



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, June 23, 2020

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

Members absent: none

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner)

Call to order: Chairman Mainini called the meeting to order at 7:00 P.M.

The Chairman announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, meetings in the Town of Milford are being conducted via remote participation to the greatest extent possible. 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.

1. Minutes of Previous Meeting: Motion by Calagione, Second by Cook to approve the minutes of the June 2, 2020 meeting as submitted.

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

2. ANNUAL REORGANIZATION:

Nominations:

For Chairman: Motion by Kennelly, Second by Calagione, to elect Lena McCarthy as chairman.

For Vice Chairman: Motion by Kennelly, Second by Calagione, to elect John Cook as vice chairman.

For Clerk: Motion by Calagione, Second by Kennelly, to appoint Karen Jackson as clerk.

For MAPC-SWAP Representative: Motion by Kennelly, Second by Cook, to elect Joseph Calagione as MAPC-SWAP Representative.

For Fair Housing Committee Representative: Motion by Kennelly, Second by Calagione, to elect Lena McCarthy as Fair Housing Committee Representative.

For Open Space Advisory Committee Liaison: Motion by Kennelly, Second by McCarthy, to elect Joseph Calagione as Open Space Advisory Committee Liaison.

Roll Call Vote on Nominations: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried unanimously.

Authorizations:

Motion by Kennelly, Second by Calagione, to authorize the Clerk and Town Planner to sign correspondence for the Chairman.

Motion by Calagione, Second by Kennelly, to authorize the Clerk and Town Planner to sign Planning Board meeting postings w/Town Clerk.

Motion by Mainini, Second by Calagione, to authorize the Town Planner to sign 81P plans and site plans after Board approval.

Motion by Calagione, Second by Cook, to authorize the Town Planner to sign the Planning Board payroll.

Motion by Kennelly, Second by Cook, to authorize the Town Planner to call Planning Board meetings and set Public Hearings.

Motion by Kennelly, Second by Calagione, to authorize the Town Planner to set the Planning Board Agenda.

Roll Call Vote on Authorizations: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried unanimously.

3. 81-P Plan: (None)

4. Continued Site Plan Review: 3 Industrial Road – Corner Brook, LLC: This is the continued review for site plan approval to construct a van and truck queuing transportation terminal on the subject property. Attorney Joseph Antonellis participated remotely representing the applicant, and explained that this was being proposed as a holding lot only, and is to be used for Amazon van and truck queuing to keep the vehicles off the public streets while staging for entrance into the Amazon fulfillment center on Industrial Road. Attorney Antonellis further explained that there will be no overnight parking of vehicles on the site, and that it is not for public use. The proposal is to pave the driveways only, since at the last meeting the Board waived the paving requirement for one year for paving the balance of the lot. The Town Engineer has reviewed and accepted the drainage report that was submitted by the applicant's engineer, and recommends approval subject to the facility being temporary, for off-street queuing only, and there will be no increase in traffic.

Motion by Cook, Second by Mainini, to approve the site plan provided the facility is for off-street truck queuing only, it will generate no increase in traffic, and is not for public use.

Roll Call Vote: Calagione, no; Cook, yes; Kennelly, abstain; Mainini, yes; McCarthy, yes.
Motion carried.

5. Continued Amended Site Plan: 1 National Street – Milford National LLC: This is the continued review for site plan approval for a transportation terminal on the subject property. The applicant requests amended site plan approval to accommodate further modifications to the subject property beyond those recently reviewed. The proposal is being presented as a parcel sort center/parcel hub, and not as a fulfillment center.

Participating remotely on behalf of the Board was Wing C. Wong, P.E., PTOE of Green International Affiliates, Inc., who is the traffic peer review consultant. Mr. Wong reviewed his Peer Review Report for Traffic dated 6-1-2020, and recommended that at a minimum, the applicant should provide a good explanation of the full operation proposed, and how this site fits into their overall distribution network. This should include which streets are to be utilized to reach the Amazon fulfillment center on Industrial Road, and the expected traffic and neighborhood impacts. Mr. Wong's report also recommended four mitigation items for this project that included a) restricting parking along National Street, b) signal retiming at the Cape Rd./South Main St. intersection, c) implementing improvements outlined in Milford's Complete Streets Plan for the intersections of Cape Rd./South Main St. and Depot St./ South Main St., and d) to conduct a traffic monitoring study at Cape Rd./South Main St. within three months of full operation to confirm signal timing adjustments needed.

Various Board members noted their concerns regarding truck traffic, including truck parking on National Street and the need for signage, and the likely need for a follow-up traffic review once the site is operational.

Participating remotely representing the applicant were Attorney Joseph Antonellis, and Daniel J. Mills, P.E.,

PTOE of MDM Transportation Inc. Attorney Antonellis explained that the applicant has agreed to remove the 16 loading docks and doors, install site signage requested by the Board, retime the signal at the Cape Rd./South Main St. intersection, and make improvements within the existing right-of-way at the Depot St./ South Main St. intersection, and post an appropriate bond for such yet-to-be specifically defined improvements.

Motion by Mainini, to approve the site plan. Motion died for lack of a second.

Attorney Antonellis requested this review be continued to the next meeting to allow sufficient time for details of the various mitigation items to be finalized, and for an agreeable bond estimate to be determined.

Motion by Cook, