



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
Bryan Cole
John H. Cook
Patrick J. Kennelly
Marble Mainini, III

Minutes of Meeting MILFORD PLANNING BOARD

This meeting was conducted via Remote Participation

Tuesday, April 13, 2021

Members participating remotely: Joseph Calagione, Bryan Cole, John Cook, Patrick Kennelly, Marble Mainini, III.

Members absent: none.

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

Call to order: Acting Chairman Kennelly called the meeting to order at 7:04 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. REORGANIZATION:

For Chairman: Motion by Cook, Second by Mainini, to elect Patrick Kennelly as chairman.

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

Motion carried unanimously.

For Vice Chairman: Motion by Kennelly, Second by Mainini, to elect Joseph Calagione as vice chairman.

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

Motion carried unanimously.

For Clerk: Motion by Calagione, Second by Cole, to appoint the Town Planner as clerk.

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

Motion carried unanimously.

For MAPC-SWAP Representative: Motion by Mainini, Second by Cook, to elect Joseph Calagione as MAPC-SWAP Representative.

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

Motion carried unanimously.

For Fair Housing Committee Representative: Motion by Cook, Second by Calagione, to elect Bryan Cole as Fair Housing Committee Representative.

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

Motion carried unanimously.

For Open Space Advisory Committee Liaison: Motion by Cole, Second by Mainini, to elect Joseph Calagione as Open Space Advisory Committee Liaison.

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

Motion carried unanimously.

For Public Art Policy Task Force Liaison: Motion by Calagione, Second by Cook, to elect Marble Mainini as Public Art Policy Task Force Liaison.

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

AUTHORIZATIONS:

Motion by Calagione, Second by Cook, to authorize the Clerk and/or Town Planner:

- a) to sign correspondence on behalf of the Chairman
- b) to sign Planning Board meeting postings w/Town Clerk

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

Motion by Cook, Second by Cole, to authorize the Town Planner:

- a) to sign 81P plans and Site Plans after Board approval
- b) to sign Planning Board payroll
- c) to call Planning Board meetings and set Public Hearings
- d) to set Planning Board Agenda

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

2. 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; Cole, abstain; Cook, yes; Kennelly, yes; Mainini, yes.
Motion carried.

3. 81-P Plans: (none)

4. ZBA Variance Referral: 13 Casey Drive – Peter Quern. The applicant requests a variance on the subject property to construct a rear deck and enclosed sunroom addition to the existing single-family dwelling. Specifically, a variance is requested for the proposed addition to be 18' from the adjoining wetlands; 25' zoning setback from wetlands required. It appears that the existing open deck is already encroaching into the 25' wetlands setback. The proposed expansion would increase the size of the deck and also enclose a portion as a sunroom. There appears to be no hardship to justify the expansions proposed. An alternative should be considered that would grant a variance allowing the existing deck to remain and be converted to a sunroom, but denying the deck expansion and the larger sunroom originally proposed. The Town Planner recommended an unfavorable report be forwarded to the ZBA except as noted above.

Motion by Calagione, Second by Cook, to forward an unfavorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cole, yes; Cook, yes; Kennelly, no; Mainini, no.
Motion carried.

5. ZBA Variance/Special Permit Referral: 11 Muriel Lane – Michael Zozzaro. The applicant requests a variance/special permit on the subject property to allow for the construction of an addition to the existing single-family dwelling, and to create a supplemental apartment. Specifically, the variance is requested on the 0.49 acre irregularly shaped corner lot to allow for the proposed addition to be at the closest point 17' from the front property line; a minimum of 30' is required. In addition, a special permit is requested to permit the supplemental apartment in a portion of the proposed addition. Since all applicable zoning requirements appear to be met the Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by Mainini, Second by Cook, to forward a favorable report to the ZBA:

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

6. ZBA Variance Referral: 13 Gordon Drive – Robert Dignazio. The applicant requests a variance on the subject property to construct a garage addition to the existing single-family dwelling. Specifically, a variance is requested for the addition of a third garage stall to be approximately 12' in width. No engineered plan showing dimensions of the addition and proposed setbacks has been submitted with the application. The house was

constructed in early 2020 and already includes a 24' x 24' two-car attached garage. There is absolutely no condition relating to the property that constitutes a hardship. 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:

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

Motion carried unanimously.

7. ZBA Variance Referral: 7 Jennie D. Lane – Rosemary Ferreira. This application was passed over until the next meeting.

In other business, Board members questioned the status of the zoning violations at the Toyota Dealership regarding the ongoing transportation terminal operation. The Town Planner will check with Town Counsel and report for next meeting. Also questioned was the status of the terminal previously approved at 21 Beaver Street. The Town Planner noted that it doesn't appear that any of the conditions of approval have been met for the off-site improvements.

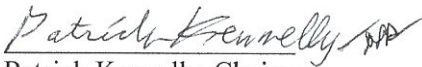
The Chairman noted that the next meeting of the Planning Board will be on May 4, 2021.

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

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

Motion carried unanimously.

The meeting was adjourned at 7:30 P.M.


Patrick Kennelly, Chairman