



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

AGENDA **MILFORD PLANNING BOARD** **Tuesday, April 16, 2019** Room 3, Milford Town Hall

PUBLIC HEARINGS

- (7:02 P.M.)** Application of the Planning Board to amend Section 3.9 Sign Regulations of the Zoning Bylaw to provide for Projecting Signs within OR, BP, CA, CB, CC, IA, IB and IC zoning districts.

GENERAL BUSINESS

- (7:00 P.M.)**
- 1. Reorganization**
 2. Minutes of previous meeting
 3. 81-P Plans: (none)
 4. Amended Site Plan: 111 Cedar Street – Volta Oil / Cedar Enterprises
 5. Amended Site Plan: 1 National Street – Milford National LLC
 6. ZBA Variance Referral: 25 Taylor Street – Buy Homes LLC.
 7. Discussion Item: Amazon Site Plan – 6-12 Industrial Road

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING

Board or Commission Planning Board
Date and Time of Meeting Tuesday, April 16, 2019 7:00 PM
Place of Meeting Room 3 Milford Town Hall
Matters Anticipated to be subject of discussion:

RECEIVED
MILFORD TOWN CLERK
2019 APR 10 AM 9:57

PUBLIC HEARINGS

(7:02 P.M.) Application of the Planning Board to amend Section 3.9 Sign Regulations of the Zoning Bylaw to provide for Projecting Signs within OR, BP, CA, CB, CC, IA, IB and IC zoning districts.

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 7. Discussion Item: Amazon Site Plan – 6-12 Industrial Road

Signature [Signature] Dated 4-10-19

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.

PLANNING BOARD ANNUAL REORGANIZATION

4-16-2019

For Chairman: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

For Vice Chairman: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

For Clerk: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

For MAPC-SWAP Representative: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

For Fair Housing Committee Representative: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

For Open Space Advisory Committee Liaison: _____

Nomination: _____ Motion: _____ Second: _____ Vote: _____

Authorizations

Authorize Clerk and Town Planner to sign correspondence for the Chairman

Motion: _____ Second: _____ Vote: _____

Authorize Clerk and Town Planner to sign Planning Board meeting postings w/Town Clerk

Motion: _____ Second: _____ Vote: _____

Authorize Town Planner to sign 81P plans and Site Plans after Board approval

Motion: _____ Second: _____ Vote: _____

Authorize Town Planner to sign Planning Board payroll

Motion: _____ Second: _____ Vote: _____

Authorize Town Planner to call Planning Board meetings and set Public Hearings

Motion: _____ Second: _____ Vote: _____

Authorize Town Planner to set Planning Board Agenda

Motion: _____ Second: _____ Vote: _____

March 5, 2019

Meeting Minutes – Page 1

The meeting opened at 7PM All members were present. Town Planner was present.

The minutes of February 19, 2019 John Cook motioned to accept and sign. Lena McCarthy 2nd. 4 in favor 1 abstained Marble Mainini III.

The following meetings were set. May 7 & 21 2019

June 4 & 18 2019

July 16, 2019

August 13, 2019

81-P Plan Deer Street- The Gutierrez Co. Isreal Lopez presented. Stoneridge site. \$450.00 fee received. To create a lot frontage on Deer street The road is complete. It needs the binder coat. Patrick Kennelly motioned for the Town Planner to sign. John Cook 2nd. Un.5

ZBA Variance Wayne Caruso 26 Eben Street Requests a lot shape factor variance to relocate the easterly side lot line to accommodate existing driveway location Patrick Kennelly made favorable recommendation to withdraw without prejudice Lena McCarthy 2nd. Un.5

March 5, 2019

Meeting Minutes – Page 2

Variance 28 Eben Street Wayne Caruso requests a variance to relocate the westerly lot line to accommodate existing driveway location on adjacent property at 26 Eben Street Town Planner made a favorable recommendation John Cook made a favorable recommendation. Marble Mainini III 2nd Un 5.

Variance 23 Ravenna David Sanches to subdivide existing lot Property consists of a non-conforming two-family dwelling RB zone This district is a single family zone. The proposed density will not be in keeping with the overall neighborhood. Town Planner made an unfavorable recommendation.No hardship here. Patrick Kennelly made an unfavorable recommendation. Lena McCarthy 2nd. Un.5.

Special Permit 2 Western Avenue Stephen Vono for a supplemental apartment in the basement.It is unclear how this would be accessed thru the existing dwelling and not separately thru the garage Town Planner made unfavorable recommendation unless primary access to the supplemental apartment is thru the main dwelling. John Cook made an unfavorable recommendation Patrick Kennelly 2nd Un.5.

First amendment to Tripartite Agreement received for Sanylah Crossing Patrick Kennelly motioned for the Chairman to sign the agreement. John Cook 2nd, Un.5

March 5, 2019
Meeting Minutes – Page 3

Patrick Kennelly motioned to adjourn. Marble Mainini III 2nd. Un.5
Meeting adjourned 7:22PM

Joseph Calagione

Patrick Kennelly

John Cook

Marble Mainini III Lena McCarthy

PUBLIC HEARING #1

ARTICLE 21: To see if the Town will vote to amend Section 3.9 Sign Regulations of the Zoning Bylaw relating to Projecting Signs as follows:

By Adding under 3.9.3 Definitions the following new definition:

“Projecting Sign - Any sign affixed perpendicular to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.”

And By Adding under 3.9.5 Exemptions a new Section 3.9.5.7 as follows:

“3.9.5.1.7 Within the CA and CB Commercial districts, projecting signs if authorized by special permit of the Planning Board, provided however, that such signs shall not exceed 9 square feet in area, shall maintain a minimum unobstructed vertical clearance of 10 feet above sidewalks, and shall project no more than 4 feet into the right-of-way.”

And In Addition By Adding under 3.9.7 Signs Permitted a new Section 3.9.7.14 as follows:

“3.9.7.14: Within OR, BP, CA, CB, CC, IA, IB and IC zoning districts – One projecting sign is permitted per building. Additional projecting signs may be permitted by special permit of the Planning Board. Any projecting sign shall not exceed 9 square feet in area, shall maintain a minimum unobstructed vertical clearance of 10 feet above sidewalks, driveways or parking areas, shall project no more than 4 feet from the building on which it is mounted, and shall be included in the aggregate calculation required by Section 3.9.7.10 herein.”

Or take any other action related thereto.

(Planning Board)

Commentary:

It has come to the Planning Board’s attention that several of the downtown façade improvement grant applicants are interested in replacing signage that include projecting signs. The most recent update to the sign regulations makes no provision for projecting signs. To remedy the situation we have developed a Zoning Bylaw amendment that would provide for projecting signs in a limited way in non-residential zoning districts.

RECEIVED
MILFORD TOWN CLERK
2019 MAR 26 AM 9:29

**MILFORD PLANNING BOARD
Town of Milford, Massachusetts**

NOTICE OF PUBLIC HEARING

On Tuesday, April 16, 2019 in Room 3 of Milford Town Hall, 52 Main Street, the Milford Planning Board will, at the times designated, conduct public hearings regarding the following:

(7:02 P.M.) Application of the Planning Board to amend Section 3.9 Sign Regulations of the Zoning Bylaw to provide for Projecting Signs within OR, BP, CA, CB, CC, IA, IB and IC zoning districts.

The full application and/or maps of the above items are available for public inspection Monday through Friday from 8:00 a.m. to 4:00 p.m. at the Office of Planning and Engineering, Town Hall, 52 Main Street, Milford MA. 01757. Interested parties may express their views at the above scheduled hearings.

PER ORDER OF MILFORD
PLANNING BOARD

DATES TO PUBLISH:
4-2-2019 and 4-9-2019



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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

Larry L. Dunkin, MCRP
Town Planner

April 16, 2019

Joseph Calagione, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**Volta Oil Co., Ltd.**
(**111 Cedar Street**
(**Map 19 Lot 6C**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests approval of an amended site plan for the subject property. The ZBA granted a special permit in 2016 to establish the original attendant-service gasoline station, convenience store, and drive-thru restaurant on the subject property. On 2-19-19 the ZBA granted a second special permit to convert the existing attendant-service gasoline station to a self-service operation. (see attached decision)

The current request is for approval of an updated site plan reflecting the two special permit approvals, as well as proposing to add a propane cylinder exchange cage on the southern end of the building. The dumpster/enclosure has been relocated to the northerly end of the site due to the placement of the transformer to the south of the building east of the parking lot. The proposed exchange cage is to be located against the south wall of the building, adjacent to the patio area and transformer.

The propane cylinder exchange cage should be protected by a series of bollards around the east, west, and south perimeter of the cage. The area near the cage should also be designated a "No Smoking" area. In addition, given the location of the patio area's proximity to the parking lot, bollards should be installed between the sidewalk and the patio area.

I recommend approval subject to all relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner

**TOWN OF MILFORD
ZONING BOARD OF APPEALS
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757
(508) 634-2302**



Bk: 60178 Pg: 240
Page: 1 of 2 03/22/2019 11:19 AM WD

CERTIFICATE

IT IS HEREBY CERTIFIED that the enclosed decision is a true copy by photographic process of the Decision of the Zoning Board of Appeals of the Town of Milford, dated February 19, 2019, granting the petition of Volta Oil Company, 1 Roberts Rd., Plymouth, MA.

a Special Permit was requested in order to permit the construction of a self-service gasoline station with an attendant serviced pump island.

DESCRIPTION OF PARCEL – a parcel of land located at 111 Cedar Street in Milford, consisting of 2.81 acres, more or less.

OWNER/S – Cedar Enterprises, LLC., 13 Lovell Street, Mendon, MA 01756.

TITLE – Worcester District Registry of Deeds, Book 40837, Page 382.

It is hereby further certified that copies of the enclosed decision and any plans referred to therein were filed on February 19, 2019 with the Town Clerk. Notice thereof has been mailed to all abutters and interested persons and copies thereof have been available for public inspection at the Office of the Town Clerk, 52 Main Street, Milford, MA 01757.

Date: March 12, 2019

By David R. Consigli
David R. Consigli, Chairman

I hereby certify that twenty days have elapsed since the filing of the above-referenced Decision in this office and that no appeal has been taken therefrom.

Date: March 12, 2019

By Amy Hennessy Neves
Amy Hennessy Neves, Town Clerk

Wm

**TOWN OF MILFORD
ZONING BOARD OF APPEALS
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757**

(508) 634-2302

DECISION

This is on the application of Volta Oil Company of 1 Roberts Road, Plymouth, MA for a Special Permit relief pursuant to Section 2.3 of the Zoning By-Law in relation to a parcel of land in Milford known and numbered as 111 Cedar Street (Route 85) owned by Cedar Enterprises, LLC, 13 Lovell Street, Mendon, MA 01756. The Special Permit relief is sought in order to permit operation of a self-service gasoline station with an attendant-serviced pump island under the terms of the By-Law.

