



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, December 14, 2021

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

Members absent: Joseph Calagione.

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 November 16, 2021 meeting as written.

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

Motion carried.

2. 81-P Plans: 25 Maple Street – Tracey Liberatore.

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

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

Motion carried.

3. Continued Amended Site Plan Review: 196 East Main Street – R J Kelly. The applicant is requesting change of use site plan approval to allow for manufacturing/processing/research, and warehouse uses in the existing vacant easterly buildings on the subject property. The prior use of these buildings was as retail stores and a supermarket. The existing retail-related uses are to remain in the western buildings on the site. 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 Brandon Kelly of R J Kelly, Brandon Barry of Bohler Engineering, Jeff Bandini of McMahon Associates, and Attorney Joseph Antonellis. They confirmed that the existing satellite transportation terminal use will be eliminated once the new uses are established on the site. They also indicated that the site plan has been updated to note the specific proposed uses. The Board directed the Town Planner to retain in the file any plans and documents that have been submitted relating to access and cross-easements on the property.

Motion by Mainini, Second by Cole to approve the change of use site plan subject to the following:

- 1) That the directional island be eliminated from the western driveway on East Main Street.
- 2) That the directional signage associated with the western driveway on East Main Street be eliminated.
- 3) That a copy of the Sewer Department approval letter be provided prior to occupancy.

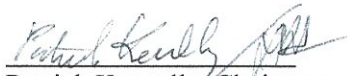
Roll Call Vote: Calagione, absent; Cole, yes; Cook, yes; Kennelly, yes; Mainini, yes.
Motion carried.

It was noted that the next Planning Board meeting will be via zoom on 1-4-2022.

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 7:10 P.M.


Patrick Kennelly, Chairman