



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, August 17, 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 7:00 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 Meetings:

Motion by Mainini, Second by Cook to approve the minutes of the July 27, 2021 special meeting as submitted.

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

Motion carried Unanimously.

Motion by Calagione, Second by Cook to approve the minutes of the July 13, 2021 meeting as amended.

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

Motion carried Unanimously.

2. 81-P Plans: (none)

3. Continued Amended Site Plan Review: 250 Fortune Blvd. – Target Corp. This is the continued review of the proposal to construct a warehouse addition to the existing commercial building, and to modify the existing remote order pick-up stations on the subject property. Participating remotely on behalf of the applicant were Rich Whitehouse and Chris Hagen from VHB, and Aaron Hemquist from Target. They noted that the stormwater report has been completed. An updated assessment of the traffic signal timing at the main entrance drive on Fortune Boulevard has been recommended, as well as a video detection system to replace the under-pavement detectors. Mr. Whitehouse requested this review be continued to the 9-7-21 meeting to allow sufficient time to finalize the traffic signal issue.

Motion by Calagione, Second by Mainini to continue the review to the 9-7-21 meeting.

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

Motion carried Unanimously.

4. Amended Site Plan Review: 14 Prospect Street – Milford Regional Medical Center. The applicant requests amended site plan approval to allow for the installation of a freestanding sign on the subject premises. The proposal is to construct an 80sq.ft. freestanding ground sign on the southwesterly corner of the campus at the

intersection of Prospect and Main Streets. The overall height of the 21'-long structure will not exceed 8'. The single-faced, internally illuminated sign will be constructed in an arc, parallel to and approximately 5' inside the radius of the new Highway ROW at the intersection. The original ground sign in this general vicinity was removed to accommodate the intersection reconstruction completed by *MassDOT* that resulted in a widening of the Highway ROW at that corner. Therefore, the Town Planner recommended approval of the amended site plan since all applicable zoning requirements appeared to be met.

Motion by Cook, Second by Cole to approve the amended site plan as submitted.

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

Motion carried Unanimously.

5. Amended Site Plan Review: 113 Cedar Street – The Granite Group Wholesalers, LLC. The applicant requests a change of use in the easterly 7,000 SF of the existing building on the subject property for use as a wholesale distributor of plumbing, heating, cooling, water and propane supplies. There are no additions to the building, and the existing parking lot is to remain unchanged. The prior use was an office and assembly/re-packaging company. The building currently contains multiple commercial and industrial uses. The proposed change of use should not increase traffic and or increase the parking requirements of the overall site. The site plan submitted with the application is a copy of an archival plan and not an updated existing conditions plan drawn to scale. The building floor plan submitted is of the existing layout and not the proposed floor plan as described in the application materials. Participating remotely on behalf of the applicant was Joe Goff of the Granite Group. The Town Planner recommended the change of use be approved subject to relevant departmental comments, and subject to an updated site plan and updated building plan being submitted.

Motion by Calagione, Second by Mainini to approve the change of use amended site plan subject to updated site plan and updated building plan being submitted, and subject to the fire hydrant being installed.

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

Motion carried Unanimously.

6. Amended Site Plan Review: 196 East Main Street – R J Kelly. The applicant requests change of use site plan approval to allow for industrial uses in the existing vacant easterly buildings on the subject property. The prior use of these buildings were as retail stores and a supermarket. The multiple existing retail-related uses are to remain in the western buildings on the site. The last approved use of the main parking field in front of the vacant buildings was as a satellite transportation terminal for the Amazon fulfillment center located off-site on Industrial Road. The existing parking lot and drive aisles are to be reconfigured as indicated on the site plan. The Town Planner and Town Engineer had both noted a number of deficiencies in the site plan, all of which were communicated to the applicant's attorney. Board members indicated concerns relating to traffic, proposed uses, and development phasing. Participating remotely on behalf of the applicant was Brandon Barry of Bohler Engineering and Attorney Joseph Antonellis. They indicated that the site plan will be updated to address the noted issues, including providing a more detailed narrative relating to the actual proposed uses, phasing schedules, and traffic issues. The Town Planner suggested that Bohler Engineering co-ordinate with VHB Engineering regarding upgrades to the signals at the Quarry Drive intersection with Fortune Boulevard. Attorney Antonellis requested the review be continued to the 9-21-21 meeting.

Motion by Cook, Second by Mainini to continue the review to the 9-21-21 meeting.

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

Motion carried Unanimously.

7. Amended Site Plan Review: 284 West Street – Sunday Football, LLC. The applicant requests amended site plan approval to allow for the reconstruction of the non-conforming structure recently destroyed by fire. The new commercial structure is in a slightly different shape and orientation, but with the same front yard setback as the previous building. The ZBA granted a special permit for the project at their 6-10-21 meeting, a copy of that decision was included in the packet. The existing parking lot is to be reconfigured as indicated on the site plan. Both the Town Planner and Town Engineer had noted numerous deficiencies in the site plan, and recommended the application be continued to allow the applicant's engineers to address the noted issues. Participating remotely on behalf of the applicant was Robert Duff of Guerriere and Halnon Engineering. He indicated the issues would be addressed and requested the review be continued to the 9-7-21 meeting.

Motion by Cook, Second by Cole to continue the review to the 9-7-21 meeting.

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

Motion carried Unanimously.

8. ZBA Special Permit Referral: 204 East Main Street – Kanaan Realty Group, Inc. Chairman Kennelly recused himself from this item and appointed member Calagione to serve as interim chair. The applicant requests a ZBA special permit to allow for the development of a self-service gasoline station and convenience store on the subject property. Self-service gasoline stations are allowed by special permit in the IC/IB zones provided that at least one pump island is retained as attendant-service. The proposed development will provide five pump islands, and include a new 34'x 88', 2,992 Sq.Ft. retail store. Adequate vehicular access and off-street parking is being provided. One pump island is to be retained as attendant-service and be adequately identified. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals. He also noted that full site plan approval from the Planning Board will be required subsequent to the issuance of the ZBA special permit.

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

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

Motion carried.

9. ZBA Variance/Special Permit Referral: 6 Grant Street Ext. – Michael Rossetti. Board member Calagione recused himself from this review. The applicant requests variance/special permit approval on the subject property to allow for an addition to the existing single-family dwelling. Specifically, relief is requested to allow for a 12'x14' single-story addition on the rear portion of the existing attached garage to be 10' from the side property line and 22.5' from the rear property line; a minimum of 15' side yard setback and 25' rear setback are required in the RB district, hence the variance request. The 9,525 Sq.Ft. lot is non-conforming as to lot area, lot width and lot frontage, and the existing single-family dwelling is a non-conforming structure due to existing setbacks, hence the special permit request. The Town Planner recommended a favorable report be forwarded to the ZBA.

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

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

Motion carried.

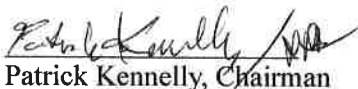
10. Planning Board Meetings – Schedule & Formats. After a brief discussion, it was determined that all of the Planning Board meetings for the remainder of this year would be held remotely via Zoom, and that the Board would determine at the December meeting if any subsequent meetings would be held remotely or not.

Adjournment: Motion by Cole, Second by Calagione 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 8:11 P.M.


Patrick Kennelly, Chairman