Upon receipt of the above petition a public hearing was scheduled for Thursday, February 14, 2019 at 7:10 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. Notice of the time, place and subject matter of the petition were given as required by law.

The matter came on for hearing at the time and place set forth above. Present were Chairman David Consigli, members David Pyne, John Dagnese, and Mark L. Calzolaio and alternate member Robert P. Capuzziello. The petitioner was present to give evidence in favor of the petition.

At the close of the evidence, the Board voted unanimously to grant the Special Permit relief requested based upon the findings, set forth below:

1. The subject property, comprising approximately 2.81 acres of lot area, is located in the Industrial B- Highway Commercial (IB) Zoning District, is located close to Interstate Route 495, is presently permitted for an attendant service gas station, and this special permit application is only to further permit self-service gasoline dispensing. Allowing self-service gasoline dispensing should have no additional or detrimental effect on traffic or pedestrian safety, nor will it have any different effect on the surrounding area than a fully attendant-serviced station.

Having made the above findings, the Board voted unanimously as set forth above to grant the relief requested subject to the following condition:

1. Gasoline pump island number 1, containing gas pumps 1 and 2, on the northern side shall be designated as attendant service pumps; serviced by a gas station attendant at all times.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli
David R. Consigli, Chairman

February 19, 2019

ATTEST: WORC. Kathryn A. Toomey, Register

A TRUE COPY OF THE RECORD
ATTEST: *Anthony Russo*
MILFORD TOWN CLERK



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

April 11, 2019

Mr. Joseph Calagione, Chairman
Planning Board
52 Main Street
Milford, MA 01757

Re: **111 Cedar Street**
Amended Site Plan Review

Dear Mr. Calagione:

The submittal is for an **Amended** Site Plan Review for Volta Oil at 111 Cedar Street. The amendment includes adding the sale and storage of propane cylinders, updates the site plan to reflect the Special Permit allowing for self-serve gas / fueling station with a full service dispenser island and shows the field change associated with the trash enclosure / dumpster location.

I recommend bollards or some type of sufficient protection around the proposed propane cylinder storage area and in front of the patio.

Following a discussion pertaining to the above comment, I recommend the approval of the amended site plan.

Sincerely,

Michael Dean, P.E.
Town Engineer



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF
MARK A. NELSON, DEPUTY

Telephone: 508-473-1214 • Fax: 508-473-4858 • Inspections: 508-473-2256

Milford Planning Board
Mr. Larry Dunkin, Town Planner
Town Hall – Room 05
52 Main Street
Milford, Massachusetts 01757

April 5, 2019

RE: Amended Site Plan Review "111 Cedar Street – Volta Oil"

Owner:

Cedar Enterprises
13 Lovell Street
Mendon, MA 01756

Applicant:

MPG Corporation
1 Roberts Road
Plymouth, MA 02360

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amended Site Plan submitted for "111 Cedar Street – Volta Oil" and has recommendations.

The proposed propane cylinder cages will be in a smoking area. The patio has a receptacle for discarded smoking materials in the seating area, which is next to the proposed cages. The cages should be located in another area.

In addition, the cages would require vehicle protection in the proposed area. Cylinder exchange companies have used concrete blocks which resemble small highway barriers. For this location, bollards may be more suitable.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson
Deputy Fire Chief
Milford Fire Department
21 Birch Street
Milford, Massachusetts 01757
508-473-2256 (Office)
508-958-3006 (Cell)
mnelson@milfordfire.org



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: April 8, 2019
Subject: Amended Site Plan
/ 11 Cedar St

I have reviewed the above mentioned site plan and find it to be satisfactory.



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

April 10, 2019

Town of Milford
Office of Planning & Engineering
Planning Board
52 Main Street
Milford MA 01757

Re: **Amended Site Plan – MPG Corporation – 111 Cedar Street Milford, MA**
(Dated 4/1/2019) Cedar Enterprises

Milford Water Company (MWC) after reviewing the plans for **111 Cedar Street** submitted by **MPG Corporation** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



AMENDMENT TO SITE PLAN APPLICATION FORM

Milford Planning Board
52 Main Street, Milford, MA 01757
(508) 634-2317 Fax 508-473-2394



In accordance with Section 1.15 of the Milford Zoning By-Law, the undersigned requests Planning Board approval of a Site Plan for the proposed development as described below:

Property Location: 111 Cedar Street Milford MA 01757
(address)
Assessor Map: 19 Block: Lot: 6C
Deed Reference: Book 60178 Page 240
Lot Area: 122,263 sq. ft Zoning District(s): Industrial

Applicant: MPG Corporation
(name)
1 Roberts Road
(address)
508-747-1341
(phone number)
pgarrett@volfacil.com
(e-mail address)

Owner: Cedar Enterprises
(name)
13 Lovell Mendon MA 01756
(address)
603-293-2660
(phone number)

(e-mail address)

Existing use of premises: Gasoline Station/Convenience Store

Proposed use of premises: Gasoline Station/Convenience Store

	Existing / Proposed
Number of buildings:	<u> </u> / <u> </u>
Building area:	<u> </u> / <u> </u>
Building height:	<u> </u> / <u> </u>
Lot coverage:	<u> </u> / <u> </u>

	Existing / Proposed
Open space:	<u> </u> / <u> </u>
Parking spaces:	<u> </u> / <u> </u>
Employees:	<u> </u> / <u> </u>
Traffic generation:	<u> </u> / <u> </u>

List and describe all Special Permits, and/or Variances granted for this site (include dates approved):

Special Permit for a Convenience Store & Gasoline Station 11.8.2016

Special Permit allowing self-serve for Gasoline 3.12.2019

Application Fee: \$100.00

[Signature]
Applicant's Signature

3/29/19
Date

[Signature]
Owner's Signature (if different)

3/29/19
Date

Note: Eight copies of this form must be accompanied by the appropriate fee, and eight sets of plans depicting existing and proposed conditions, all as required by pertinent sections of the Milford Zoning By-Law.

For Planning Board Use Only:

Date received: / / + 65 days = / / Fee received: \$ Date Fee received: / /

Copy to: ☐ Engineer ☐ Highway ☐ Fire ☐ Sewer ☐ Water ☐ Con. Com. ☐ Com. on Disabilities

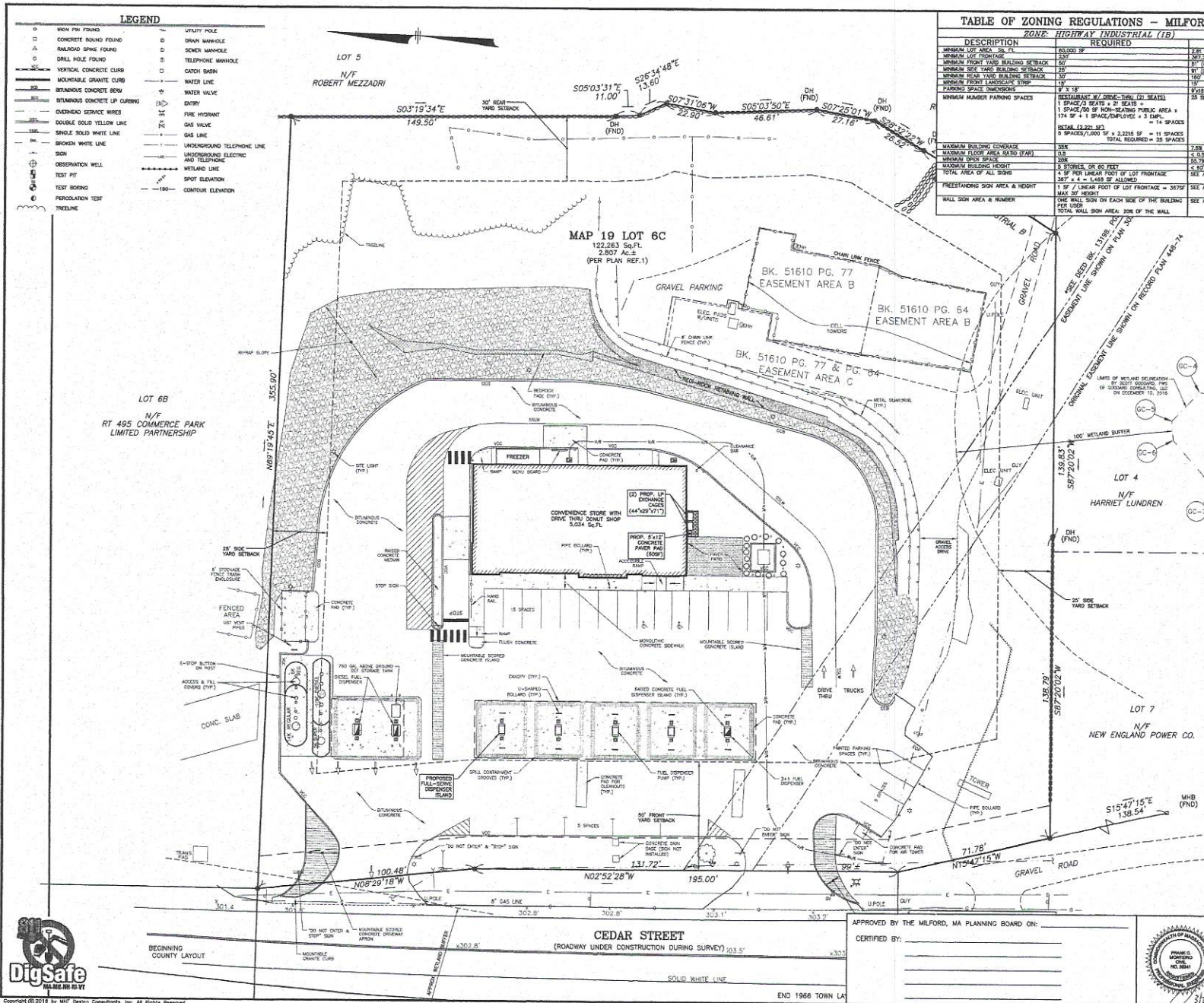
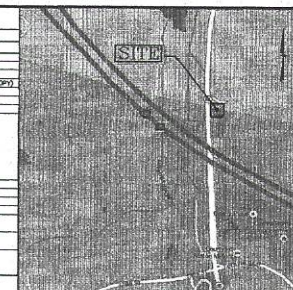


