



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 16, 2021

Members participating remotely: Joseph Calagione, Bryan Cole, John Cook, Patrick Kennelly (Chairman),

Members absent: Marble Mainini, III.

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 19, 2021 meeting as amended.

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

Motion carried unanimously.

2. 81-P Plans: 250 West Street – Roger Larson.

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

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

Motion carried.

3. Continued Amended Site Plan Review: 196 East Main Street – R J Kelly. The applicant requested in writing that this item be continued to the 12-14-2021 Planning Board meeting.

Motion by Cook, Second by Calagione to continue this item to the 12-14-2021 Planning Board meeting.

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

Motion carried.

PUBLIC HEARING: Application of Lobisser & Ferreira 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 Chairman read the 11-12-21 letter from Amanda Cavaliere, the applicant's engineer, that noted the revisions

made to address the Board's previous concerns. The Chairman also read the 11-16-21 letter from the Town Engineer that advised that all prior issues and concerns have been addressed, and the appropriate revisions have been made to the plans.

There were no comments from the public, either by remote participation or by written correspondence.

Motion by Calagione, Second by Cook to close the Public Hearing and approve the definitive plan.

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

Motion carried.

4. ZBA Variance Referral: 38 Asylum Street – Vineyard Point Ventures, Inc. The applicant requests a variance to subdivide the existing conforming lot to create two new substandard lots for future development. The existing 1.2-acre parcel is compliant with all RC zoning provisions, which require 45,000sf of lot area, 140' of lot width and 120' of lot frontage for each lot. The proposal would create two substandard lots for development purposes, each having only 26,000sf of lot area, only 93' of lot width, and only 96' of lot frontage. The plan submitted with the application does not show the adjacent lots, but the subject parcel is similar in all respects to the adjacent properties. A GIS aerial map was attached to the Town Planner's report. There are no unique features on this parcel that constitute a hardship. This application appears to be a thinly veiled attempt to rezone this lot to an RB Zoning district, which exercise is under the purview of Town Meeting, not the ZBA. Had Town Meeting wanted this area to be zoned RB it would have done so. Because there appears to be no hardship whatsoever associated with the subject property, 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, yes; Cole, yes; Cook, yes; Kennelly, yes; Mainini, absent.

Motion carried.


Discussion Item – Future Zoom Meetings: After a brief discussion, the Board members agreed to continue with the Zoom remote meeting format thru March of 2022 due to the continuing issues related to the pandemic.

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

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

Motion carried.

The meeting was adjourned at 7:15 P.M.



Patrick Kennelly, Chairman