



## TOWN OF MILFORD

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OFFICE OF PLANNING  
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May 10, 2018

David R. Consigli, Chairman  
Milford Zoning Board of Appeals  
52 Main Street  
Milford, MA 01757

**RE: "Birch Street Place" 40B Development**

Dear Mr. Chairman:


The applicant requests Comprehensive Permit approval for an Affordable Housing Development off Birch Street in the Bear Hill Industrial Park. Specifically, the proposal consists of a 162 unit, 4 building Affordable Housing Development on the northerly 20.95 acres of the overall 45.84 acre parcel off Birch Street and Industrial Road, lying west of (behind) the Fire Department Headquarters. All of the 162 units will be rental units, and will therefore all count toward the town's 10% requirement. A total of 324 off-street parking spaces are to be provided, resulting in a parking ratio of 2.0 per dwelling unit.

The applicant met numerous times with staff in the preliminary stages of the development design. This has resulted in a layout that provides safe and adequate access within the development. The proposal entirely separates the residential traffic from heavy truck traffic on Industrial Road by accessing Birch Street, taking no access from Industrial Road. A 24' wide main access drive off Birch Street is proposed as the only access for the entire development, which for day-to-day operations seems adequate. However, a secondary drive should be provided from the rear of the Fire Department property for emergency access purposes only.

I have reviewed the application in the context of accepted planning principles, and the need for affordable housing in Milford. The units are clustered around a central "community square" area containing a club house, pool/patio area, and a playground. Over 6 acres of contiguous open space to the west of the development are also being preserved. The development will serve as a buffer between the residential uses to the north and west and the industrial uses to the south. The development also reserves approximately 25 acres that front directly on Industrial Road for future commercial and industrial uses.

Therefore, I recommend favorable consideration subject to relevant agency comments, and subject to the addition of the emergency access drive as noted above.

Respectfully,



Larry L. Dunkin, AICP  
Town Planner