



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 16, 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), Mike Dean, P.E. (Town Engineer)

Call to order: Chairman McCarthy called the meeting to order at 7:01 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 February 2, 2021 meeting as submitted.

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

2. 81-P Plans: (none)

3. Amended Site Plan Review: 41 Cape Rd./127 So. Main St. – A&R Serrano, Inc. The applicant proposes the construction of a two-story 15,010sf medical office building on the 41 Cape Road property, as well as an expansion of the parking lot for the adjacent Urgent Care facility located at 127 South Main Street. The Town Planner explained that the retail development previously approved in 2007 was not built, and that the site plan approval has lapsed. Also, the parcel at 41 Cape Road is a through lot, having frontage on both South Main Street and Cape Road, and as such has two required front yard setbacks. The proposed development will have no new access on South Main Street directly from 41 Cape Road. The proposal shifts the current Cape Road driveway for 127 South Main to the north, and proposes one new driveway at the northerly end of the 41 Cape Road parcel, resulting in a total of two driveways on Cape Road. The interconnected parking lots will retain the one existing driveway on South Main Street. This unified development plan will benefit traffic flow both on- and off-site. Approval of this combined site plan will apply to both 41 Cape Road and 127 South Main Street locations, and will be noted in the respective departmental files. Participating remotely on behalf of the applicant was Bob Poxon of Guerriere and Halnon Engineering. The Board questioned the need for the northerly driveway on Cape Road, preferring that it not be installed. The Town Planner had recommended that 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 condition that only one driveway be provided on Cape Road for the combined development and that the proposed northerly driveway on Cape Road not be included.

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

Motion carried.

4. Conditional Approval Contract – Depot Street Estates Subdivision. Motion by Kennelly, Second by Mainini, to approve the Conditional Approval Contract as submitted.

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

Motion carried.

5. ZBA Variance Referral: 50 Taft Street – Allyson Silva. The applicant requests a variance from rear yard setback requirements to construct a two-level rear deck on the subject property. The Town Planner explained that the application includes maps of very poor quality, with pencil mark-ups on a xerox copy of an old mortgage plan. It appears that the proposed deck will be located between the house and existing above-ground pool in the rear yard, with only 13' of rear yard setback being provided, 25' rear yard setback required in the RB zoning district. The Town Planner recommended a favorable report be forwarded to the ZBA provided that a proper survey and site plan are submitted.

Motion by Calagione, Second by Kennelly, to forward an unfavorable report to the ZBA due to the lack of adequate plans and information.

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

Motion carried.

6. ZBA Special Permit Referral: 288 Main Street – John Zacchilli & Joseph Antonellis. This item was passed over until next meeting due to improper filing.

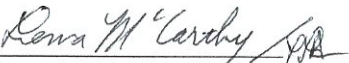
The Chairman noted that the next meeting of the Planning Board will be on March 2, 2021.

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 7:25 P.M.


Lena McCarthy, Chairman