TABLE OF ZONING REGULATIONS -- MILFORD, MA			
ZONE: HIGHWAY INDUSTRIAL (I1)			
DESCRIPTION	REQUIRED	PROVIDED	
MINIMUM LOT AREA (SQ. FT.)	60,000 SF	2.61 ACRES	
MINIMUM LOT FRONTAGE	250'	267'	
MINIMUM FRONT YARD SETBACK	250'	10' (CONCRETE)	
MINIMUM SIDE YARD SETBACK	250'	10' (PAVING) 30' (GENERAL CANOPY)	
MINIMUM REAR YARD SETBACK	250'	10'	
MINIMUM FRONT LANDSCAPE STRIP	10' WIDE	10' WIDE	
PARKING SPACE REQUIREMENTS	1 SPACE / 100 SF	5 SPACES	
MINIMUM NUMBER PARKING SPACES	RESTAURANT / 50 DRINKS / 25 SEATS 3 SEATS / BEATS + 2 SEATS SPACE / 100 OF NON-SEATING PUBLIC AREA + 174 SF = 14 SPACES / EMPLOYEE + 3 DRP.	14 SPACES	
	8 SPACES / 2,222 SF		
	3 SPACES / 1,000 SF = 3,222 SF = 11 SPACES		
	TOTAL REQUIRED = 25 SPACES		
MINIMUM BUILDING COVERAGE	50%	72%	
MINIMUM FLOOR AREA (SQ. FEET)	3,000	6,513	
MINIMUM OFFICE SPACE	0.03	65.74	
MINIMUM BUILDING HEIGHT	3 STORIES, OR 60 FEET		
TOTAL AREA OF ALL SIGNS	1 SF PER LINEAR FOOT OF LOT FRONTAGE 1 SF PER LINEAR FOOT OF LOT FRONTAGE 1 SF PER LINEAR FOOT OF LOT FRONTAGE	SEE APPROVED SIGN PERMIT	
PRESTABILIZED SIGN AREA & HEIGHT	1 SF PER LINEAR FOOT OF LOT FRONTAGE + .5075 MAX. HEIGHT	SEE APPROVED SIGN PERMIT	
WALL, SIGN AREA & HEIGHT	ONE LINEAR FOOT ON EACH SIDE OF THE BUILDING FOOT HIGH	SEE APPROVED SIGN PERMIT	



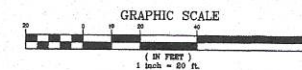
LOCATION MAP
(NOT TO SCALE)


NOTES

- (A) THE NORTH SIDE OF THIS ADJACENT SITE WAS TO BE SHOW THE AS-BUILT SITE CONDITIONS WHICH ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SITE PLAN, WITH THE EXCEPTION OF THE PAVED DRIVEWAY SITE CHANGING TO THE NORTH SIDE ON PLAN REFERENCE #1;
- (B) THE SIDEWALK PROPOSED ON THE SOUTH SIDE OF THE BUILDING WAS DELETED AND A PAVED PARKING WAS CONSTRUCTED;
- (C) THE CONCRECT INLET PAV PROPOSED AT THE REAR OF THE BUILDING WAS DELETED AND PAVED EMPLOYMENT WAS CONSTRUCTED ON THE ROOF;
- (D) THE CONCRETE PAVEMENT PROPOSED ON THE SOUTH SIDE OF THE BUILDING WAS SHIFTED TO THE SOUTHWEST; THE NORTH SIDE OF THE BUILDING WAS ENCLOSED, WHICH WOULD BE THE NORTHWEST CORNER OF THE BUILDING, AND THE NORTHWEST PROPERTY LINE ADJACENT TO THE UNDERGROUND FUEL STORAGE TANKS;
- (E) THE CURB LINE ALONG THE NORTHERLY PROPERTY LINE WAS SHIFTED INTO THE SITE APPROXIMATELY 7'-10" RESULTING IN LESS PAVEMENT THAN ORIGINALLY PROPOSED;
- (F) THE RETAINING WALL MATERIAL WAS CHANGED FROM A SOIL-NAIL WALL TO A REEF-ROCK WALL;
- (G) THE FOLLOWING ITEMS ARE PROPOSED MODIFICATIONS TO THE AS-BUILT SITE CONDITIONS:
 - (A) TWO (2) (1) PROPOSED LOGSIDE PAVEMENT (2) EXCHANGE CHANGES ON CONCRETE PAVED DRIVEWAY ALONG THE SOUTH SIDE OF THE BUILDING AS SHOWN;
 - (B) REMOVE THE NORTHWEST-FUEL FUEL DEFENDER LOGS TO A "FULL-SERVICE" GRAVEL ALTERNATE DEFENDER LOGS SHALL BE "SELF-SERVICE";
- (H) THE FOLLOWING SPECIAL PERMITS WERE GRANTED BY THE ZONING BOARD OF APPEALS:
 - (A) A SPECIAL PERMIT FROM THE ZBA WAS GRANTED ON 10/15/19 FOR THE PROPOSED PAVED DRIVEWAY AND STATIONING CHANGING TO THE NORTH SIDE OF THE BUILDING;
 - (B) A SPECIAL PERMIT FROM THE ZBA WAS GRANTED ON 2/24/20 TO PERMIT THE CONSTRUCTION OF A SELF-SERVICE GASOLINE STATION WITH AN ATTENDANT SERVICE.

PLAN REFERENCES

- 1) "AS-BUILT PLAN," 111 CEDAR STREET, MILFORD, MASSACHUSETTS 01757; PREPARED FOR VOLTA OIL COMPANY, INC.; PREPARED BY MHF DESIGN CONSULTANTS, INC., DATED DECEMBER 17, 2018.



NO.	DESCRIPTION			BY	DATE
REVISIONS					
AMENDED SITE PLAN					
MAP 19 LOT AC 111 CEDAR STREET MILFORD, MA 01757 PREPARED FOR: VOLTA AIR COMPANY, INC. 1 ROBERTS ROAD PLYMOUTH, MA 02280					
 <div style="float: right; text-align: right;">44 Sillas Road, Suite One Salem, New Hampshire 03079 (603) 883-0725 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com</div>					
SCALE: 1"=20' DATE: MARCH 28, 2019 DRAWING NO. 3744A15-MHFDENR001					
DRAWN BY:		CHECKED BY:		PROJECT NO.	
PWM		FCM		3744 A15	
				SHEET NO. 1 OF 1	





OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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

Larry L. Dunkin, MCRP
Town Planner

April 16, 2019

Joseph Calagione, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757
Dear Mr. Chairman:

(
(**Amended Site Plan**
(**Milford National LLC**
(**1 National Street**
(**Map 58 Lot 9**
(**IB/WR-1 Zones**
(

The applicant requests amended site plan approval to accommodate modifications to the site and to the existing building on the subject property.

Specifically, the applicant proposes the demolition of the easterly portion of the building that has housed the furnaces for the previous glass plant. In addition, existing parking spaces and loading docks are to be modified/relocated.

The proposed parking and loading dock traffic patterns are not sufficiently separated, and the overall configuration only minimally meets accepted dimensional standards. In addition, a specific use for the property has not been identified, and the condition of the area of the proposed demolition has not been addressed. As the Town Engineer has noted in his report, the Order of Conditions referred to does not address this issue.

Therefore, I recommend this review be continued to afford the applicant's engineers time to address all of the relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



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

April 11, 2019

Mr. Joseph Calagione, Chairman
Planning Board
52 Main Street
Milford, MA 01757

Re: **1 National Street – Former glass plant**
Amended Site Plan Review

Dear Mr. Calagione:

The submittal is for an **Amended** Site Plan Review for 1 National Street, the applicant is Milford National, LLC.

The proposed amendments are: adding approximately 12 additional loading docks along the north side of the building, relocating parking spaces throughout the site to match the same number of current existing parking spaces and to demolish the portion of the building associated with the furnaces.

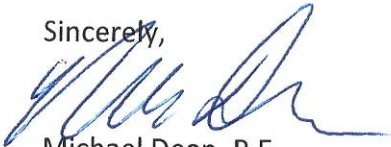
The area associated with the building demolition does not show any site improvements such as ground cover, topography, etc., there is only reference to the approved Order of Conditions. The Order of Conditions only allows for demolition work as when the project was submitted there was no information pertaining to drainage design, calculations, run-off and water quality improvements. The applicant was trying to expedite the permitting process to allow for the demolition to begin, so that is how the project was permitted. Below is one of the special conditions (#20) that was included in the Order, this is included in this report to give the Planning Board some insight of what has been approved by the Conservation Commission.

- 20. This Order of Conditions is for the demolition of portions of the building and associated structures only. This order does not allow for any additional paving of the site and is not an approval of any new drainage design, calculations, stormwater treatment or drainage installation. An Amended Notice of Intent will be required for the next phase of the project.**

I recommend a discussion pertaining to what is being permitted under this amended site plan review and if another amended site plan is going to be required once the demolition areas have detailed information of what the site improvements will entail.

Under this proposal the truck traffic and parking spaces are essentially commingled, it is recommended that a plan be provided showing the truck turning patterns in the area of the loading docks and parking spaces.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Dean', with a stylized flourish at the end.

Michael Dean, P.E.

Town Engineer

Larry Dunkin

From: Nelson, Mark <MNelson@milfordfire.org>
Sent: Wednesday, April 10, 2019 1:28 PM
To: Larry Dunkin
Subject: 111 Cedar Street and 1 National Street

Good Afternoon Larry,

111 Cedar Street:

I was contacted by Peter Garrett regarding the proposed propane storage cages at 111 Cedar Street. He stated the smoking area was eliminated at the patio, which was mainly for employees. The employees have to smoke in their vehicles or at another location on property. I am not sure where the proposed smoking area is located, and I have not received an updated plan from Mr. Garrett.

Vehicle protection will be required to protect the cages on all sides. Typically, concrete blocks two feet wide by three feet high are placed around the cages by cylinder exchange companies, but I do not believe these are adequate. The blocks resemble a small Jersey barrier. I explained a larger block would be required but probably would not be visually appealing. I recommended bollards and emphasized that smoking must not occur in this area, and it would have to be enforced by ownership.

1 National Street:

I reviewed the plan for 1 National Street. Would it be possible to request a plan that clearly identifies the hydrants? For example, one existing hydrant appears to be located immediately next to a parking space. Another hydrant is marked for capping, but I do not think it is not being relocated. I request to see the hydrant layout along with existing fire department connections on the building and how the hydrants and FDCs will fit into the proposed plan.

Thank you,

Mark Nelson



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: April 8, 2019
Subject: Amended Site Plan
1 National St - Milford National LLC

I have reviewed the above mentioned site plan and find it to be satisfactory.



