



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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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, October 19, 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 7:00 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. Remote Public Hearing access now requires advanced registration. Any member of the public may now register to access the zoom webinar as an attendee. Public attendees will be able to view the zoom LIVE and request to speak at the Public Hearing. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.

1. Minutes of Previous Meetings:

Motion by Cole, Second by Cook to approve the minutes of the October 5, 2021 meeting as submitted.

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

Motion carried.

PUBLIC HEARING: Application of Lobisser & Frerreira Construction Corp., 1 Charlesview Road, Hopedale, MA 01747 to approve the definitive subdivision entitled "MT. PLEASANT ESTATES", an 8 Lot Residential Subdivision on 4 +/- acres located off Mount Pleasant Street (58 Mount Pleasant Street). Assessor's Map 47 Blk 31 Lots 1, 3, 4, 4A, 5 thru 13. RA Zone.

At the written request of the applicant this Public Hearing was not opened, but rather this item was continued to the 11-2-2021 Planning Board meeting.

2. 81-P Plans: (none)

3. Continued Amended Site Plan Review: 120-128 Medway Street – Jersey Mike's. The applicant requested in writing that this item be continued to the 11-2-2021 Planning Board meeting.

Motion by Cole, Second by Cook to continue this item to the 11-2-2021 Planning Board meeting.

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

Motion carried unanimously.

4. Continued Amended Site Plan Review: 196 East Main Street – R J Kelly. The applicant is requesting change of use site plan approval 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. Participating remotely on behalf of the applicant was his attorney Joseph Antonellis, traffic engineer Jeff Bandini of McMahon Associates, and engineer Brandon Barry of Bohler Engineering. Also participating remotely was the applicant Brandon Kelly of RJ Kelly, along with Mark McLean of RJ Kelly.

The Chairman read the Town Engineer's report into the record. The report noted that staff had met with the applicant and their engineers, and that a Traffic impact statement has been submitted. It noted that the internal drive aisle in the vicinity of the clock has been revised to form a "T" intersection, and other adjacent drive aisles are closed in that immediate area. The report noted that a new layout has been proposed for the main internal drive aisle with a larger radius to create a more fluid connection towards the eastern entrance driveway. It also noted that the western entrance driveway is now proposed to have a "T" intersection connecting with the reconfigured main internal drive aisle. Also, the western driveway curb cut is proposed to return to the original layout with "right-in/right-out" diverter median.

A lengthy discussion ensued with the Board members noting their concerns regarding multiple traffic issues, including the need for retaining both driveways onto East Main Street, as well as internal site circulation. Visibility issues at both east and west driveways on East Main Street were discussed, as well as the applicant's limitations under existing easement restrictions in making major access changes. The Board also noted their concern relating to not being able to determine the particular uses being proposed.

Following the discussion, the applicant requested that the application be continued to the 11-2-21 meeting to allow additional time to address these issues.

Motion by Cook, Second by Calagione to continue this item to the 11-2-21 meeting.

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

Motion carried unanimously.

Adjournment: Motion by Cole, 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 8:00 P.M.

  
Patrick Kennelly, Chairman