



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, March 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 7:03 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 Cook, Second by Mainini to approve the minutes of the March 1, 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. Continued Amended Site Plan Review: 125 Fortune Blvd. – Nitto Denko AVECIA Inc. The Chairman noted receipt of a written grant of extension to the 4-19-22 meeting.

Motion by Cook, Second by Calagione to continue this item to the 4-19-22 meeting.

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

Motion carried unanimously.

The Town Planner read the legal notice for the Public Hearings into the record.

PUBLIC HEARING: Application of the Planning Board to amend Section 2.3 Use Regulation Schedule and Section 4.1 Definitions of the Zoning Bylaw relating to Supplemental Apartments, and to amend the Zoning Bylaw by adopting a new Section 3.19 Supplemental Suite.

The Chairman read the proposed amendment into the record. He explained that the amendment will provide for accessory living quarters within a detached single-family dwelling that are intended to provide shelter and personal support for an immediate relative of the owner-occupants of the dwelling. He further explained that creation of such living quarters will be in accordance with the clear, specific standards under the new Section 3.19 included in the

amendment. This will improve the somewhat vague requirements currently in the zoning bylaw for supplemental apartments. A brief discussion among the Board members ensued. No members of the public spoke on this item.

Motion by Calagione, Second by Cole to close the public hearing and send a favorable report to Town Meeting on the article as presented.

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

Motion carried unanimously.

PUBLIC HEARING: Application of Planning Board to amend Section 2.3 Use Regulation Schedule of the Zoning Bylaw relating to Residential Uses within the CB Neighborhood Commercial B Zoning District.

The Chairman read the proposed amendment into the record. He explained that this amendment eliminates future residential developments within the CB Neighborhood Commercial Zoning District in order to reserve those properties for commercial development. He noted that Residential uses are not permitted in any of the other non-residential zoning districts. Any residential uses already lawfully in existence within a CB Zone will be protected as legal non-conforming uses going forward. A brief discussion among the Board members ensued. No members of the public spoke on this item.

Motion by Cole, Second by Calagione to close the public hearing and send a favorable report to Town Meeting on the article as presented.

Roll Call Vote: Calagione, yes; Cole, yes; Cook, yes; Kennelly, yes; Mainini, no.

Motion carried.

4. ZBA Special Permit/Variance Referral: 43 Madden Avenue – Carlos Gutierrez. The applicant requests a special permit for residential animals to allow for the keeping of chickens on the subject property. The existing lot is non-conforming as to lot area, lot frontage and lot width. The applicant also requests a variance to allow for the existing chicken coup to remain located at the rear property line with 0' setback; 12.5' required in the RB Zone. The residential neighborhood in which the property is located is characterized by similarly sized non-conforming lots. The Town Planner suggested that raising of fowl of any kind is ill advised in such a densely developed area. Furthermore, the location of the chicken coup on the rear property line of the subject property places it immediately adjacent to the front yard of the abutting house at 7 Brookside Lane. The Town Planner recommended an unfavorable report be forwarded to the Zoning Board of Appeals.

Motion by Cook, Second by Calagione to forward an unfavorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cole, no; Cook, yes; Kennelly, yes; Mainini, no.

Motion carried.

SPECIAL RECOGNITION: The Planning Board honored Board member John Cook in recognition of his 33 years of service to the Town of Milford, having been a member of the Planning Board since 1989. The Board members and staff remotely presented Mr. Cook with a ceremonial plaque.

It was noted that the next Planning Board meeting will be via zoom on 4-19-2022.

Adjournment: Motion by Cook, Second by Mainini 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 7:38 P.M.


Patrick Kennelly, Chairman