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

April 10, 2019

Town of Milford
Office of Planning & Engineering
Planning Board
52 Main Street
Milford MA 01757

Re: **Site Plan Review – 1 National Street – Milford National LLC**
(Dated 4/1/2019)

Milford Water Company (MWC) requests the following plan amendments;

- Owners / owner's representative must meet with MWC before work commences.
- **The water meter must be relocated into the building on the domestic feed.**
- Milford Water Company specifications must be followed.
- A Milford Water Company inspector is required for the project.
- MWC is a MADEP full compliant Cross Connection company. All building water lines are subject to point of use Cross Connection compliance per specifications.
- As part of Milford Water Company's Water Conservation Plan no irrigation systems of any kind may be connected to the MWC water system.
- Any existing water service lines to be abandoned must be terminated at the water main.
- MWC will perform a survey of premises at completion of construction.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company

AMENDMENT TO SITE PLAN APPLICATION FORM

Milford Planning Board
52 Main Street, Milford, MA 01757
(508) 634-2317 Fax 508-473-2394

RECEIVED:
Office of Planning and
Engineering
Date: ____/____/____
By: _____

In accordance with Section 1.15 of the Milford Zoning By-Law, the undersigned requests Planning Board approval of a Site Plan for the proposed development as described below:

Property Location: 1 National Street
(address)
Assessor Map: 58 Block: 0 Lot: 9
Deed Reference: Book 59812 Page 107
Lot Area: 34.05 acres Zoning District(s): CC / IB

Applicant:	<u>Gregory Schain (Milford National LLC)</u>	Owner:	<u>Milford National LLC</u>
	(name)		(name)
	<u>1 National Street, Milford, MA</u>		<u>same</u>
	(address)		(address)
	<u>646-578-8193</u>		<u>same</u>
	(phone number)		(phone number)
	<u>gregs@newmillcapital.com</u>		<u>same</u>
	(e-mail address)		(e-mail address)

Existing use of premises: F-2 factory industrial / S-1 warehouse

Proposed use of premises: S-2 warehouse

	Existing / Proposed
Number of buildings:	<u>1</u> / <u>1</u>
Building area:	<u>322,000sf</u> / <u>322,000sf</u>
Building height:	<u>28'</u> / <u>28'</u>
Lot coverage:	<u>627,318sf</u> / <u>626,434sf</u>

	Existing / Proposed	
Open space:	<u>855,718sf</u>	<u>856602sf</u>
Parking spaces:	<u>112</u>	<u>112</u>
Employees:	<u>100</u>	<u>100</u>
Traffic generation:		no change

List and describe all Special Permits, and/or Variances granted for this site (include dates approved):

Order of Conditions issued on February 21, 2019 for demolition.

Application Fee: \$100.00

Applicant's Signature 3/29/2019
Date

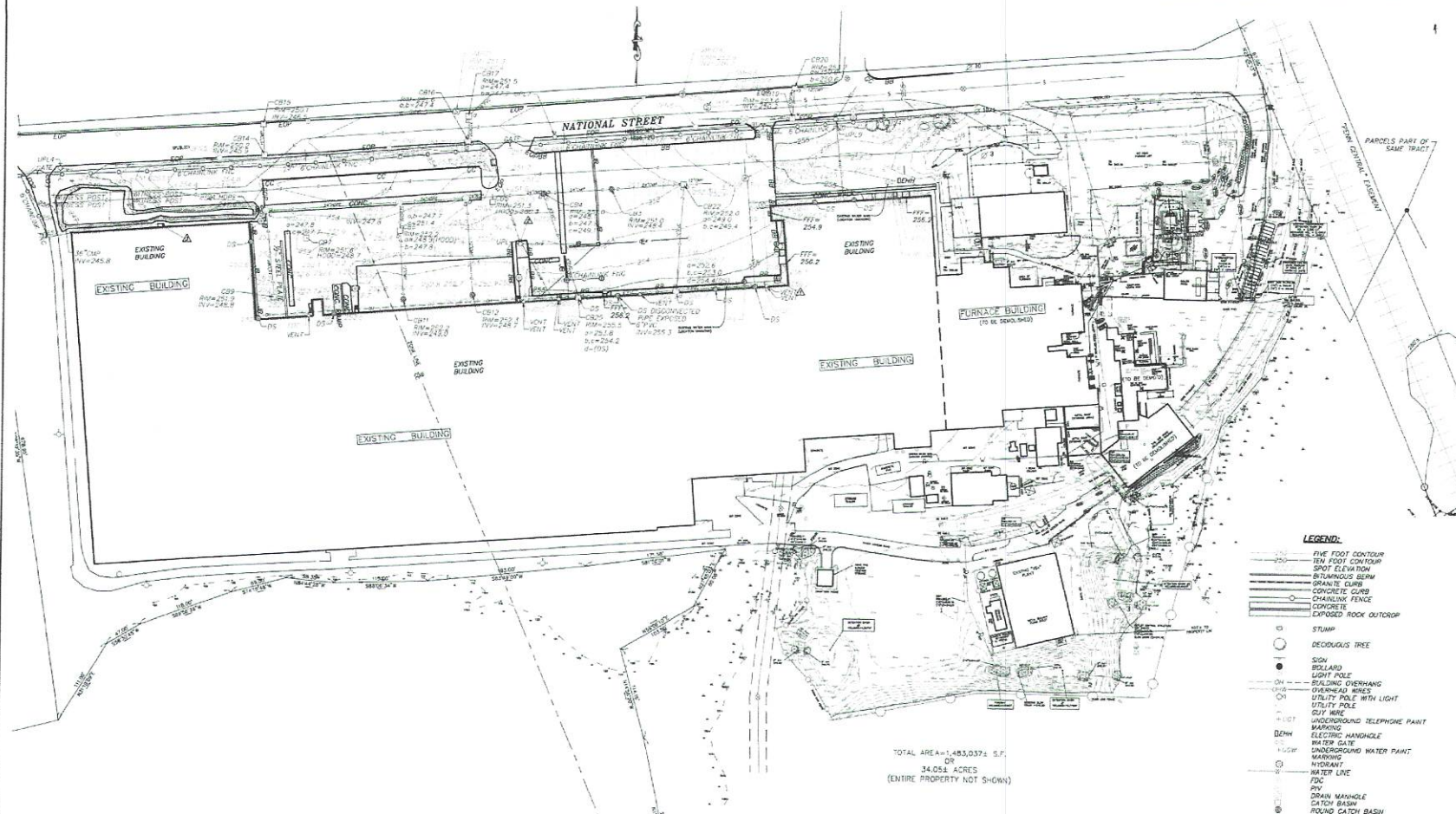
Owner's Signature (if different) _____ Date / /

Note: Eight copies of this form must be accompanied by the appropriate fee, and eight sets of plans depicting existing and proposed conditions, all as required by pertinent sections of the Milford Zoning By-Law.

For Planning Board Use Only:

Date received: / / +65 days = / / Fee received: \$ Date Fee received: / /

Copy to: Engineer Highway Fire Sewer Water Con. Com. Com. on Disabilities



TOTAL AREA=1,483,037± S.F.
34.05± ACRES
(ENTIRE PROPERTY NOT SHOWN)

- LEGEND:**
- FIVE FOOT CONTOUR
 - TEN FOOT CONTOUR
 - SPOT ELEVATION
 - BUTYRUS BERM
 - GRANITE CURB
 - CONCRETE CURB
 - CHAINLINK FENCE
 - CONCRETE EXPOSED ROCK OUTCROP
 - STUMP
 - DECIDUOUS TREE
 - SIGN
 - LIGHT POLE
 - BUILDING OVERHANG
 - OVERHEAD WIRES
 - UTILITY POLE WITH LIGHT
 - UTILITY POLE
 - GUY WIRE
 - UNDERGROUND TELEPHONE PAINT
 - MARKING
 - ELECTRIC HANDHOLE
 - WATER GATE
 - UNDERGROUND WATER PAINT
 - MARKING
 - HYDRO
 - WATER LINE
 - FDC
 - RIV
 - DRAIN MANHOLE
 - CATCH BASIN
 - FLOOD CATCH BASIN
 - DOWNSPOUT
 - DRAIN LINE
 - KENT
 - GAS LINE
 - UNDERGROUND GAS PAINT
 - MARKING
 - GAS GATE
 - TERNUS UNIFORM
 - OBSERVED SEWER LINE
 - CONCRETE CURB
 - BUTYRUS BERM
 - CONCRETE CURB
 - CONCRETE
 - JERSEY BARRIER
 - CORNERPOST
 - EDGE OF PAVEMENT
 - FINISHED FIRST FLOOR
 - GRANITE CURB
 - HIGH DENSITY POLYETHYLENE
 - INVERT
 - POLYETHYLENE CHLORIDE
 - REINFORCED CONCRETE PIPE
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - FENCE

NOTES:

- THE TOPOGRAPHIC SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MA) BETWEEN FEBRUARY 1ST & 6TH, 2019 AS WELL AS SURVEY CONDUCTED BY GUERRE AND HAYDON IN 2014 (COMBINED).
- THE SUBJECT PROPERTY IS LOCATED IN ZONE HIGHWAY INDUSTRIAL (BI) AND HIGHWAY COMMERCIAL (CC).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 9 ON TOWN OF MILFORD ON ASSESSOR'S MAP 58.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND CORRELATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT THE STATE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE LINES OF THE LAND. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON PLAN ENTITLED "1 NATIONAL STREET SITE IMPROVEMENTS BY PLANNER DESIGNERS ARCHITECTS, INC. (PDA) SURVEY DONE BY GUERRE AND HAYDON IN 2014".
- WETLAND BUFFER ZONES NOT DEPICTED FOR CLARITY.
- ALSO REFER TO MA "SITE DEMOLITION PLAN" AND THE ORDER OF CONDITIONS ISSUED BY THE MILFORD CONSERVATION COMMISSION ON MARCH 1, 2019.



RECORD OWNER:

MILFORD NATIONAL LLC
1 NATIONAL STREET
MILFORD, MA 01757
— DEED BOOK 58812 PAGE 107

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	X-OUT HYDRANT LEFT FRONT CAP BOLT	257.72
2	CUT SPK. UTILITY POLE WITH LIGHT 1'0" A.G.	254.63
3	SQUARE CUT LEFT OUTSIDE CORNER LOWEST CONCRETE SIDE	253.76

(SEE NOTE 6)

DATE	ISSUE
<p>1 NATIONAL STREET SITE IMPROVEMENTS PROPERTY OWNER: MA AND NATIONAL LLC 1 NATIONAL ST MILFORD, MA</p>	
<p>EXISTING CONDITIONS PLAN</p>	
<p>C1.0</p>	
<p>April 1, 2019</p>	
<p>4041</p>	

* Parking requirement for industrial uses with multiple shifts is 1.2 spaces per employee. Due to uncertainty about future tenant employee numbers, parking is proposed to equal or exceed existing conditions for this project.

