



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, September 7, 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)

Call to order: Chairman Kennelly called the meeting to order at 7:05 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 Cook, Second by Mainini to approve the minutes of the August 17, 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. Continued Amended Site Plan Review: 250 Fortune Blvd. – Target Corp. The Chairman noted the written request via e-mail by the applicant's engineer to continue this review to the 9-21-21 meeting to allow sufficient time to finalize the traffic signal issue.

Motion by Calagione, Second by Cole 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.

4. Continued Amended Site Plan Review: 284 West Street – Sunday Football, LLC. As described at the last meeting, the applicant requests amended site plan approval to allow for the reconstruction of the non-conforming structure recently destroyed by fire. The new 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. The existing parking lot is being reconfigured as indicated on the site plan. The numerous deficiencies in the site plan previously noted by both the Town Planner and Town Engineer have now been addressed. Participating remotely on behalf of the applicant was Robert Duff and Liz Mainini of Guerriere and Halnon Engineering. The Town Planner recommended approval as revised.

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

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

Motion carried Unanimously.

5. Amended Site Plan Review: 120-128 Medway Street – Jersey Mike’s. The Chairman noted the written request via e-mail by the applicant to continue this review to the 9-21-21 meeting to allow sufficient time to finalize the sewer issue.

Motion by Mainini, Second by Cook 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.

6. Street Acceptance Referral: Gordon Drive – “Modification to South Central Estates II”. The Town Planner noted that this item was not ready and will be continued to the 9-21-21 meeting.

(Note: Board member Calagione lost internet service and connection to the Zoom meeting at this point.)

7. ZBA Variance Referral: 74 Medway Street – Michael Meurant. Board member Mainini recused himself from this item. The applicant requests a variance on the subject property to allow for the subdivision of the two lots currently owned by the applicant to create a new substandard lot for development of a single-family dwelling. A new Lot B is being proposed to be created out of parts of Lot 88 and Lot 89, and the proposed remaining balance of those two lots (Lots A & C) will still remain compliant. Specifically, the variance is requested to create a new Lot B to consist of only 10,041 SF; 15,000 SF minimum lot area required in the RB zone. However, a lot width variance will also be necessary as the proposed Lot B will have only 88’ of lot width at the front setback line; 100’ lot width required in the RB zone. There appears to be no hardship whatsoever associated with the subject property; therefore, the Town Planner recommended an unfavorable report be forwarded to the ZBA.

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

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

Motion carried.

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

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

Motion carried.

The meeting was adjourned at 7:22 P.M.


Patrick Kennelly, Chairman