



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, February 15, 2022

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 Cook, Second by Cole to approve the minutes of the February 1, 2022 meeting as corrected.

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

Motion carried unanimously.

2. 81-P Plans: (none).

3. Amended Site Plan Review: 125 Fortune Blvd. – Nitto Denko AVECIA Inc. The applicant requests amended site plan approval to expand parking on the subject property. AVECIA is a biotechnology company focused on the development and manufacture of DNA medicines, and this project is a follow-up to the major expansion currently under construction that was approved in 2020. The current proposal is to add 154 parking spaces to the 214 spaces existing on site. The new spaces are located in six different areas within the existing parking lot complex. One new parking field containing 33 spaces is located in the northerly portion of the site, while 121 of the remaining new spaces are located in five areas throughout the site along existing access drives. There will be a total of 368 parking spaces provided, including 8 handicap accessible spaces. All proposed pavement dimensions appear adequate to accommodate maneuvering of all vehicles. A Stormwater Management Report and Long Term Pollution Prevention Plan have been provided, as well as an Operations and Maintenance Manual for the site. Also, a landscaping plan has now been provided. Board member Calagione noted that the detail provided for the retaining wall was not actually an engineered plan as required in the Zoning Bylaw. Participating remotely for the applicant were Matt Alford and Dave Potter of Pare Corp., and Sal Ally of AVECIA. They briefly reviewed the plan and requested a continuance until the 3-15-22 meeting to address the retaining wall issue.

Motion by Cole, Second by Cook to continue the site plan to the 3-15-22 meeting.

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

4. Amended Site Plan Review: 225 West Street – New Generation Custom Homes. The applicant requests site plan approval to construct a 30' x 120' two story building and associated parking on the subject property. The building is being proposed for Business Office and Warehouse uses. The Town Planner reviewed the site plan and noted the following deficiencies:

1. No building dimensions shown on plan
2. No architectural/building floor plans provided
3. No floor areas indicated
4. No public water connection shown
5. No handicap accessible entrance/route indicated
6. No dimensions shown for the parking spaces
7. No traffic report/statement provided
8. No driveway sight distance evaluation provided
9. No landscaping plan provided
10. No lighting plan/detail provided
11. No engineered retaining wall plan provided
12. The detail for the Mulch Sock is illegible

There is no narrative clearly explaining the proposed uses. This is especially important in light of the initial application attempt where the proposed use was for a contractor's yard, which are prohibited in the CC zone. The current plan is identical to that prior plan, save for a name change for the proposed uses. The Town Engineer's and Fire Chief's reports noted further deficiencies. It was also noted by Board member Cole that a recently approved Zoning Bylaw amendment establishes warehouses as now requiring a Special Permit from the Planning Board. Therefore, the current application is improper and should be withdrawn. Participating remotely for the applicant was Dale MacKinnon of Guerriere & Halnon Engineering who requested to withdraw the application without prejudice.

Motion by Cole, Second by Mainini to allow the applicant to withdraw without prejudice.

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

Motion carried unanimously.

Discussion Item – Future Amendments – Electric Charging Station Requirements: Board Member Mainini suggested the likely need in the near future for establishing regulations and/or standards in the Zoning Bylaw relating to electric vehicle charging stations. There was general consensus to consider this in the near future.

Discussion Item – Future Zoom Meetings: The Chairman noted the Governor's signing of the law extending pandemic-related authorizations, including remote meetings, thru July 15, 2022. After a brief discussion, the Board members agreed to continue with the Zoom remote meeting format thru July 15, 2022.

Motion by Calagione, Second by Cole to continue with the Zoom remote meeting format thru July 15, 2022.

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

Motion carried unanimously.

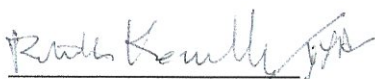
It was noted that the next Planning Board meeting will be via zoom on 3-1-2022.

Adjournment: Motion by Mainini, Second by Cole 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 7:52 P.M.


Patrick Kennelly, Chairman