**Gross Floor Area = 353,000± SF existing (including furnace building)
= 322,000± SF proposed

**Gross Floor Area = 353,000± SF existing (including furnace building)
= 322,000± SF proposed

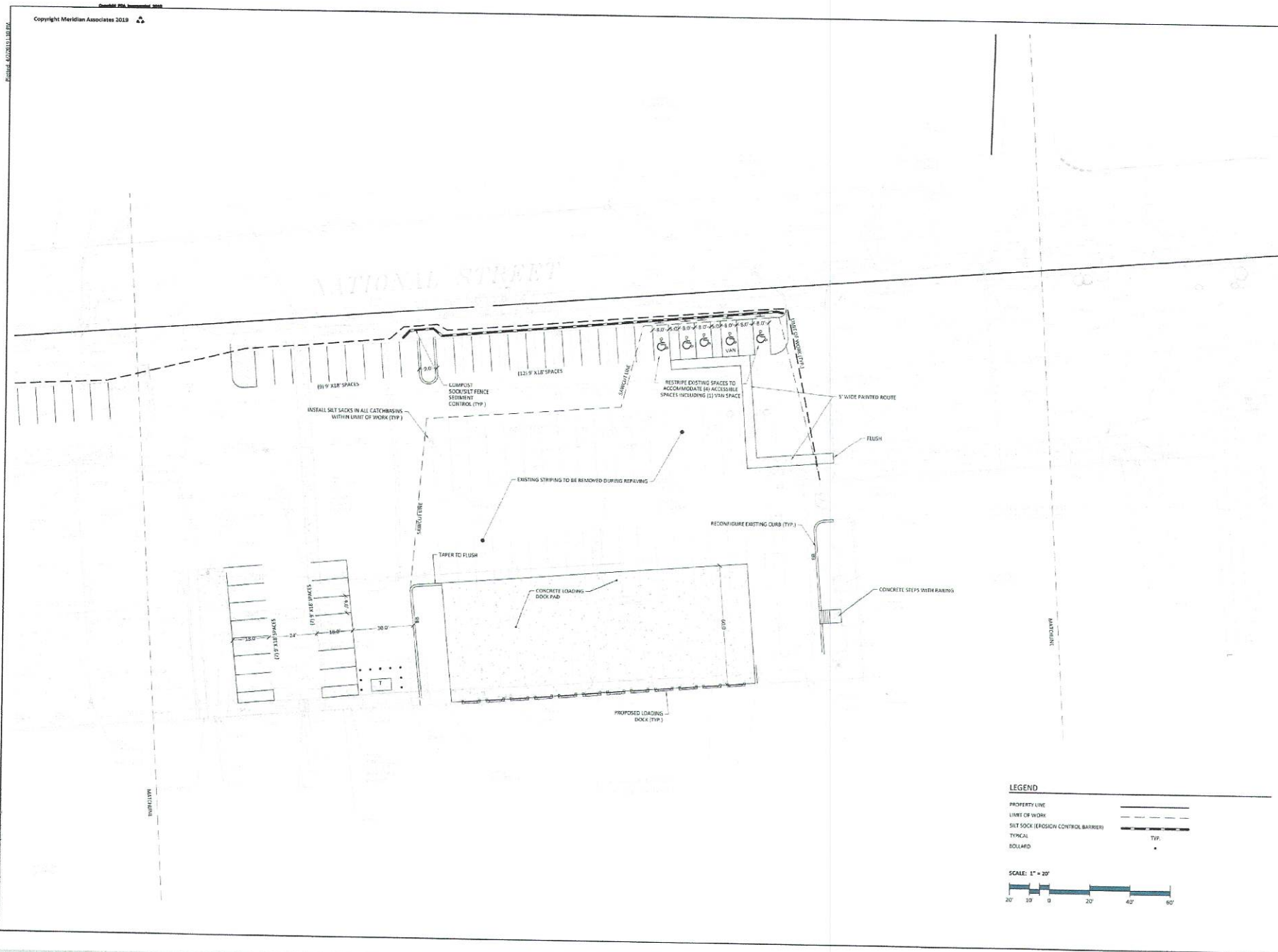
= 322,000± SF proposed

C2.0

April 1, 2019

CONCRETE SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAYING CONTRACTOR.

16. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



LEGEND

PROPERTY LINE
 LIMIT OF WORK
 SILT SOCK (EROSION CONTROL BARRIER)
 TYPICAL
 BOLLARD

SCALE: 1" = 20'

20' 10' 0' 20' 40' 60'

DATE	ISSUE

SEAL

MAK E. REARDY
 CIVIL
 No. 30180
 State of Massachusetts

MERIDIAN ASSOCIATES
 1000 STATE STREET, SUITE 200, MILFORD, MA 01940
 TEL: 508.471.2000 • FAX: 508.471.2270

KEY PLAN

1 NATIONAL STREET
 SITE IMPROVEMENTS
 PROPERTY OWNER: MERIDIAN ASSOCIATES
 1 NATIONAL ST
 MILFORD, MA

LOADING DOCK LAYOUT & MATERIALS PLAN

C4.0

April 1, 2019

DRAINAGE NOTES

1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BATES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
2. FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEAK-PROOF TYPE (AS REQUIRED APPROVED EQUAL).
3. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
4. SINGLE CATCH-BASIN FRAMES AND GRATES SHALL BE LEAK-PROOF TYPE (IF 240-2 OR AS REQUIRED BY THE CITY OF MILFORD DPW).
5. DOUBLE CATCH BASIN FRAMES SHALL BE LEAK-PROOF ONE-PIECE (240-1) FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO 18-BAYON TYPE (IF 240-2 OR APPROVED EQUAL).
6. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
7. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
8. FLARED END SECTIONS SHALL BE PIPE MANUFACTURED STANDARD CONSTRUCTED FROM THE SAME MATERIALS AS THE PIPE.
9. ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.
10. INSTALL UNDERDRAINS AS SHOWN ON THE PLANS. CONNECT UNDERDRAINS TO ADJACENT DRAINAGE MANHOLES.
11. CATCH BASINS AND STORM DRAINS SHALL BE PROVIDED WITH CONTROL DEVICES.

UTILITY NOTES:

1. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
2. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
3. INSTALL ALL UTILITIES (INCLUDING CONCRETE MECHANICAL PADS PER UTILITY COMPANY AND LOCAL DPW STANDARDS).
4. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VIBRATORY LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
5. ELEVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
6. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
7. PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.
8. CONTRACTOR TO VERIFY ALL UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
9. PRESERVE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVED.
10. ALL SANITARY PIPE SHALL BE 304-305 PVC UNLESS OTHERWISE NOTED.
11. WATER LINE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
12. WATER LINES AND SEWER LINES SHALL BE SEPARATED BY 10' HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, AN 18" SEPARATION BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE IS ALSO ACCEPTABLE BUT ONLY WHERE THE WATER LINE IS ABOVE THE SEWER LINE. BOTH PIPE SHALL BE PROTECTED BY CONCRETE IN ANY AREA WHERE NEITHER OF THE TWO SEPARATIONS NOTED ABOVE CAN BE MAINTAINED. IN SUCH AN INSTANCE, BOTH THE WATER LINE AND SEWER LINE ON THE AREA OF ENCUMBRANCE MUST BE PRESSURE TESTED TO 150 PSI TO ENSURE BOTH ARE WATER-TIGHT.

13. GAS, ELECTRIC, TELEPHONE AND FIRE ALARMS CONNECTION LOCATIONS AND ROUTING ANY SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.
14. ABANDON EXISTING UTILITY SERVICES ON-SITE ACCORDING TO UTILITY COMPANY AND TOWN OF MILFORD REQUIREMENTS.
15. ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF MILFORD WATER DEPARTMENT SPECIFICATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER.
16. UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
17. WATER PIPES WITH JOINTS OR FITTINGS AS REQUIRED TO PROVIDE A MINIMUM OF 6" CLEARANCE FOR UTILITY CROSSINGS OR AS NOTED IN THE SPECIFICATIONS.
18. COORDINATE ALL UTILITY INSTALLATIONS WITH THE TOWN OF MILFORD PUBLIC UTILITY DEPARTMENTS.
19. PRE-CAST CONCRETE STRUCTURES INCLUDING TANKS, BARRIERS, CATCHBASINS AND RAPS SHALL CONFORM TO ASTM C493 AND AASHTO M292-84. PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. ALL PRE-CAST STRUCTURES INCLUDING JOINTS, SEALS, OPENINGS, ETC. MUST BE WATER-TIGHT BUT JOINTS AND PROTECTORS SHALL BE PROVIDED ON THE EXTERIOR WALLS OF ALL SANITARY SEWERS AND WATER QUALITY INLET STRUCTURES.
20. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
21. THE CONTRACTOR SHALL FURNISH AND INSTALL COMPLETELY THE WATER MAINS INCLUDING ALL PIPING, FITTINGS, VALVES AND INDRANTS, AND ALL RELATED APPURTENANCES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE WATER DEPARTMENT, THE FIRE DEPARTMENT AND MANUFACTURER.
22. JOINT RESTRAINTS SHALL BE ACCOMPANIED WITH CAST IRON RETAINER CLANDS, 16" RODS, OR CONCRETE THRUST BLOCKS. RESTRAINTED JOINT ASSEMBLIES SHALL BE MADE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
23. ACCESSIBLE CURB RAMP, RAMP, LANDINGS, WALKWAYS, CROCHWAYS, PATIOS/PLEAZAS AND PARKING AREAS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS. WALKWAY AND DRIVEWAY ALONG ACCESSIBLE ROUTES SHALL HAVE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. LANDINGS, PATIOS/PLEAZAS AND ACCESSIBLE PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS. RAMP SHALL BE 8.1% MAXIMUM.

