



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, March 2, 2021

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

Members absent: none.

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 February 16, 2021 meeting as submitted.

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

Motion carried.

2. 81-P Plans: Mount Pleasant Street – Niro, Ramelli, Et Al. The plan reconfigures multiple lots and parcels in the vicinity of 60 Mount Pleasant Street for future redevelopment. Participating remotely for the applicant was Mark Allen, P.E. of Allen Engineering. The Town Planner noted that the plan was endorsable as submitted.

Motion by Kennelly, Second by Cook, to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried unanimously.

3. Amended Site Plan Review: 146 So. Main St. – Milford Ceramic Tile. The applicant requests amended site plan approval for the change of use in one of the tenant spaces on the subject property. Specifically, the proposal is to occupy approximately 5,990sf of the rear plaza building with a ceramic tile business. 1,651sf of the space will be for retail showroom area, and 4,197sf will be for stockroom and warehouse area. The proposed use is expected to have only three employees, and striping will be added at the easterly side of the parking lot to provide the required 12 additional spaces this use generates. Participating remotely was the applicant Gino DiGiallonardo and John Federico of Guerriere and Halnon Engineering. The Town Planner recommended the amended site plan be approved subject to relevant departmental comments, and subject to the crosswalk striping and handicap ramps being indicated on the site plan.

Motion by Kennelly, Second by Mainini, to approve the amended site plan with the condition that the crosswalk striping and handicap ramps being indicated on the site plan.

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

Motion carried unanimously.

4. ZBA Special Permit Referral: 288 Main Street – John Zacchilli & Joseph Antonellis. The applicant requests a variance/special permit on the subject property to return the professional office use of the premises to a residential use. A variance is requested for the 6,098sf lot to be utilized for a two-family dwelling use; a minimum of 12,000sf is required. In addition, a special permit is requested to permit the two-family use of the structure under Sec. 3.13 of the Zoning Bylaw for two-family dwellings on lots between 12,000sf and 16,000sf. The building was constructed as a residence c.1860, and only relatively recently has been used as a law office. The property currently provides seven off-street parking spaces, well in excess of the 4 spaces required for a two-family dwelling. Participating remotely was the applicant Joseph Antonellis. The Town Planner noted that the conversion to a residential use would appear to be appropriate for the surrounding neighborhood, and recommended a favorable report be forwarded to the ZBA.

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

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

Motion carried unanimously.

5. ZBA Special Permit Referral: 1 National Street – NR 1 National Street LLC. The applicant The applicant requests a special permit on the subject property relating to fuel storage on the subject premises. Specifically, the applicant is requesting an amendment to the fuel storage Special Permit originally issued by the ZBA in 1998 (see attached decision). The recent re-development of the property has resulted in a dramatic reduction in the number of storage tanks. The proposed amended special permit would memorialize that reduction, and provide for only two storage tanks; one 745-gallon tank and one 115-gallon tank. The 745-gallon tank associated with the diesel generator is to be located outside of the north-facing wall of the building. The 115-gallon tank is to be located inside the building and is associated with the diesel fire pump. A special permit is required by Article VII of the Zoning Bylaw due to the property being located within a WR-1 Water Resource Protection District. Participating remotely on behalf of the applicant was Patrick Gallagher of Goulston & Storrs. The Town Planner noted that all Applicable Zoning requirements appear to be met and recommended a favorable report be forwarded to the ZBA.

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

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

Motion carried unanimously.

6. Proposed Zoning Amendment: Correcting prior Article - Massage Parlor Definition. The Town Planner explained that it was discovered after the Fall 2020 Special Town Meeting had concluded that an error had occurred in the wording of both Article 27 and the motion, which resulted in the name of the principal use “Massage Parlor” being printed as “Massage Establishment”. This amendment will correct that error. A letter to the Selectmen is now necessary to place this item on the Warrant and request that it be remanded to the Planning Board for the required public hearing prior to the May 2021 Annual Town Meeting.

Motion by Calagione, Second by Mainini, to send a letter to the Board of Selectmen.

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

Motion carried unanimously.

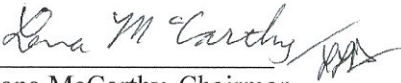
The Chairman noted that the next meeting of the Planning Board will be on March 16, 2021.

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

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

Motion carried unanimously.

The meeting was adjourned at 7:25 P.M.


Lena McCarthy, Chairman