



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 21, 2021

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

*NOTE: John Cook joined the meeting remotely at 7:08 PM

Members absent: (none)

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 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 Calagione, Second by Mainini to approve the minutes of the September 7, 2021 meeting as submitted.

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

Motion carried.

2. 81-P Plans:

2A. Deer Street – The Gutierrez Company: The Town Planner explained that the proposed 81-P plan relocates a lot line at 300 Deer Street (10-0-3A) to coincide with the most recent 40B proposal. He advised that the plan was endorsable as submitted.

Motion by Mainini, Second by Calagione, to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried.

2B. 21 Highland Street – EG Cutler, LLC: The Town Planner explained that the proposed 81-P plan divides the lot (40-0-96A) north of 21 Highland Street to create a parcel to be combined with 21 Highland Street (40-0-96). The ZBA had granted a variance for the lot split in May of 2021. He advised that the plan was endorsable as submitted.

Motion by Calagione, Second by Cole, to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried.

2C. 23-27 West Street – Nogueira R.E. LLC: The Town Planner explained that the proposed 81-P plan combines the two lots at 23-27 West Street (48-0-638 & 639) into one lot as required by both the ZBA and Planning Board in their special permit and site plan approvals. He advised that the plan was endorsable as submitted.

Motion by Calagione, Second by Mainini, to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried.

2D. 78 Fruit Street – OA Homes LLC: The Town Planner explained that the proposed 81-P plan divides the lot at 78 Fruit Street (52-0-46) into two buildable lots. He advised that the plan was endorsable as submitted.

Motion by Cole, Second by Mainini to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried.

3. Continued Amended Site Plan Review: 196 East Main Street – R J Kelly. The Chairman noted the written request via e-mail by the applicant's attorney to continue this review to the 10-5-21 meeting to allow sufficient time to finalize the traffic report.

Motion by Mainini, Second by Cole to continue the review to the 10-5-21 meeting.

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

Motion carried.

**NOTE: John Cook joined the meeting remotely at 7:08 PM*

4. 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. Rich Whitehouse from VHB reminded the Board members that the review had been continued to allow for the finalization of the traffic signal upgrade to video control. He indicated that the applicant has agreed to install the SmartView traffic signal system to upgrade the signal at the Target driveway on Fortune Boulevard.

Motion by Calagione, Second by Cole to approve the site plan subject to the applicant installing the signal upgrades as indicated.

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

Motion carried Unanimously.

5. Site Plan Review: 204 East Main Street – Kanaan Realty Group, Inc. Chairman Kennelly recused himself and appointed Member Calagione as interim Chairman for this item. The applicant requests site plan approval to allow for the development of a self-service gasoline station and convenience store on the subject property. The ZBA granted a special permit to the applicant on 8-19-2021 provided that at least one pump island is retained as attendant-service. The ZBA decision was included in the report packet. Participating remotely were the applicant Sameh Kanan, and Halim Choubah, P.E. the applicant's engineer. The proposal will provide five pump islands, and include a new 34'x 88', 2,992 Sq.Ft. retail store. The attendant-service pump island is to be clearly identified. Adequate vehicular access and off-street parking is being provided and bollards are being proposed at the end of each parking space along the sidewalks for safety purposes. Auto-turn templates confirm adequate internal access for both fuel tanker trucks and fire apparatus. The existing two-way driveway is to be reconstructed in the current location to comply with both Town and MassDOT standards. The proposed pylon sign location is also shown on the plan and is properly located outside of the line-of-sight triangle at the entrance drive. The Town Planner noted that all other applicable zoning requirements appear to be met and recommend approval of the site plan subject to applicable departmental comments. He also noted that the applicant is on the Board of Sewer Commissioner's agenda at their meeting also being held tonight. The applicant requested that the review be continued to the 10-5-21 meeting to allow sufficient time to finalize the sewer issue.

Motion by Cole, Second by Mainini to continue the review to the 10-5-21 meeting.

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

Motion carried.

6. Street Acceptance Referral: Gordon Drive – “Modification to South Central Estates II”. The Town Planner recommended public acceptance of the Gordon Drive subject to Conservation Commission issuing a final certificate of compliance by the time of the 10-25-21 Special Town Meeting.

Motion by Calagione, Second by Cook to forward a favorable recommendation to the Select Board subject to Conservation Commission issuing a final certificate of compliance by the time of the 10-25-21 Special Town Meeting.

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

Motion carried Unanimously.

7. 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 10-5-21 meeting to allow sufficient time to finalize the sewer issue.

Motion by Mainini, Second by Cook to continue the review to the 10-5-21 meeting.

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


Motion carried Unanimously.

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.

The meeting was adjourned at 7:30 P.M.


Patrick Kennelly, Chairman