DRAINAGE & UTILITIES LEGEND:

PROPERTY LINE	---
DRAIN LINE	---
RECONFIGURED ROOF DRAIN	---
LIMIT OF WORK	---
SILT SOCK (EROSION CONTROL BARRIER)	---
PROPOSED CONDUIT	---
SAWTOOTH LINE	---
CATCH-BASIN	---
DRAIN MANHOLE	---
INVERT ELEVATION	---
RIM	---
TYPICAL	---
EXIST.	---
BOUNDARY	---
ELECTRICAL TRANSFORMER	---



DATE: 03/04/2020

DESIGNER: MERIDIAN ASSOCIATES

PROJECT: 1 NATIONAL STREET SITE IMPROVEMENTS

PROPERTY OWNER: MERIDIAN ASSOCIATES

1 NATIONAL STREET MILFORD, MA

KEY PLAN

LOADING DOCK, GRADING, DRAINAGE AND UTILITIES PLAN

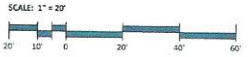
C4.1

April 1, 2019

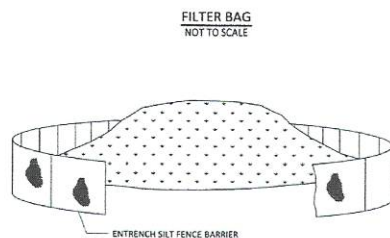
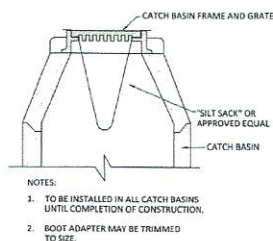
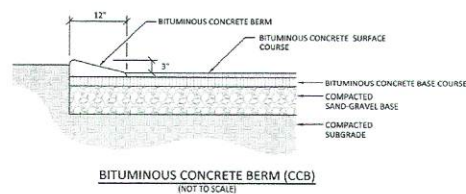
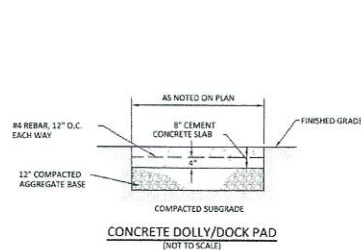


LEGEND

PROPERTY LINE	---
LIMIT OF WORK	---
SILT SOCK (ENDS ON CONTROL BARRIER)	---
TYPICAL	---
HOLLARD	•



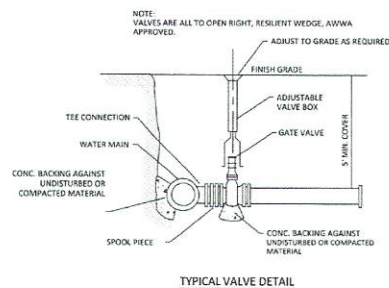
DATE	ISSUE
KEY PLAN	
<p>1 NATIONAL STREET SITE IMPROVEMENTS PROPERTY OWNER: MILFORD NATIONAL, LLC</p> <p>1 NATIONAL ST MILFORD, MA</p>	
<p>EAST LOT SITE PLAN</p>	
<p>C5.0</p>	
<p>April 1, 2019</p>	



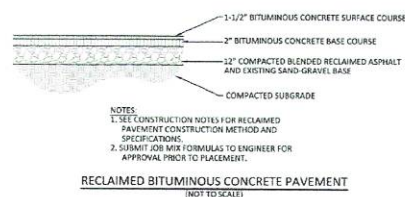
LOCATE STOCKPILE IN A DRY AND STABLE AREA OUTSIDE OF 100' WETLAND BUFFER ZONE.

STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.

SOIL STOCKPILE
NOT TO SCALE

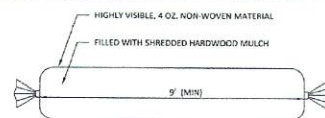


TYPICAL VALVE DETAIL



RECLAIMED BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)

SLOPE	SLOPE LENGTH (FT)	SOCK DIAMETER (INCH)
<50:1	250	12
50:1-10:1	125	12
10:1-5:1	100	12
3:1-2:1	50	18
>2:1	25	18



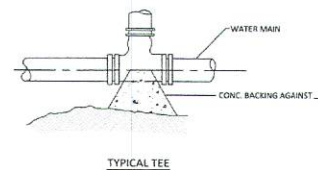
PLAN VIEW



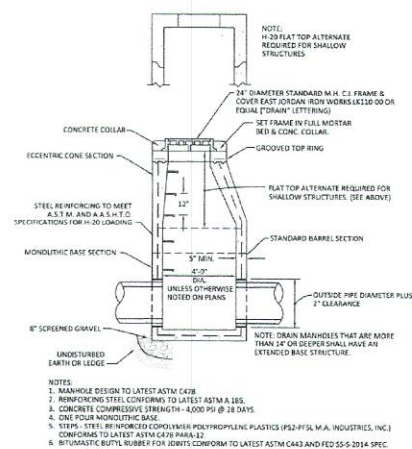
WIDTH

NOTE:
THE SILT SOCK IS NOT SUITABLE FOR AREAS WHERE LARGE AMOUNTS OF CONCENTRATED RUNOFF ARE LIKELY.

SILT SOCK (SS) - SEDIMENT CONTROL
NOT TO SCALE

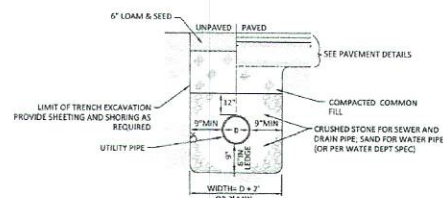


TYPICAL TEE

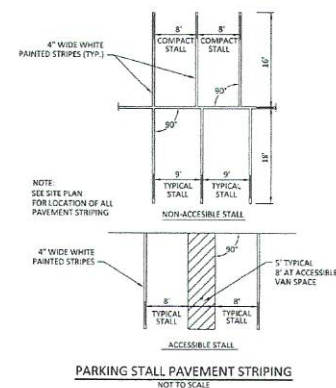


PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)

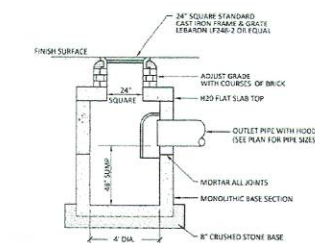
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



TYPICAL TRENCH SECTION
(NOT TO SCALE)



PARKING STALL PAVEMENT STRIPING
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN W/ TRAP
(NOT TO SCALE)



ROOF DOWNSPOUT CONNECTION
(NOT TO SCALE)



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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

Larry L. Dunkin, AICP
Town Planner

April 16, 2019

Joseph Calagione, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**ZBA Variance/Special Permit**
(**Buy Homes, LLC**
(**25 Taylor Street**
(**Map 48 Lot 252**
(**RA Zone**
(

Dear Mr. Chairman:

The applicant requests a variance/special permit to construct a two family dwelling on the subject property. The lot is 11,628sf in area, 372sf less than the minimum 12,000sf required in the RA zone to request a special permit to construct a two-family dwelling via special permit, hence the variance request. The applicant had received ZBA approvals for this project in 2017, (see attached decision) however those approvals have since lapsed, hence this new application.

The proposed two-family dwelling complies with the requirements of the previous ZBA decision as well as other standards of Section 3.13 Special Permit Standards/Two-family Dwellings of the zoning bylaw.

Therefore, I recommend that the Board forward a favorable report to the Zoning Board of Appeals for both the variance and special permit applications.

Respectfully,

Larry L. Dunkin, AICP
Town Planner

TOWN OF MILFORD
ZONING BOARD OF APPEALS
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757

(508) 634-2302

Variance = Special Permit

CERTIFICATE

IT IS HEREBY CERTIFIED that the enclosed decision is a true copy by photographic process of the Decision of the Zoning Board of Appeals of the Town of Milford, dated January 18, 2018, granting the petition of Buy Homes LLC., Alex Flores and Marcizio Araujo, 51 Hartwell Ave., Littleton, MA.

a Variance was sought for purposes of removing the existing residential duplex dwelling on the property and construction of a new two-family dwelling.

DESCRIPTION OF PARCEL – in relation to a parcel of land located on the northerly side of Taylor Street known and numbered as 25 Taylor Street.

OWNER/S – Buy Homes LLC., Alex Flores and Marcizio Araujo, 51 Hartwell Ave., Littleton, MA.

TITLE – Worcester District Registry of Deeds, Book 54770, Page 70.

It is hereby further certified that copies of the enclosed decision and any plans referred to therein were filed on January 18, 2018 with the Town Clerk. Notice thereof has been mailed to all abutters and interested persons and copies thereof have been available for public inspection at the Office of the Town Clerk, 52 Main Street, Milford, MA 01757.

Date: February 7, 2018

By David R. Consigli
David R. Consigli, Chairman

I hereby certify that twenty days have elapsed since the filing of the above-referenced Decision in this office and that no appeal has been taken therefrom.

Date: February 7, 2018

By Amy Hennessy Neves
Amy Hennessy Neves, Town Clerk



**TOWN OF MILFORD
ZONING BOARD OF APPEALS
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757**

(508) 634-2302

DECISION

This is on the application of Buy Homes LLC., and Alex Flores and Marcizio Araujo of 51 Hartwell Ave., Littleton, MA for Variance relief from lot size and other applicable provisions of the By-Law and/or a Special Permit pursuant to Section 3.13 of the Zoning By-Law in relation to a parcel of land located on the northerly side of Taylor Street known and numbered as 25 Taylor Street which parcel is owned by the Petitioners. The Special Permit relief is sought for purposes of removing the existing residential duplex dwelling on the property and construction of a new two-family dwelling.

Upon receipt of the above petition a public hearing was scheduled thereon for Thursday, January 11, 2017 at 7:05 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. Notice of the time, place and subject matter of the petition were given as required by law.

The matter came on for hearing at the time and place set forth above. Present were Chairman David Consigli, members Charles DiAntonio, John Dagnese, Mark Calzolaio and alternate member Robert Cappuziello. The Petitioners were present to give evidence in favor of the petition. At the close of the evidence, the Board further considered the matter, and voted 4 in favor and 1 opposed, Mark Calzolaio voting in opposition, to grant the relief requested based upon the findings, and subject to the conditions, set forth below:

1. The subject property is situated in the Residential A (RA) Zoning District. Although the Assessors map lists it as having 12,000 sq. ft., a survey undertaken by the Petitioners after acquisition indicated that in fact the square footage is slightly less than 12,000 sq. ft.
2. The subject property has had a problematic history. There has been two-family use ongoing on the property over the years and fires have intervened causing damage of properties. Most recently a prior owner, after a fire destroying an existing two-family, constructed an oversized building on the premises and such construction was undertaken without obtaining the requisite permits. The Milford Building Commissioner ordered cessation of that activity and did not issue occupancy permits for that building which remained vacant for many years.
3. The Petitioners acquired the subject property and removed the formerly constructed offending property with the intention of tearing it down and replacing it with a smaller constructed duplex building which also had better recognition of the flood hazard area within which the property is located. However, as indicated above, a survey undertaken by the applicants revealed that the lot is in fact less than 12,000 sq. ft., thus necessitating a Variance from the provisions of Section 2.5 of the Zoning By-Law which requires 12,000 sq. ft. for a two-family structure in the RA district.
4. The problematic history of this property, including the location upon it of the illegally constructed and far over-sized structure, and the location of the property within the flood zone and the property being crossed and seriously affected by the Godfrey Brook and its abutting areas, are circumstances especially affecting the subject property but not the district generally. Under all the circumstances, literal enforcement of the By-Law, allowing only single-family

construction, would cause a hardship by making any viable economic use of the property a virtual impossibility.

