



# 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, March 1, 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 7:03 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 February 15, 2022 meeting as written.

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: 7 Medway Street – Bohler Engineering / Chase Bank. The applicant requests change of use amended site plan approval for the former Rite Aid Pharmacy building within the Big Y / Plains Plaza on the subject property. The proposal is to occupy the northerly 3,580 S.F. of the vacant 10,940 S.F. building with a Chase Bank. The existing pharmacy pick-up window is to remain in its current location, but is to be converted to a drive-up ATM. The remaining 7,360 S.F. of the building is to be retained for future retail use. The drive-up ATM will require 8 stacking spaces, so the existing queue is being extended around the southerly end of the building, and the exit queue will be extended to provide 2 full exiting spaces. The existing loading area will be retained, but at a reduced width. There are no changes necessary in the off-street parking. The Town Planner and Town Engineer recommended that a wider and longer landscaped outer curb island be provided along the proposed entering queue to prevent cross-traffic near the new queue entrance, and to accommodate relocating the fire hydrant south 13' to be within the new island. Participating remotely on behalf of the applicant was Randy Miron, of Bohler Engineering, who briefly described the project, and agreed to the modifications recommended by staff, including showing a future dumpster area for any retail uses that may eventually occupy the remaining space in the building. The Bank will not have an outside dumpster.

Motion by Mainini, Second by Cole to approve the site plan subject to the conditions recommended by staff.

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

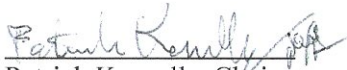
4. Document Review: Draft Public Art Policy – Milford Cultural Council. The Chairman noted that the Draft Art Policy was included on the agenda primarily as an informational item. Beyond that, the intention was not for the Planning Board to focus on the details of the draft policy document per se. Planning Board member Mainini, the Board's Liaison to the Public Art Policy Task Force, noted that he had relayed to the Cultural Council generally how the sign section of the Zoning Bylaw provides for art installations. The Chairman also noted that this document is still in the preliminary draft stage, as the Task Force itself has yet to review it formally. A brief discussion ensued, and it was noted that Staff is available to answer any questions the Task Force may have.

It was noted that the next Planning Board meeting will be via zoom on 3-15-2022.

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

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

The meeting was adjourned at 7:45 P.M.

  
Patrick Kennelly, Chairman