



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, July 13, 2021

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

Members absent: (none)

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner), Mike Dean, P.E. (Town Engineer)

Call to order: Chairman Kennelly called the meeting to order at 7:01 P.M.

It was announced that pursuant to Chapter 20 of the Acts of 2021, an Act Extending Certain COVID-19 Measures Adopted During the State of Emergency which extends Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, this meeting is being conducted via remote participation only. 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 June 15, 2021 meeting as submitted.

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

Motion carried Unanimously.

2. 81-P Plans: (none)

3. Preliminary Subdivision Plan: Mt. Pleasant Street – Lobisser & Ferreira Const. Corp. Participating remotely on behalf of the applicant was Mike Hassett, P.E. the project engineer. He explained that the applicant is proposing an 8-Lot residential subdivision, including one new street. The property consists of approximately 4.12 acres located at 58 Mt. Pleasant Street. No waivers from the subdivision requirements have been submitted with this application. The Town Planner reported that he had reviewed the proposed plan dated 6-14-21, and finds it to be satisfactory. The proposed cul-de-sac is less than 500' in length and the development will be served by municipal sewer and water, and all of the proposed lots are well in excess of the minimum 8,000 sq.ft. lot area required in the RA zoning district. The Town Planner recommended the preliminary plan be approved subject to relevant agency comments. Board Member Calagione questioned the sufficiency of the drainage facilities being proposed. Mr. Hassett explained that a more in-depth drainage analysis will be completed as part of the definitive plan submittal. Board Member Kennelly commented on the extent of the sidewalk compared to recent approvals.

Motion by Calagione, Second by Cook to approve the preliminary plan subject to addressing the comments of the Board Members and Staff.

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

Motion carried Unanimously.

4. Amended Site Plan Review: 97 Cedar Main Street – Nouria Energy Corp. The applicant requests amended site plan approval for the gas station redevelopment being proposed on the subject property. The ZBA had granted a special permit on 6-22-20 for a self-service gas station at this location. (The ZBA Decision was

included in the packet.) Subsequently, the Planning Board approved a site plan on 1-5-21 for the redevelopment of the site as submitted by PMG Northeast LLC., the previous applicant. The original gas station will be demolished and redeveloped as a self-service gas station with convenience store and drive-thru restaurant. That 1-5-21 site plan approval eliminated the northerly driveway onto Cedar Street, and relocated the Fortune Blvd. driveway to the east. A full 300' queue and a safety lane were provided for the drive-thru pick-up window, including the two exiting spaces, and landscaping was also provided. Participating remotely on behalf of the applicant was Ronald Lezott of Colliers Engineering. He explained that this current application proposes substantially the same development as was previously approved, with the following notable changes:

1. The building will increase from 3,993Sq.Ft. (43'x92') to 5,500Sq.Ft. (55'x100') and be relocated slightly further to the east.
2. The retaining wall will also be shifted further to the east to accommodate the building relocation.
3. The sidewalks and traffic control islands are proposed as at-grade and not raised.
4. There are 12 angled parking spaces proposed along the southerly property line adjacent to the drive-thru emergency lane. These will replace the 5 parallel spaces previously approved in this location.
5. There are two electric vehicle charging stations proposed at the beginning of the drive-thru lane and oriented perpendicular to the flow of traffic.
6. Updated Traffic and Stormwater reports have been submitted.

The Town Planner recommended approval subject to all relevant departmental comments being addressed, and subject to the following conditions:

- A. That the sidewalks and traffic control islands be raised and not at-grade.
- B. That the two electric vehicle charging stations be relocated, or otherwise be re-oriented to angled spaces consistent with the adjacent angled spaces. The electric vehicle charging stations are not to be counted as off-street parking spaces.

Mr. Lezott indicated that bollards are being proposed at the head of the parking spaces in front of the building, and that the end traffic islands will be raised. He noted that the electric vehicle charging stations have worked well in similar installations with the perpendicular orientation, and the interior seating is being reduced to off-set the reduction of parking spaces associated with not counting the charging station spaces. Also participating remotely on behalf of the applicant was Patrick McLaughlin of Nouria Energy, who explained that the Sewer Department had clarified their concern and that the proper sewer detail will be shown on the plans.

Motion by Calagione, Second by Cook to approve the amended site plan subject to the plans being updated to show traffic control islands being raised and not at-grade, and that and that Staff receive a letter from the sewer department confirming its approval.

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

Motion carried Unanimously.

