



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

April 18, 2018

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

RE: "The Residences at Stone Ridge" 40B Development

Dear Chairman Consigli:


The Milford Planning Board commenced its review of the above-captioned development at its 4-17-18 regular meeting. The Planning Board has noted specific concerns related to the design of the development. They include:

1. Lack of adequate access to development site.
2. Lack of safe and adequate access within the development.
3. Insufficient parking.

The Planning Board recommends that the main internal loop drive aisle through the parking lots be widened to 26', and that an additional internal "cut-through" access aisle should be installed between buildings "B" & "C". It is further recommended that parking be provided at a ratio of 2 spaces per dwelling unit. Also, please refer to the Town Planner's report to the Planning Board dated 4-17-18 (see attached).

We look forward to providing additional comments as any peer review reports become available.

Respectfully,


Joseph A. Calagione, Chairman
Milford Planning Board



TOWN OF MILFORD

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Larry L. Dunkin, AICP
Town Planner

M E M O R A N D U M

TO: Milford Planning Board
FROM: Larry L. Dunkin, AICP
Milford Town Planner
DATE: April 17, 2018
SUBJECT: **"The Residences at Stone Ridge" 40B Development**

The above referenced 40B development is being proposed on 26.1 acres off Deer Street on the north-westerly side of Route 85/Cedar Street (Map 14 Lots 4, 3A, & 4B). The proposal consists of 272 one-, two- and three-bedroom residential units in three 5-story buildings. All of the units are rental units, with 68 of the units designated affordable.

The proposed 40B is within the previously approved (2008) Stone Ridge Business Park, which had provided 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 already been installed, including construction of the Deer Street Bridge over the Charles River, and initial construction of Deer Street, drainage, and limited utilities. Additional utility work, as well as several transportation improvements required by the Planning Board and MassDOT remain outstanding, and will need to be completed irrespective of this 40B proposal. Also, the Planning Board approved a special permit in 2017 on 6.59 acres within the business park for the Restaurant Depot building which is currently under construction.

This 40B development will occupy 26.1 acres, or 33% of the overall 80 acre Business Park development. Therefore, given the prior approval and ensuing construction activity, the current application can properly be characterized as a "change of use". However, since the original approval was for an office park, changing now to high density residential uses poses a new concern for safe and adequate access. This is due to the long distance the residential units will be located from Cedar Street, which is exacerbated by the only access drive around the new units being not a dedicated roadway, but rather a drive aisle through the parking lots. Also, it should be noted that off-street parking is being provided at a ratio of only 1.75 per dwelling unit.

Therefore I recommend a favorable report be referred to the Zoning Board of Appeals subject to improved and/or additional access being provided to and within the development, and to parking being provided at a ratio of 2 spaces per dwelling unit.