



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, November 2, 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. 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 Cook, Second by Cole to approve the minutes of the October 19, 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: 120-128 Medway Street – Jersey Mike's. The Town Planner explained that this item had been continued due to lack of Sewer Board approval. The applicant requests amended site plan approval for a change of use in one of the tenant spaces within the Milford Crossing Plaza. The Planning Board had granted the overall plaza development a 13.6% Parking Reduction Special Permit on 2-21-2017. This proposal seeks to replace the former hair dressing business with a restaurant within the southeasterly building. The change of use will not increase the number of required off-street parking spaces, and there are no changes to the parking and circulation pattern of the plaza. All other applicable zoning and site plan requirements appear to be met. The Town Planner noted that Sewer Board approval has now been confirmed verbally by the Sewer Department.

Motion by Mainini, Second by Cook to approve this item subject to receipt of the Sewer Board letter.

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 requested in writing that this item be continued to the 11-16-2021 Planning Board meeting.

Motion by Cole, Second by Calagione to continue this item to the 11-16-2021 Planning Board meeting.

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

Motion carried unanimously.

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. The Town Planner read the Public Hearing legal notice into the record. The Chairman read the Town Planner's report which noted the applicant is proposing an 8-Lot residential subdivision including one new street, and that no waivers from the subdivision requirements have been submitted. The proposed cul-de-sac is less than 500' in length and the development will be on municipal sewer and water. The proposed lots exceed the minimum 8,000 sq.ft. lot area required in the RA zoning district. The proposed definitive plan is consistent with the approved preliminary plan, and is generally satisfactory provided the following items are addressed: (1) The street name will not conflict with existing street names, but as a cul-de-sac it should be designated as a Court or a Circle, not as a Road, and (2) The cul-de-sac island should be a raised area, not a drainage basin. The cul-de-sac island should be the high point, draining radially outward to the outer perimeter curb line. The Town Planner recommended the definitive plan be approved provided the above items are addressed, and subject to other relevant agency comments. The Chairman read the other agency/staff reports into the record. Participating remotely was the applicant's engineer Mike Hassett, P.E. of Guerriere & Halnon, Inc., who had responded in writing to the various staff comments. Board members noted concerns regarding general drainage issues, and the cul-de-sac drainage issue specifically. The Board suggested that the applicant's engineer confer with town staff to address the various comments. Mike Hassett requested the public hearing be continued to the 11-13-21 meeting to allow sufficient time to address the issues discussed. There were no comments from the public either by remote participation or by written correspondence.

Motion by Calagione, Second by Cole to continue the Public Hearing to the 11-16-2021 Planning Board meeting.

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

Motion carried unanimously.

5. Amended Site Plan Review: 41 Cape Rd./127 So. Main Street - A&R Serrano, Inc. This application is a re-submission of the recently approved site plan for the construction of a two-story 17,172sf GFA medical office building on the 41 Cape Road property, as well as an expansion of the parking lot for the adjacent Urgent Care facility located at 127 South Main Street. The driveway relocation shown on the most recently approved site plan was not acceptable to MassHighway District 3, hence this re-submittal. This revised plan shifts the existing Cape Road driveway for 127 South Main approximately 150' to the north, rather than only 75' as shown on the most recently approved plan, but still results in only one driveway on Cape Road for both properties. The only other material change is the placement of the fire hydrant to be adjacent to the new driveway location. Approval of this combined site plan will apply to both 41 Cape Road and 127 South Main Street locations, and will be noted in the respective departmental files. Participating remotely on behalf of the applicant was Bob Poxon, P.E. of Guerriere & Halnon, Inc., who noted that this new location is acceptable to District 3. The Town Planner and Town Engineer recommend the amended site plan be approved subject to relevant departmental comments.

Motion by Mainini, Second by Calagione to approve this item subject to the closure of the unused South Main Street curb cuts adjacent to the 41 Cape Road parcel being clearly shown on the plan.

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

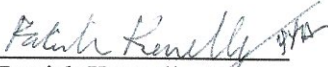
Motion carried unanimously.

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 7:51 P.M.


Patrick Kennelly, Chairman