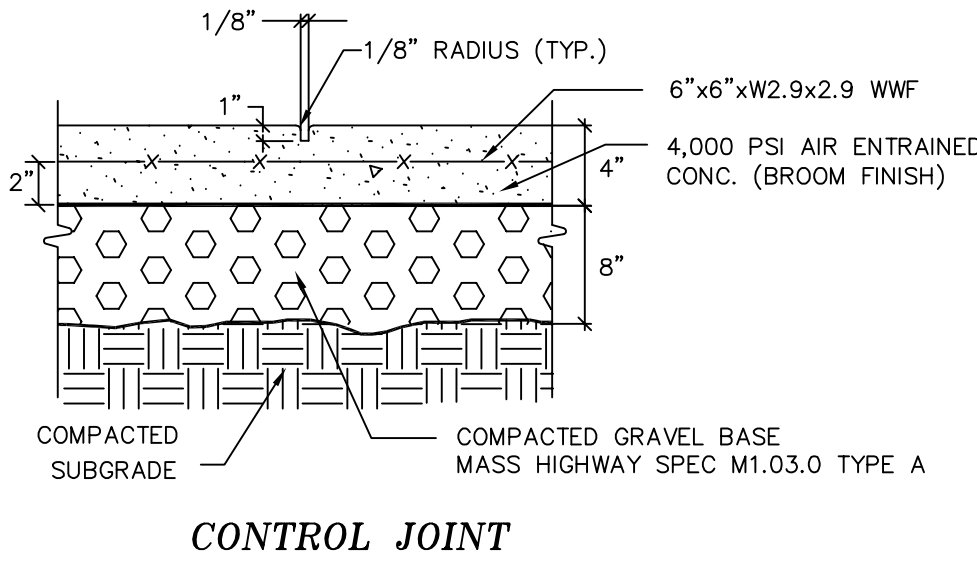
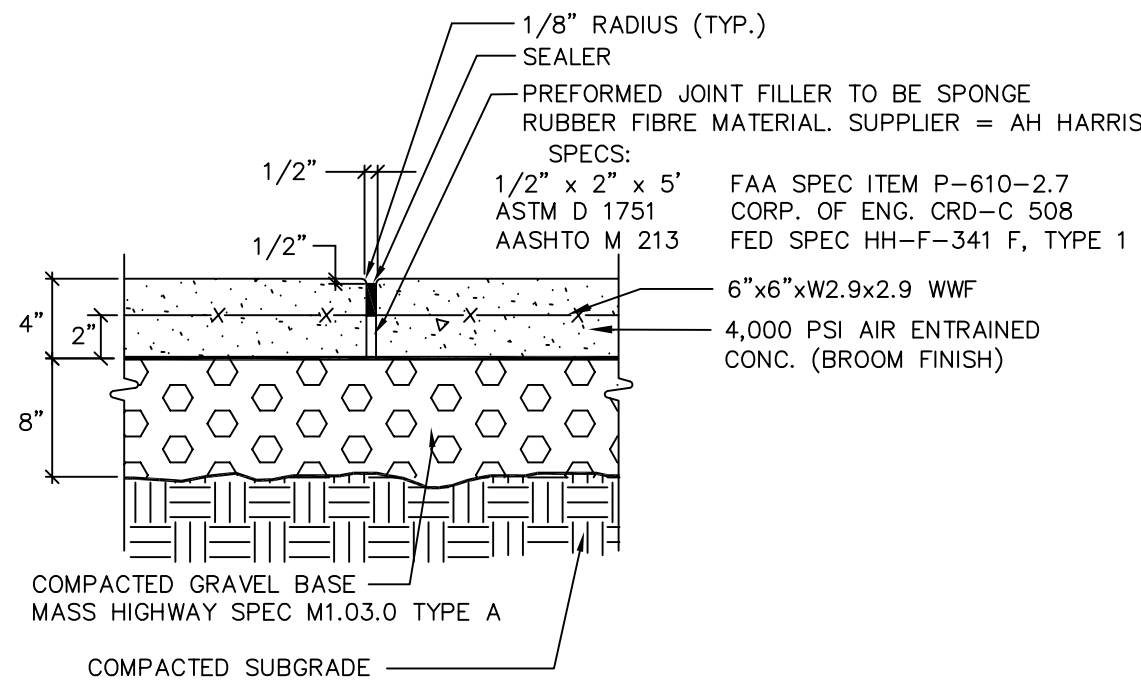
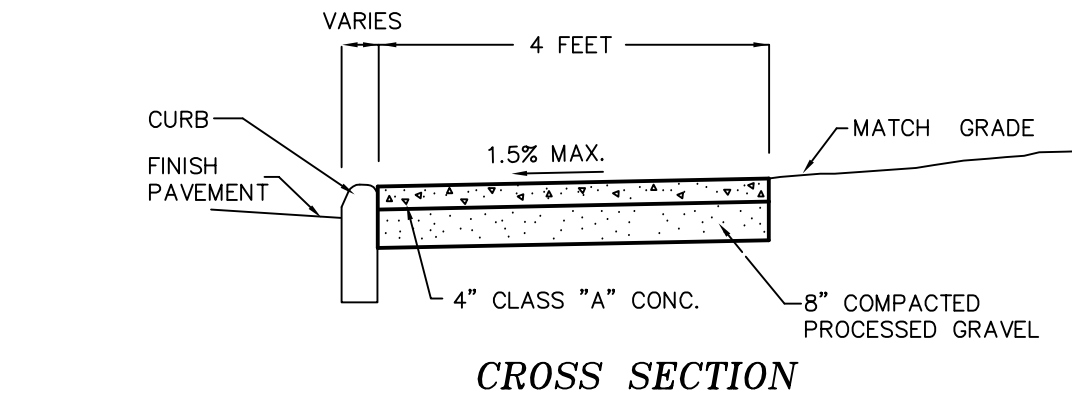
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- NOTES:
- CROSS SLOPE TO BE 1.5% FLOWING TOWARDS THE PAVED ROADWAY.
  - PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
  - PROVIDE EXPANSION JOINTS AT 16' ON CENTER. CONCRETE TO BE POURED AT 16 FOOT INTERVALS. THE CONCRETE POURS SHALL BE ALTERNATED LEAVING 16 FOOT SPACES BETWEEN POURS.
  - PROVIDE CONTROL JOINTS AT 4' ON CENTER.
  - ACCEPTABLE TOLERANCE FOR ELEVATION DIFFERENCE SHALL BE 1/4" BETWEEN 16 FOOT POURS.
  - SEE DESIGN PLANS FOR LOCATION AND GRADES.

