



# 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, May 19, 2020

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

Members absent: none

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

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

The Chairman 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.

PUBLIC HEARING: Application of MassAmerican Energy LLC for Special Permit approval to install large scale, roof mounted solar systems on the existing building at 161 East Main Street. Assessor's Map 42 Lot 334. CC Zone. Quincy Vale of MassAmerican Energy and his engineer Eric Dubrule of Bohler Engineering participated remotely and explained the proposal. They noted that the existing building on the subject premises contains the AutoZone store, among others, and is situated on a 2.75 acre site within the CC Highway Commercial zoning district located at 161 East Main Street, as shown on Assessor's Map 42 Lot 334. The proposed installation is a 373.16 kW DC Solar Roof Mounted System. They further noted that the proposal complies with all relevant requirements of the Milford Zoning Bylaw. The Town Planner referred the members to the draft Decision had been prepared and included in the board member's packets.

Motion by Kennelly, Second by McCarthy, to close the public hearing and approve the application as noted in the draft Decision.

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

Motion carried unanimously.

1. Minutes of Previous Meeting: Motion by Kennelly, Second by McCarthy to approve the minutes of the March 3, 2020 meeting as submitted.

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

Motion carried unanimously.

2. 81-P Plans: (none)

3. Bond Release: Milford Crossing – RD Management: The Chairman referred the members to the memo from the Town Engineer recommending release of the \$10,000.00 landscaping bond being retained for this project because the landscaping has now been completed.

Motion by Cook, Second by Calagione, to grant the requested bond release.

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

Motion carried unanimously.

4. Continued Site Plan Review: 3 Industrial Road – Corner Brook, LLC: The applicant requests site plan approval to construct a 177-space transportation terminal on the subject property. Transportation terminals are permitted uses within the IB Highway Industrial zone. Staff had previously noted several deficiencies, including the parking area being proposed as gravel, and no traffic report or terminal operations report have been submitted. Attorney Joseph Antonellis participated remotely representing the applicant, and explained that this was being proposed as a holding lot only. The lot is to be used for Amazon van and truck queuing to keep the vehicles off the public streets while staging for entrance into the fulfillment center. The proposal is to pave the driveways, but the applicant is seeking a waiver of the paving requirements as provided for in the subdivision regulations. Attorney Antonellis requested a determination as to the paving question before the applicant proceeded with the proposed construction.

Motion by McCarthy, Second by Cook, to waive the paving requirement for a one-year period only.

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

Motion carried.

Attorney Antonellis requested this review be continued to the 6-2-20 meeting to allow sufficient time to submit the drainage plan and the traffic impact statement.

Motion by McCarthy, Second by Cook, to continue this review to the 6-2-20 meeting.

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

Motion carried.

5. Continued Amended Site Plan: 1 National Street – Milford National LLC: The applicant requests amended site plan approval to accommodate further modifications to the subject property beyond those recently reviewed. As shown on the site plan dated 5-1-2020, the proposal constitutes a 306,000sf high-cube warehouse and distribution center and transportation terminal. The proposal is being presented as a parcel sort center/parcel hub, and not as a fulfillment center.

Participating remotely representing the applicant were Attorney Joseph Antonellis, Jason McLevy of PDA Inc., and Mark Beaudry P.E. of Meridian Assc. They explained that the applicant proposes the addition of 43 additional loading docks beyond the 32 docks previously approved, for a revised total of 75 docks, which is less than the 89 total docks most recently proposed. The truck driveway has been reduced from 4 lanes to 3, and the guard house has been moved closer to National Street. The 16 original loading docks located on the western half of the building will no longer be used, and car parking for 126 spaces will be located in that area for employee parking. The northeasterly parking lot has been reduced to 35 car spaces by changing to perpendicular parking. The area east of the building is to be paved and striped for the multi lane truck entrance drive and trailer storage spaces, and will include an 86-car parking lot, thus reducing the overall number of trailers on site. Also participating remotely on behalf of the applicant was Daniel J. Mills, P.E., PTOE of MDM Transportation Inc., who presented a supplemental traffic evaluation. He noted that the proposed parcel hub would generate only slightly more trips than the original valuation of 3-3-20, which had been based on a transload facility.

Various Board members noted their concerns regarding the removal of the 16 loading docks/doors, possible truck parking on National street and related signage, and the likely need for a follow-up traffic review once the site is operational. Owner's representative Jeffrey Grau participated remotely and stated that the 16 loading docks and doors will be removed, and the site signage requested by the Board will be installed. Attorney Antonellis requested this review be continued to the next meeting to allow sufficient time for the traffic study peer review to be completed, and for the plans to be updated.

Motion by Calagione, Second by Kennelly, to continue this review to the 6-2-20 meeting.  
Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.  
Motion carried unanimously.

6. Continued Site Plan Review: 140 Medway Street – Global Companies, LLC: The Chairman announced that the Applicant has granted an extension in writing.

Motion by Calagione, Second by Kennelly, to continue this review to the 6-2-20 meeting.  
Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.  
Motion carried unanimously.

7. Amended Site Plan: 100 Central Street – David Walch. The applicant requests amended site plan approval to authorize a change of use on the subject property. The site is the former catering business located at the northwest corner of Central Street and Bragg Slip. Participating remotely was the applicant David Walch and his engineer Carlos Ferreira of MF Engineering. They explained that the proposal is to occupy the second floor of the building with office and warehousing space for an energy consulting/auditing firm that will also periodically conduct contractor training sessions. The Town Planner noted that occupancy of the basement and first floor of the building are only vaguely noted as “warehouse” and “office/warehouse” respectively on the floor plans, and there appear to remain several deficiencies in the condition of the parking lot surface, as well as parking space striping, handicap parking stalls, accessible routes, and ramps. Also, future use proposals for the basement and first floors may also require change of use approvals.

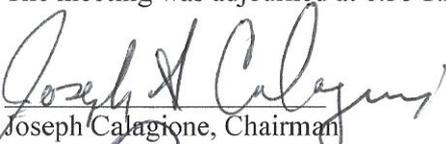
The applicant explained that their case is before the AAB to address the accessibility issues, but has been continued until next month. The Board clarified that at least one properly dimensioned handicap parking space would be required regardless of the AAB requirements, and that the dumpster with screening must be shown on the plan, and suggested that this item be continued.

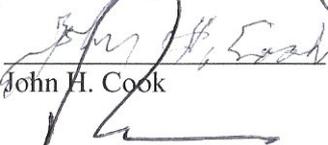
Motion by Kennelly, Second by McCarthy, to continue this review to the 6-23-20 meeting.  
Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.  
Motion carried unanimously.

The Chairman noted that the next meeting of the Planning Board will be on June 2, 2020.

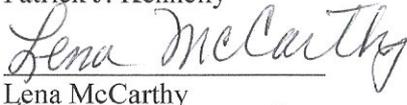
Adjournment: Motion by Kennelly, Second by Calagione to adjourn the meeting.  
Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.  
Motion carried unanimously.

The meeting was adjourned at 8:35 P.M.

  
Joseph Calagione, Chairman

  
John H. Cook

Patrick J. Kennelly

  
Lena McCarthy

  
Marble Mainini, III