



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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

May 5, 2020

## Meeting Minutes- Page 1

The meeting opened at 7PM. Remotely. All members were present. Roll call.

Public Hearing - David Consigli, Special Permit to install 2 29" x 47" double faced projecting sign on the existing building at 195 - 199 Main Street. CA zone. Town Planner went through his Special Permit and downtown improvement program. Town Planner recommended approval subject to conditions. David Consigli spoke of the building. Patrick Kennelly asked the size. David said all the same 3x3 and are reduced. John Cook moved to close the Public Hearing and made a favorable recommendation. All in favor roll call Un. 5 at 7:11.

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81-P Plan 5 Gordon Drive, Bob Poxin, eng. F&D Realty Corp. Inc. The bend area is part of lot 16 and now removed. Will get more footage. Town Planner made a favorable recommendation. Patrick Kennelly made a favorable recommendation. John Cook 2<sup>nd</sup>, Un. 5 roll call

Preliminary Plan - 109 Depot Street, Frederick and Lisa Carneiro. Resubmission 4 lot subdivision. Recommends approval. Dan, engineer said the single family to be torn down and will need a variance. Town water and sewer. Drainage basin.

Marble Mainini III asked about sewer plans.

Patrick Kennelly stated looking for duplex lots based on square footage no waivers.



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## Meeting Minutes

### Preliminary Plan Continued.

John Cook stated needs a variance for the first lot.

Town Planner said will need to go to ZBA. Plan lapsed and need to go through review again.

Dan said they are looking for relief of fee.

Lena asked about the water. Water Co. stated they should have water 2021.

Patrick Kennelly motioned to approve with no request for waivers.

John Cook 2<sup>nd</sup>. Un.5 Roll call

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### Site Plan Review - 14 South Cedar Street - Tata & Howard Inc.

Matt, on behalf of the Milford Water Company, on this lot 25' building height. Some regrade, access road and 2 wells. There is a concrete pad and generator. Joseph Calagione made a motion to approve as submitted. Lena McCarthy 2<sup>nd</sup>. Un.5 Roll call

Patrick Kennelly abstained #5, 6, and 7

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Continued Site Plan - 21 Beaver Street Rte 85 Realty Corp, John Nenart presented. Meehan Group. It has been 2 years of work on this area. He went through traffic study here. Some issues to address, Site plan layout, Bob Woodard eng. Study area 6, spoke of existing traffic operations and peak hours. Birch and Beaver Street area 2 problem areas . Development projects - no build condition. November 2019 traffic study done, 5 sites in use. Future off site Amazon parking lots on Beaver Street portion to be 2 Way.

Trip generations 400 now. Traffic mitigation Beaver St onto Birch Street 2 way .

Minimal ques Platinum Place project - need additional measures to work properly. Vehicle ques Birch street, Site distance and Beaver toward 109. Need to cut foliage for clear view site distance. 11 feet travel distance. To meet with Tree Warden. Alternative site plan layout. 402 trips AM - see reduction. Joseph Calagione spoke of peak hour parking lot. 25% more per hour. Spoke of Fortune Boulevard . Bob said it is temporary use and will pull out of the site,

Town Planner said it is in court with zoning violation - would like Mass Highway comments. John Nenart said it will be closed. Bob said they need local approval to go to next step. Joe Calagione said local approval contingent on DOT approval. Marble Mainini III said it is a lengthy report. Question signal times etc.

Bob said signal timing adjustments would be enough.

Marble Mainini III wants all modern day standards met.

John Nenart said 21 & 26 Beaver Street are together, including drainage and electric. At lot 26 across from 21 they are clearing for site distance. They have eliminated some parking . 2,000sf building security center, Hand held system. They time the drivers. 41 Electric vehicle charge stations. Amazon is going green. To landscape both lots. Drainage on site. Cape Cod berm. To update light poles, watermain and landscaping. CC conditions.

Joseph Calagione had 2 comment. Traffic analysis addressed. Beaver Street Crossing and PA system? Control sound if looking for drivers. John said they will address any questions.



Marble Mainini III - 24 electric sites each side of the road. Recommends pre-piping before paving. John said maybe 100 stations. PA hours should be monitored.

John has seen Town Planner and Town Engineer letter and they have addressed. Joseph Calagione recommended to continue til we have traffic analysis. Lena McCarthy 2<sup>nd</sup> Un 5. Continue 6-16-20 all in favor. Roll call for both Beaver Street items.

Site Plan Review - 3 Industrial Road Corner Brook LRC. Transportation terminal.

Atty Antonellis stated mixed use here. Burdened by Amazon vans at 12 Industrial Road. Client to provide relief valve. To pull into this site and stack-cued on site and release in orderly fashion off site.

John Nenart showed parking spots. David Pyne and Amazon have communicated. Parking area 80 vans 89 cars overflow parking warehouse stacking lot. One way in and one way out. Joseph Calagione stated contingent on queuing - no overnight parking. No traffic analysis then. Lot should be paved. John Nenart said will have blasting there for medical marijuana building and would get ripped up again.

Joseph Antonellis said it is temporary nature of this. Acceptable by contract. Has submitted waivers. Request to continue 5/19/2020. Joseph Calagione motioned to continue for staff review 5/19/2020. John Cook 2<sup>nd</sup>. Un 4 1 abstained Patrick Kennelly .

Site Plan - Global Co LLC. Joseph Calagione motioned to Continue 5/19/2020.

Amended Site Plan - 154-160 East Main Street Imperial Hyundai. John Nenart presented. Red, White and Blue ballons here. Town Planner recommended approval. John Cook motioned to approve. Patrick Kennelly 2<sup>nd</sup> ,Joseph Calagione unfavorable. 4 in favor,1 opposed. Plan Approved.

ZBA Variance - 399 Central Street, Grason,LLC. To eliminate subdivision. Now 2 lots. Patrick Kennelly said closest fire hydrant is up Central Street. Should have hydrant in close proximity to these lots. He made an unfavorable recommendation.

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Dan G & H said fire protection does not feel that should make it unfavorable.

4 favorable 1 unfavorable.

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Special Permit Referral 139 (91) Medway Street Nouria Energy Retail, Inc. 5 in favor.

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Patrick Kennelly motioned to adjourn, Lena McCarty 2<sup>nd</sup>, Un 5. Meeting adjourned 9PM.

  
Marble Mainini III

  
Patrick Kennelly

  
John Cook

  
Lena McCarthy

  
Joseph Calagione