



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

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, February 2, 2021

Members participating remotely: Joseph Calagione, Patrick Kennelly, Lena McCarthy (Chairman), Marble Mainini, III.

Members absent: John Cook.

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner)

Call to order: Chairman McCarthy called the meeting to order at 7:00 P.M.

It was announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, meetings in the Town of Milford are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public is being permitted at this meeting, but every effort has been made to ensure that the public can adequately access these proceedings as provided for in the Order.

1. Minutes of Previous Meeting: Motion by Kennelly, Second by Mainini to approve the minutes of the January 19, 2021 meeting as submitted.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

2. 81-P Plans: 24 Cunniff Ave. – Alexander Fino. Motion by Kennelly, Second by Mainini to approve the plan as submitted and direct the Town Planner to endorse the mylar.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

3. Continued Amended Site Plan Review: 91 (139) Medway Street - Nouria Energy Retail, Inc. The applicant is requesting amended site plan approval for the gasoline station redevelopment already in process on the subject property. This review is continued from a prior meeting due to new handicap access requirements for electric vehicle charging stations, and the site plan has been revised accordingly. The gasoline station site (which uses a mailing address of 139 Medway Rd.), is part of the overall plaza so this current proposal affects the parking calculations for both the station and the overall plaza. The Town Planner explained that the current proposal has been revised to convert 3 parking spaces near the gasoline station into 2 charging stations for electric vehicles. On 5-21-20 the ZBA had granted a self-service gas special permit for this location, and on 8-11-20 the Planning Board granted an 18% parking reduction for the entire shopping plaza. With the 18% reduction in parking places, there is currently an excess of 4 parking spaces (772 required; 776 provided). Participating remotely on behalf of the applicant was Josh Swerling, P.E. of Bohler Engineering. He explained that with this revised proposal, the applicant has added 4 additional parking spaces to the overall count for a new total of 780 spaces; three of which will now be used to create the 2 charging stations. This results in 777 spaces provided, or a new excess of 5 spaces remaining for the overall combined plaza development.

The Town Planner recommend the amended site plan be approved subject to relevant departmental comments.

Motion by Mainini, Second by Calagione, to approve the amended site plan with the changes noted.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, no; Mainini, yes; McCarthy, yes.

Motion carried.

4. Platinum Park Transportation Terminal – December Traffic Generation Follow-up Report. The Town Planner noted that the follow-up report confirms that the original traffic projections were conservative, and the site is not generating as much traffic as originally projected.

Motion by Kennelly, Second by Calagione, to accept the report and reserve the right to request another follow-up report within a year.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

5. ZBA Variance Referral: 28 West Walnut Street – Mark Wasserman. The applicant requests variances from lot frontage, lot width, and front & side yard setbacks to subdivide the current lot for the construction a new single-family dwelling. The application is incomplete, because the site plan submitted fails to locate the 100 Year Flood Plain associated with Godfrey Brook, which diagonally crosses the property. It also fails to show any topography on the site, or any other data necessary to determine the elevations of the property in relation to the published flood elevation. The Town Planner recommended an unfavorable report be forwarded to the ZBA.

Motion by Calagione, Second by Mainini, to forward an unfavorable report to the ZBA as per the Town Planner's report.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

6. ZBA Special Permit Referral: 25 Windsor Road – Anaisa Carneiro. The applicant requests special permit approval to allow for a beauty parlor in the single-family dwelling on the subject property. The proposal is to provide a one chair beauty parlor in the basement of the existing split-foyer structure. The use appears to be on an occasional basis by appointment only. No additions to the structure are proposed, and the property is served by a two-car driveway with an additional third parking space to the west side of the driveway. The Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by Kennelly, Second by Calagione, to forward a favorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

7. Endorse Mylars – Depot Street Estates Definitive Plan. Motion by Kennelly, Second by Mainini, to endorse the mylars for this definitive plan subdivision.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

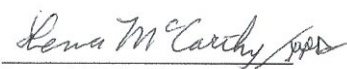
The Chairman noted that the next meeting of the Planning Board will be on February 16, 2021.

Adjournment: Motion by Kennelly, Second by Calagione to adjourn the meeting.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, absent; McCarthy, yes.

Motion carried.

The meeting was adjourned at 7:26 P.M.


Lena McCarthy, Chairman