



# 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, January 4, 2022

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

Members absent: Bryan Cole.

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 Mainini, Second by Calagione to approve the minutes of the December 14, 2021 meeting as written.

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

Motion carried.

2. 81-P Plans: (none).

\*NOTE: John Cook joined the meeting remotely at 7:03 PM

3. Conditional Approval Contract: "Mt. Pleasant Estates"/Lobisser & Frerreira Construction Corp. The Chairman noted that the Conditional Approval Contract had been distributed with the Agenda Packet. The Town Planner noted that both he and the Town Engineer had review it and found it to be acceptable provided the date for the Water Company letter be provided. Board members discussed the language of the Dust control measures required only during "dry spells" and noted a modification was necessary.

Motion by Calagione, Second by Cook to approve the Conditional Approval Contract provided the date of the Water Company letter is added, and that dust control be provided throughout construction, and to endorse the definitive plan mylars.

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

Motion carried.

4. ZBA Special Permit Referral: 105 Depot Street – Bruno Orlandi. The applicant requests a special permit to allow for the construction of a two-family dwelling on the subject property. The 12,647sf lot was created by the

recently approved 81-P plan for 78 Fruit Street. The proposed 48'x 50' two-family dwelling will meet the corner lot setback requirements of the RA zone, as well as the additional requirements of ZBL Sec. 3.13 Special Permit Standards/Two-family Dwellings that were adopted in 2005 specifically for lots between 12,000sf and 16,000sf in the RA district. The building is designed to have a common entrance facing Depot Street. The two driveways will connect to Depot Street, however in order to meet the standards of Sec. 3.13 the two attached garages will actually have the garage doors on the sides of the structure, rather than directly facing Depot Street. All applicable requirements appear to be met; therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Calagione, Second by Cook to forward a favorable report to the Zoning Board of Appeals

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

Motion carried.

5. Discussion Item: Possible Zoning Bylaw Amendment re Supplemental Apartments. The Town Planner reviewed the proposed amendment, a copy of which had been included in the Agenda Packet. The proposal would change the name of the units from supplemental apartments to supplemental suites, and provide ten new specific, detailed standards to be met during the special permit review by the ZBA. A new definition for supplemental suites would also be provided. The purpose of a supplemental suite is to provide living quarters that provides shelter and personal support for immediate relatives of the owner-occupants of a detached single-family dwelling.

Motion by Calagione, Second by Mainini to forward this proposal to the Select Board so they might remand for a Planning Board public hearing.

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

Motion carried.

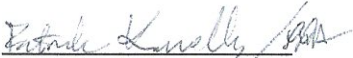
It was noted that the next Planning Board meeting will be via zoom on 1-18-2022.

Adjournment: Motion by Mainini, Second by Cook to adjourn the meeting.

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

Motion carried.

The meeting was adjourned at 7:19 P.M.



Patrick Kennelly, Chairman