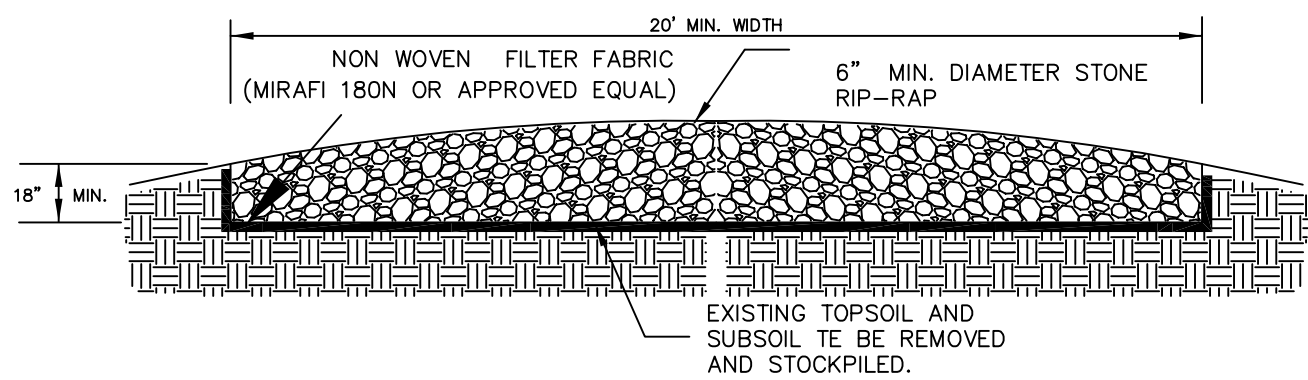


\*INSTALL GEOTEXTILE UNDER CHAMBERS AT INLET TO PREVENT SCOUR.



STORMWATER CHAMBERS #1  
(120) ADS DC-780  
5 ROWS OF 24 CHAMBERS  
BOTTOM STONE=294.00  
BOTTOM CHAMBERS=295.00  
TOP CHAMBERS=297.50  
TOP STONE=298.50  
INV In/out 12"=296.04  
VOLUME@DMH OUTLET (297.20) = 8,857 c.f.

STORMWATER CHAMBERS #2  
(90) ADS DC-780  
9 ROWS OF 10 CHAMBERS  
BOTTOM STONE=287.00  
BOTTOM CHAMBERS=288.00  
TOP CHAMBERS=290.50  
TOP STONE=291.50  
VOLUME@OUTLET WEIR (290.50) = 6,586 c.f.



- NOTES:
- MINIMUM DEPTH OF RIP-RAP TO BE 18".
  - RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER.
  - SIZE OF ENTRANCE TO BE A MINIMUM OF 50' FEET LONG AND 30 FEET WIDE.
  - ENTRANCE IS TO BE CLEANED OF SILT AND DEBRIS AFTER EACH MAJOR STORM EVENT.
  - RIP-RAP IS TO BE REMOVED PRIOR TO ACTUAL ROADWAY CONSTRUCTION. THE INTENT OF THIS RIP-RAP ENTRANCE IS TO KEEP EAST STREET FREE OF SILT DURING CONSTRUCTION.

APPROVED BY THE  
MILFORD PLANNING BOARD

DATE:

NOTES

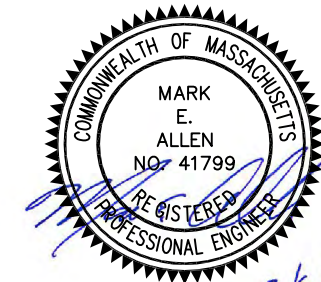
- CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS AND ARE APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN HEREON MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

PREPARED FOR:

Sira Naturals, Inc.  
13 Commercial Way

In  
Milford, MA 01757

SEAL:



PROFESSIONAL ENGINEER

TITLE:

CONSTRUCTION  
DETAIL PLAN

For  
M-3 Marijuana Grow  
Facility

On  
5-7 Industrial Road

In  
Milford, Massachusetts

PREPARED BY:



ALLEN ENGINEERING  
& ASSOCIATES

Civil Engineers • Surveyors  
Land Development Consultants

One Charlesview Road, Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-ea.com

SCALE:

AS SHOWN

DATE:

September 30, 2019

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/30/19	PER TOWN AGENCY REVIEW	MEA
2	2/6/20	PER DEP REVIEW	MEA

JOB NO:  
00153-M3

SHEET:

11 of 11