



## PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

Joseph Calagione  
John H. Cook  
Patrick J. Kennelly  
Marble Mainini, III  
Lena McCarthy

9-23-2020

Zoning Board of Appeals  
52 Main Street  
Milford, MA 01757

RE: PETITION FOR \_\_\_\_\_ Ch. 40B \_\_\_\_\_ DATED 6-8-2020

APPLICANT: Gutierrez Company/Stone Ridge II

LOCATION: 300 Deer Street

Dear Board Members:

The Planning Board reviewed the petition listed above at their regularly scheduled meeting held on 9-22-2020 and recommends the following:

The Planning Board has made a favorable recommendation subject to adequate access being provided.

The Town Planner's letter is attached for your reference.

Sincerely,

  
Chairman, Milford Planning Board

cc: applicant



## TOWN OF MILFORD

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OFFICE OF PLANNING  
 AND ENGINEERING

Larry L. Dunkin, MCRP  
 Town Planner

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

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TO: Milford Planning Board  
 FROM: Larry L. Dunkin, MCRP  
 Milford Town Planner  
 DATE: September 22, 2020  
 SUBJECT: **"The Residences at Stone Ridge II" 40B Development**

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The above referenced 40B development is being proposed on 17.25 acres at 300 Deer Street (Map 14 Lot 3A), north-westerly off of Route 85/Cedar Street, and lying north of I-495. The proposal consists of 296 studio, one-, two- and three-bedroom residential units in three 5-story buildings. All of the units are rental units, with 75 of the units designated affordable.

The proposed 40B is within the Stone Ridge Business Park that was originally approved in 2008 for the construction of four office buildings totaling 625,000+/- sq.ft., a total of 2,100 off-street parking spaces, and the 694' westerly extension of Deer Street. Substantial improvements have been completed, including construction of Deer Street and the bridge over the Charles River, drainage, and utilities. Additional utility work, as well as certain transportation improvements required by the Planning Board and MassDOT will need to be completed irrespective of this 40B proposal. In addition, the Planning Board approved a special permit in 2017 on 6.59 acres within the business park for the existing Restaurant Depot facility at 100 Deer Street. In 2018 The ZBA approved a Comprehensive Permit for the "Residences at Stone Ridge", a 242-unit 40B at 200 Deer Street.

This latest 40B development will occupy 17.25 acres, or 21.6% of the overall 80-acre Business Park development. Continuing to build high-density residential uses in a Business Park poses a growing concern for safe and adequate access. This is due in part to the long distance the apartments will be located from Route 85/Cedar Street, and in part to the access around the new units being only the parking lot drive aisles. Also, parking is being proposed at a ratio of 1.75 per dwelling unit.

Therefore, I recommend a favorable report be forwarded to the Zoning Board of Appeals subject to adequate access being provided to and within the development.