



# 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

Minutes of Meeting  
MILFORD PLANNING BOARD  
**This meeting was conducted via Remote Participation**  
Tuesday, March 16, 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), Michael Dean, P.E. (Town Engineer)

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 Cook to approve the minutes of the March 2, 2021 meeting as submitted.

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

2. 81-P Plans: (none)

3. Amended Site Plan Review: 1 National Street – NR 1 National Street LLC. The applicant requests amended site plan approval relating to new fuel storage locations on the subject premises. The recent re-development of the property has resulted in the reduction in the number of fuel storage tanks. This amended site plan reflects that reduction, and will now 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 associated with the diesel fire pump is to be located inside the building. At their 3-11-21 hearing, the ZBA granted a special permit for the proposed fuel storage use. The special permit is required because the property is located within a WR-1 Water Resource Protection District. All other applicable Zoning requirements appear to be met; therefore, the Town Planner recommended the amended site plan be approved as submitted. Participating remotely on behalf of the applicant was Attorney Patrick Gallagher of Goulston & Storrs.

Motion by Cook, Second by Mainini, to approve the amended site plan.

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

4. Amended Site Plan Review: 13 Spruce Street – RBR LLC. The applicant requests amended site plan approval for a change of use on the subject premises, which is the site of a former auto service and repair shop. Specifically, the change of use is to a private contractor showroom for kitchen and bath fixtures, as well as a training center/classroom for HVAC contractors. In addition to the showrooms, classroom and

training area, two handicap accessible restrooms are proposed, along with a small kitchen area and gym/exercise room. There are no additions proposed to the building, however a new entrance door to the rear (north) of the building is being proposed as a store front entrance, and the fence along that area has been removed. This proposed new entrance would now introduce easy access for customers and staff from this site to use the off-site parking behind (north of) the building. That off-site parking is not a public lot; it is on the Youth Center property for Youth Center customers and staff, and for the Fire Station next door. The existing on-site parking lot at the corner of Prentice Ave. and Spruce St. provides a total of 17 parking spaces. Therefore, the Town Planner recommended the amended site plan be approved subject to relevant departmental comments, and subject to the north doorway being utilized as an emergency exit only. Participating remotely on behalf of the applicant was Gino Carlucci of PGC Associates, LLC and the applicant Andy Rodenhiser. Board member Calagione noted his concern regarding the existing handicap parking spaces in front of the building that encroach onto the sidewalk and street right-of-way, and that there were no dimensions shown on the plan to confirm sufficient passable area on the public sidewalk behind the spaces.

Motion by Calagione, Second by Kennelly, to approve the change of use site plan subject to the following:

- 1) The northerly doorways be utilized for emergency egress only.
- 2) Interior signage be installed noting that the northerly doorways are for emergency exit only, and
- 3) The parking and sidewalk dimensions directly in front of the building be indicated on the site plan.

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 April 13, 2021.

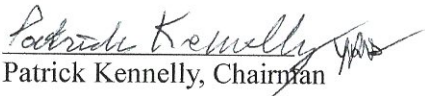
SPECIAL RECOGNITION: The Planning Board members honored Chairman Lena McCarthy in recognition of her 20 years of service to the Town of Milford, having been a member of the Planning Board since 2001. The Board members and staff remotely presented Chairman McCarthy with a ceremonial plaque.

Adjournment: Motion by Calagione, Second by Mainini 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 7:30 P.M.

  
Patrick Kennelly, Chairman