5. Amended Site Plan Review: 110 South Main Street – Shazam, LLC. The applicant requests amended site plan approval to add a 30'x55' patio to the previously approved 24' x 24' patio at the southeasterly corner of the existing restaurant/bowling alley. The proposed patio is to accommodate expanded outdoor seating. Because the expanded patio will displace three parking spaces, the parking arrangement has been modified to maintain the number of spaces, including the new patio area itself. It was noted that the proposed patio is already in existence. It appears, however, that a closer review of the actual floor areas and seating arrangements will indicate that the 5 proposed additional parking spaces near the intersection of South Main and Depot Streets are unnecessary. The Town Planner recommended approval of the amended site plan subject to the 5 proposed additional parking spaces not being installed, and subject to all relevant departmental/agency comments. Participating remotely on behalf of the applicant was project engineer Mike Hassett, P.E. He noted that in addition to the items mentioned in the staff reports, the parking spaces directly in front of the building are being restriped, and that the 5 proposed spaces near the intersection will not be installed. Board Member Calagione suggested that a 5'-wide highway easement be shown on the plan around the planter island at the intersection to accommodate widened sidewalks for when the intersection is improved in the future.

Motion by Calagione, Second by Cole to approve the amended site plan subject to the 5 proposed additional parking spaces near the intersection will not be installed, and that a 5'-wide highway easement be shown on the

plan around the planter island at the intersection.

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

Motion carried Unanimously.

6. Amended Site Plan Review: 250 Fortune Blvd. – Target Corp. The applicant requests amended site plan approval to construct a warehouse addition to the existing commercial building, and to modify the existing remote order pick-up stations on the subject property. The proposal adds 13,300 Sq.Ft. of stock room/warehouse space, including one additional loading bay. This will also include the reconfiguration of the northerly truck access drive, and the construction of a new retaining wall. The proposal will also expand the 4 remote pick-up spaces to 24 total pick-up stations to better accommodate orders placed by phone and online. The existing four-sided solar powered directional beacon is to be reset and three additional beacons will be added. Also, 24 single-faced Drive-Up sign panels are to be installed at the head of each new pick-up station, and the spaces are to be distinctively striped. There will still be adequate parking, and the overall traffic pattern will not be affected with this proposal. Both an updated Traffic report and Stormwater report have been submitted with the application. All other applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments. Participating remotely on behalf of the applicant was Aaron Hemquist from Target and Rich Whitehouse and Chris Hagen from VHB. They noted that the stormwater report is still being completed, and no further investigation has been done to date regarding the traffic signal timing at the main entrance drive on Fortune Boulevard. They requested this review be continued to the August 17th meeting.

Motion by Mainini, Second by Cook to continue the review to the August 17, 2021 meeting.

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

Motion carried Unanimously.

7. Site Plan Extension: 3 Industrial Road – Corner Brook, LLC. Chairman Kennelly recused himself from this item and appointed member Calagione to serve as interim chair. Participating remotely on behalf of the applicant was attorney Joseph Antonellis, who explained that the original site plan approval for the queuing lot had been approved with a waiver of paving for a one-year period. The applicant used recycled asphalt at a depth of 3" instead of gravel to create a more stable surface, which seems to be functioning well. The lot is not open to the general public. The applicant is now requesting an extension for two more years without fully paving the lot.

Motion by Mainini, Second by Cook to grant the two-year extension.

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

The motion failed for lack of a majority vote, therefore no extension was granted.

8. ZBA Variance Referral: 18 Muriel Lane – Kevin Tomaso. Board Member Cole recused himself from this item. The applicant requests a variance on the subject property to allow for the construction of an attached garage addition to the existing single-family dwelling. The variance is requested on the 0.26 acre irregularly shaped non-conforming corner lot to allow for a 24'x24' attached garage addition to be 10' from the side property line; a minimum of 15' is required. The required 30' front yard setback will be provided. The Town Planner recommended that 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 Unanimously.

9. ZBA Special Permit Referral: 15 Middleton Street – Costa Domingos The applicant requests a special permit on the subject property to allow for the expansion of an existing non-conforming single-family dwelling. The special permit is requested to allow for a 13.5'x26.6' second floor addition on the rear portion of the existing house to be 6.2' from the side property line; a minimum of 10' is required in the RA district. The 0.10-acre lot is non-conforming as to lot area, lot width and lot frontage. The proposed second floor addition will extend the existing building lines both vertically and horizontally. The Town Planner recommended a favorable report be forwarded to the ZBA.

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

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

Motion carried Unanimously.

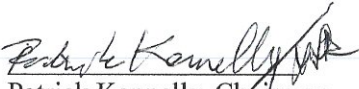
10. Planning Board Meetings – Schedule & Formats. The Town Planner advised the Board that the emergency pandemic measures have been extended by the State, which extends the ability to continue to hold remote meetings. After a brief discussion, it was determined that the August 17, 2021 meeting would be held remotely via Zoom, and the Board would determine at that time if any subsequent meetings would be held remotely or not.

Adjournment: Motion by Calagione, Second by Mainini 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 8:32 P.M.


Patrick Kennelly, Chairman