5. Under all the circumstances, and with the significant conditions below, the Board can, and does, grant the Variance relief requested from the lot size limitations of the By-Law, and finds that such can be done without any derogation from the purposes or intent of the By-law and without any detriment to the public good.
6. The overall neighborhood is an older neighborhood and composed largely of two family or multi-family structures. The Petitioners proposal, as exhibited on the plans on file herewith which have been initialed by the Chairman under a date of January 11, 2018 is for a two-story duplex structure to be located to the westerly side of the parcel so that six off-street parking spaces can be constructed as shown on the submitted plans. The building is to be situated upon a slab in recognition of the flood hazard issues that affect the lot. In order to properly effectuate that location of the property and the provision of sufficient off-street parking, without separate garage space, the proposed duplex will be turned on the lot in such a fashion that the front of the building will not face the portion of Taylor Street closest to it, but will face in an easterly direction.
7. With the conditions below, and in particular the condition limiting each unit to two-bedrooms, the Variance relief can be granted consistent with the overall provisions of the Zoning By-Law. The duplex will meet, in its exterior portions, all of the requirements of the By-Law for a duplex permissible in the RA district.
8. Under all the circumstances, and in particularly in light of the conditions below, the Board is able to, and does find that the Variance granted would conform to the general and specific provisions of the By-Law which would be applicable and would be overall in harmony with the general purposes and intent of the By-Law. In addition, in particular with the provision of off-street parking, the Board can and does find that the Variance will not create undue traffic congestion or unduly impair pedestrian safety and overall will not cause any harm to the neighborhood or create a nuisance or hazard effecting the health, safety or general welfare of the citizens of the Town of Milford.

Having made the above findings, the Board voted unanimously as set forth above to grant the relief requested subject to the following conditions:

1. Each unit with the proposed duplex structure shall be limited to two (2) bedrooms. The rear most bedroom as shown on the submitted plans will be eliminated and the square footage which would be utilized for those two bedrooms will also be eliminated reducing the overall square footage living space within the building.
2. On the southerly side of the building, facing closest to Thayer Street, the Petitioner shall establish on the first (1) floor, two picture windows to face the street in order to make the property more attractive and have more of an appearance that such portion of the building is a front portion of a typical neighborhood building.
3. Along that same side of the building closest to Thayer Street, there shall be a full shrub bed established next to and along that side of the building. In addition, the two trees along that side of Thayer Street as shown on the submitted plans shall be established and maintained.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

January 18, 2018

A TRUE COPY OF THE RECORD
ATTEST: *Anthony J. Vigliotti*

ATTEST: WORC Anthony J. Vigliotti, Register IN CLERK

TOWN OF MILFORD
PETITION FOR VARIANCE
UNDER THE ZONING BY-LAW

To the Zoning Board of Appeals
Milford, MA 01757

Date: 3/8/2019

NOTE: All petitions for variances must be accompanied a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or a Registered Land Surveyor (See item B below in the ZBA Instructions to Applicants).

INSTRUCTIONS TO APPLICANTS

- A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.
- B. All petitions for variances must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.
- C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.
- D. The filing fee for each petition seeking relief from the Board is **\$250, inclusive** of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.
- E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.
- F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

The undersigned hereby petitions the Zoning Board of Appeals to vary, in the manner and for reasons set forth, the application of the provisions of the zoning by-law to the premises as described hereinafter:

Applicant:	<u>Alexandre A. Flores</u>	<u>51 Hartwell Ave, Littleton</u>
	(Full Name)	(Address)
Owner:	<u>Buy Homes LLC</u>	<u>51 Hartwell Ave, Littleton</u>
	(Full Name)	(Address)
Tenant (if any):	<u></u>	<u></u>
	(Full Name)	(Address)
1. Location of Premises	<u>25 Taylor Street</u>	<u>Milford</u>
	(Address Number)	(Name of Street)
Assessor's:	<u>48</u>	<u>000</u>
	(Map)	(Block)
		<u>252</u>
		(Lot)

MILFORD TOWN CLERKS OFFICE MEETING NOTICE POSTING:
DATE REC'D BY CLERK: 3-14-19
TIME REC'D: 4:25 PM
&

2. Within which Zoning District is the premises located? RA
3. State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner 54770-70
4. State whether there is in existence any executory option, lease, or purchase and sale agreement with respect to the property No
5. If variance is sought from side line requirements, how far from the side line(s) is (are) the nearest building on abutting premises Variance sought is not for setbacks requirements
6. State present use of premises vacant land
7. State proposed use of premises Residential 2 family dwelling
8. Give extent of proposed alterations, if any please see attached additional sheet
9. Number of families or housing units for which building is to be arranged 2 family
10. Have you submitted plans for above to the Building Inspector? NO
11. Has a building permit been refused? NO
12. What section(s) of the zoning by-law do you ask to be varied? non conforming lot with an area between 12,000 to 16,000 sf and is asking for relief of minimum lot area requirement. Existing non conforming lot has area of 11,628 sf.
13. What circumstances exist, relating to the soil conditions, shape or topography of the subject premises, which do not generally affect other land in the zoning district, that would warrant the relief requested? The proposed 2 family dwelling will replace a recently torn down 2 family dwelling.
No change in use is proposed, the overall neighborhood is older and composed largely of 2 and multi family
Granting the sought variance will have no negative impact or affect in any way other land in the zoning district.
14. If the variance were not granted, what hardship would be caused by the circumstances described in 13 above? If variance is not granted a significant restriction of use of the land will result
The neighborhood features a number of 2 and multi family dwellings
and the usability and value of the land would be impacted.
15. State why you feel the grant of the variance will not cause substantial detriment to the public good? The proposed 2 family dwelling blends well with the overall neighborhood of similar dwellings. No change of use is proposed. The variance will have no noticeable impact since the land is currently VERY close (11,628) to 12,000 sf required for the district.

Town of Milford
Petition for Variance
Under the Zoning By-Law

8. Give extent of proposed alterations: The site used to have a non conforming duplex structure on a non conforming lot. The dwelling burned down several years ago. In its place a duplex was built. The current owner (the applicant) obtained a demolition permit to remove the non conforming duplex, the demolition was completed and signed off by the Town of Milford on 6/19/2017. Presently the applicant is proposing to construct a smaller 2 family dwelling with a slab foundation measuring 40X30 with better recognition of the flood hazard area within which the property is located, including parking for 4 cars within the lot area (see plans) which will not affect the neighborhood traffic and planting and maintaining 2 trees along Taylor Street. The duplex will also have a single door in front of it. The applicant is asking for a relief of minimum lot area requirement to build on a non conforming lot with an area between 12,000 and 16,000 sf Special permit under section 3.13 requested.

16. If applicant is not the owner, provide proof of authorization by owner, either by copy of executed agreement or by the owner's authorized signature below.

I hereby certify that the above statements are true to the best of my/our knowledge and belief.

Applicant
Signature: 

Owner
Signature: _____

Address: 51 Hartwell Ave
Littleton, MA
01460

Address: _____

Telephone: _____

Cell phone: 508-400-6755

e-mail: 25taylorstreet@gmail.com

Attorney (if any) _____

Address: _____

Telephone: _____

e-mail: _____

BE SURE THAT ALL QUESTIONS HAVE BEEN ANSWERED FULLY. IF MORE SPACE IS NECESSARY TO ANSWER ANY QUESTION(S), FEEL FREE TO USE AND ATTACH ADDITIONAL SHEETS.

TOWN OF MILFORD
PETITION FOR SPECIAL PERMIT
UNDER THE ZONING BY-LAW

To the Zoning Board of Appeals
Milford, MA 01757

Date: 3/8/2019

NOTE: All petitions for special permits must be accompanied a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or a Registered Land Surveyor (See item B below in the ZBA Instructions to Applicants).

INSTRUCTIONS TO APPLICANTS

A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.

B. All petitions for variances must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.

C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.

D. The filing fee for each petition seeking relief from the Board is **\$250, inclusive** of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.

E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.

F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

The undersigned hereby petitions the Zoning Board of Appeals to grant a special permit for reasons hereinafter set forth and in accordance with the applicable provisions of the zoning in relation to the following described premises:

Applicant: Alexandre A. Flores 51 Hartwell Ave, Littleton, MA 01460
(Full Name) (Address)

Owner: Buy Homes LLC 51 Hartwell Ave, Littleton, MA 01460
(Full Name) (Address)

Tenant (if any): none

I. Location of Premises 25 Taylor Street, Milford, MA
(Address Number) (Name of Street)
Assessor's: 48 000 252
(Map) (Block) (Lot)

MILFORD TOWN CLERKS OFFICE MEETING NOTICE POSTING
DATE REC'D BY CLERK: 3-14-19 &
TIME REC'D: 4:25 pm

2. Within which Zoning District is the premises located? RA
3. State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner 54770-70
4. State present use of premises vacant land
5. State proposed use of premises Residential 2 family dwelling
6. Give extent of proposed alterations The applicant is proposing a duplex dwelling to be constructed on a non-conforming lot with an area between 12,000 to 16,000 sf and is asking for relief of minimum area lot requirement. Special permit under Section 3.13 requested.
7. Number of families or housing units for which building is to be arranged 2 family
8. Have you submitted plans for above to the Building Inspector? no
9. Has a permit been refused? no
10. Pursuant to what provisions(s) of the zoning by-law do you seek a special permit and for what purpose(s) Seeking a special permit to construct a 2 family dwelling on a lot of 12,000 to 16,000 sf per section 3.13 of Town of Milford Zoning by-law approved October 24,2016
11. Explain the reasons you assert that:
- (a) the special permit sought is in harmony with the general purpose and intent of the zoning by-law The applicant is seeking relief under Section 3.13 of Town of Milford Zoning by law approved 10/24/16. The above mentioned section of the by-law lists criterias closely matching the site conditions at 25 Taylor St. the history of the site and the proposed project.
- (b) the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety The proposed 2 family dwelling will replace a recently torn down 2 family dwelling. No change in use is proposed. The overall neighborhood is an older neighborhood composed largely of two family or multi-family structures of similar sizes and uses
- (c) the proposed use of the premises will not cause harm to the neighborhood or create a nuisance or hazard affecting the health, safety or general welfare of the public The proposed two family dwelling is blending well in a neighborhood of similar dwellings. No change in use is proposed.
12. If applicant is not the owner, provide proof of authorization by owner, either by copy of executed agreement or by the owner's authorized signature below.

I hereby certify that the above statements are true to the best of my/our knowledge and belief.

