



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, May 18, 2021

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

Members absent: Bryan Cole.

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

Call to order: Chairman Kennelly 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 Mainini, Second by Cook to approve the minutes of the May 4, 2021 meeting as submitted.

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

2. 81-P Plans: (none)

3. Amended Site Plan Review: Louisa Lake Recreation Complex/Dilla Street – Milford Parks Commission. The Parks Commission seeks approval to construct a municipal Disc Golf course and expand the existing parking lot within the Louisa Lake Recreation Complex on Dilla Street. Municipal uses are permitted in all zoning districts subject to site plan approval. The course is to be located on the southerly 20+/- acres of the 42.2-acre so-called "Consigli Property" on Dilla Street, directly east of Louisa Lake and the Upper Charles Trail. The Consigli parcel was acquired by the Town in 2002 for "recreation and other municipal purposes", and placed under Conservation Commission jurisdiction in 2014. The Consigli parcel and adjacent Recreation Complex are part of over 200 contiguous acres of Town-owned Open Space under the Conservation Commission's jurisdiction in that immediate area.

The Disc Golf installation is proposed as a 9-hole course. Selective clearing of vegetation will be limited to along the throwing "fairways", which are located in previously disturbed areas requiring minimal clearing of small diameter saplings. Huckleberry Brook flows in a southerly direction through the site, and a bridge over the brook is proposed, which will require a building permit accompanied by stamped construction plans. Participating remotely was Parks Administrator James Asam, who explained the operation and that it will be a public course. He noted that each "hole" will have an alternative second "fairway" and target basket.

The public parking lot directly off of Dilla Street is being expanded to the east. The lot is being re-configured to facilitate the expansion, and will be graded to sheet-flow drainage toward the east into a new detention basin. The number of parking spaces will increase from 53 to 84 total spaces, however the 4 existing handicap accessible spaces must be restriped to comply with AAB standards. There will be no new driveways, and landscaping is

being proposed along the new parking area within the 15' buffer strip along Dilla Street. Participating remotely was Town Engineer Mike Dean, who noted that the Conservation Commission is completing its review of the Determination of Applicability filed by the Parks Commission for this project. The Town Planner noted that all applicable zoning requirements appear to be met, and recommended approval of the amended site plan subject to relevant agency comments.

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

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

Motion carried.

4. Continued Amended Site Plan Review: 200 Main Street (aka 8 Central) – Tarik Miranda. This review was continued due to the lack of a letter from the Sewer Department. The applicant requests change of use site plan approval for a 555sf lower-level tenant space (mailing address 8 Central St.) in the existing building on the subject property. The proposal is to replace the former office use with a restaurant. The Town Planner recommended approval of this application as the Sewer Department has now indicated approval of the project.

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

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

Motion carried.

5. ZBA Variance Referral: 25 Maple Street – Hopedale Turnaround, LLC. The applicant requests variances to divide the subject property. The intention is to separate the cell tower portion of the property from the portion containing the existing non-conforming two-family dwelling. Map 55 Lot 9 is already non-conforming as to area and frontage. Both proposed new lots will require variances for area and frontage, and the proposed house lot will also require a side yard variance. There are no new structures being proposed, and the proposed lot configuration substantially conforms to the easements already existing for the cell tower company. The Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by Cook, Second by Mainini, to forward a favorable report to the ZBA as per staff comments.

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

Motion carried.

6. ZBA Special Permit Referral: 3 Silva Street – Anne Dawson. The applicant requests special permit approval to allow for a supplemental apartment in the single-family dwelling on the subject property. This application is incomplete. No engineered site plan has been submitted indicating the existing and proposed structures, and no floor plan has been submitted to indicate the room arrangements nor the proposed supplemental apartment. The applicant was notified via e-mail on 5-4-21 of these deficiencies. Based on the incomplete application, the Town Planner recommended an unfavorable report be forwarded to the ZBA.

Motion by Mainini, Second by Cook, to forward an unfavorable report to the ZBA as per staff comments.

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

Motion carried.

7. ZBA Variance Referral: 2 Sunnyside Lane – Backyard ADUs. The applicant requests special permit approval to allow for a supplemental apartment in the single-family dwelling on the subject property. This application proposes a 13' x 33' two-story addition to the existing house to accommodate the supplemental unit. The elevations of both floors of the proposed addition are at different levels than both of the floors of the existing house. Further, the site sketch differs from the engineered site plan, although the site sketch seems to be similar to the floor plans submitted. The Town Planner recommended a favorable report be forwarded to the ZBA provided the Board is satisfied that the proposal is consistent with the supplemental apartment requirements for the unit to be "within" the existing dwelling.

Motion by Mainini, Second by Cook, to forward a favorable report to the ZBA as per staff comments.

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

Motion carried.

Future Meetings: The Chairman noted that the next meeting of the Planning Board will be on June 1, 2021. The Board discussed the ending of the Governor's emergency order which is anticipated to be June 15, thereby

eliminating the ability to have remote meetings via Zoom after the 15th. It was agreed that after the June 1 and June 15 meetings, which will still be remote only via Zoom, all future meetings will be in person only, and to be held in Room 3 at Town Hall. It was suggested that the Agendas for both of the June meetings include a notice of these changes for future meetings after June.

Motion by Calagione, Second by Mainini to conduct the June 1 and June 15 meetings via Zoom, and thereafter conduct all meetings in person only, and to be held in Room 3 at Town Hall.

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

Motion carried.

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

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

Motion carried.

The meeting was adjourned at 7:19 P.M.


Patrick Kennelly, Chairman