Applicant
Signature: _____

Owner

Signature: _____

Address: 51 Hartwell Ave
Littleton
MA, 01460

Address: _____

Telephone: _____

Cell phone: 508-400-6755

e-mail: 25taylorstreet@gmail.com

Attorney (if any) _____

Address: _____

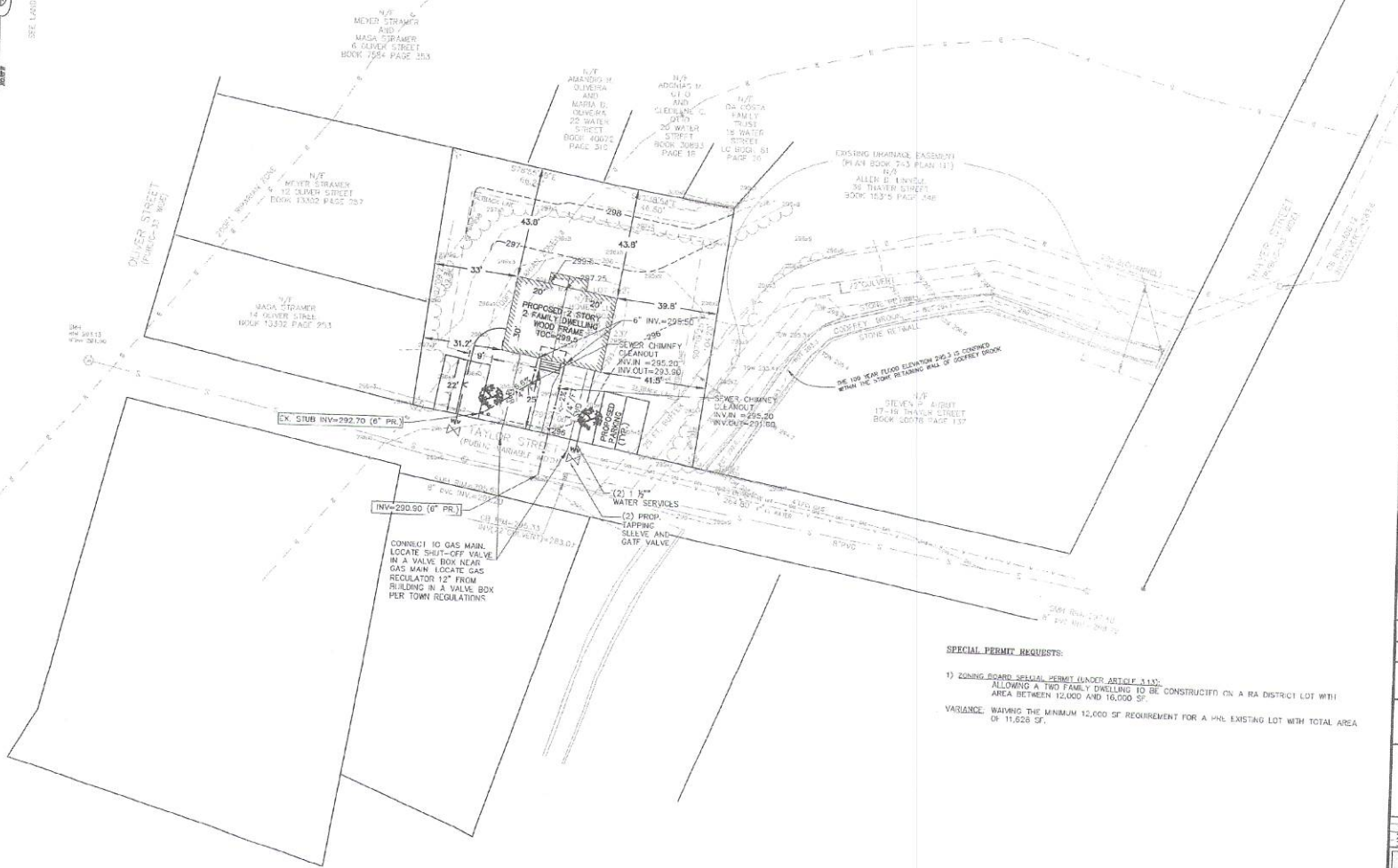
Telephone: _____

e-mail: _____

BE SURE THAT ALL QUESTIONS HAVE BEEN ANSWERED FULLY. IF MORE SPACE IS NECESSARY TO ANSWER ANY QUESTION(S), FEEL FREE TO USE AND ATTACH ADDITIONAL SHEETS.



SEE LAND DEED PLAN 187526



PROFESSIONAL ENGINEER DATE

- NOTES
- 1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 743 PLAN 111 JULY 1999
LC PLAN 18710A 190M
LC PLAN 1284CA 1929
 - 2) CONSTRUCTION ON THIS PROJECT IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - 3) DIO SAFE: UTILITIES ARE PLOTTED FROM VISIBLE FIELD LOCATIONS AND AVAILABLE RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION IS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MGL CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. CALL 811-SAFE AT 811.
 - 4) ZONING CLASSIFICATION: RA
MINIMUM AREA ONE FAMILY - 8000 SF
MINIMUM AREA TWO FAMILY - 12000 SF
SETBACKS:
FRONT - 25' SIDE 10' REAR 15'
 - 5) MINIMUM OF 2 TREES, 6 FT. TALL AT TIME OF PLANTING BETWEEN DWELLING AND STREET.
 - 6) COMMON PRIMARY SIDEWALK PROVIDED FOR BOTH UNITS.
 - 7) SITE SHOWN ON FEMA FLOOD MAP # 25097C0086C, EFFECTIVE 04/04/2011

LEGEND

PREPARED FOR:
ALEXANDER FLORES AND MANFROTTO ARAUJO

OWNER:
BUY HOMES, LLC

APPLICANT:
BUY HOMES, LLC
51 HARTWELL AVENUE
MILFORD, MA 01840

25 TAYLOR STREET
MILFORD, MA

SPECIAL PERMIT / VARIANCE PLAN
25 TAYLOR STREET
MILFORD, MASS.

SCALE: 1"=20'

DATE: NOVEMBER 30, 2017

REVISIONS:
1. 11/30/2017 - REVISION FOR 70A COMMENTS
2. 12/08/2017 - REVISION FOR 70B COMMENTS
3. 12/13/2017 - REVISION FOR 70C COMMENTS

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 472-6630 FAX (508) 473-8243
www.guerriereandhalnon.com

0 10 20 30 40 50
0 2.5 5 10 15 METERS

SPECIAL PERMIT REQUESTS:

- 1) ZONING BOARD APPEAL PERMIT UNDER ARTICLE 3.11.1:
ALLOWING A TWO FAMILY DWELLING TO BE CONSTRUCTED ON A RA DISTRICT LOT WITH AREA BETWEEN 12,000 AND 16,000 SF.

VARIANCE: WAIVING THE MINIMUM 12,000 SF REQUIREMENT FOR A ONE EXISTING LOT WITH TOTAL AREA OF 11,628 SF.

G-9947-1

G-9947-1

8' RIPARIAN ZONE
N/F
MEYER STRAMER
12 OLIVER STREET
BOOK 13302 PAGE 257

N/F
MASA STRAMER
14 OLIVER STREET
BOOK 13302 PAGE 253

BOOK 40672
PAGE 310

STREET
BOOK 30893
PAGE 18

STREET
LC BOOK 81
PAGE 20

EXISTING DRAINAGE EAS
(PLAN BOOK 743 PL
N/F
ALLEN D. LINNELL
36 THAYER STREET
BOOK 15315 PAGE 34

EX. STUB INV=292.70 (6" PR.)

TAYLOR STREET
(PUBLIC-VARIABLE WIDTH)

SMH RIM=295.60
8" PVC INLET

PROPOSED
PARKING
(TYP.)

PROPOSED 2 STORY
FAMILY DWELLING
WOOD FRAME
TOC=299.5

SEWER CHIMNEY
CLEANOUT
INV.IN=295.20
INV.OUT=293.90

SEWER CHIMNEY
CLEANOUT
INV.IN=295.20
INV.OUT=291.60

THE 100 YEAR FLOOD ELEVATION
WITHIN THE STONE RETAINING

N/F
STEVEN P.
17-19 THAYER
BOOK 20078

7

Corner Brook, LLC
PO Box 834
Milford, MA 01757

April 4, 2019

To the Members of Milford Planning Board

We are employees of the businesses on Industrial Road and Commercial Way, and we have serious concerns regarding Amazon's egress onto Commercial Way. Even though there is a stop sign in place at the parking lot exit to Commercial Way, Amazon delivery vans habitually blow past the stop sign in front of oncoming traffic without stopping or looking. There have been countless near misses, in addition to accidents.

In the mornings Commercial Way is packed with Amazon vans pulled over to reload their packages, sometimes double and triple parked, thereby reducing the travel lane to one, or NONE. When this happens the vans will just speed down the wrong side of the road into oncoming traffic. Amazon drivers routinely have packages piled on the dashboard area of the vehicles, reducing their line of vision greatly, and many of them are observed to be looking at GPS devices and not the road. Many of the drivers are rude and respond with cursing and giving the middle finger.

Because of the chronic congestion on these roads, the routine disregard for traffic laws, the many close calls and accidents, there have been multiple complaints brought directly to the Amazon warehouse management, but it is shrugged off or ignored. They treat it like Uber for delivery drivers, no oversight. It is abundantly clear that Amazon has no plans for enforcing their drivers to stop at the stop sign, or follow basic traffic rules.

There have been requests for the town to monitor the situation in the mornings, but nothing has come of it.

Allowing the lot exit to be cut on to Commercial Way at the top of the circle of businesses has created a very dangerous situation for the employees of all businesses on the length of Commercial Way, and Industrial Road. We would ask that the fleet of Amazon vans be required to exit around from the rear of the building onto Industrial Road to hopefully alleviate the worst of the dangerous conditions we are encountering. **We are asking that you close the access route onto Commercial Way as soon as possible.**

Petition to close access of Amazon to Commercial Way

Name: Tom Plunket
Company and Date: Siron Naturals 4-4-19

Name: Kevin Kelly
Company and Date: Iron Mountain 4/4/19

Name: SARAH A. BADWAY
Company and Date: Plumb House Inc. 4/4/19

Name: LAURIE SWANFELDT
Company and Date: NOVA Sports USA, INC. 4-4-19

Name: Matthew Silveo
Company and Date: Site One Landscape 4-4-19

Name: Gern
Company and Date: COSTA EXP 4.4.19

Name: Calvin Smith
Company and Date: ATLANTIC IRRIGATION 4/4/19

Name: SAP Systems
Company and Date: J-Tech 4/4/19

Name: LEO JACOBS
Company and Date: ILLUCCI 4/4/19



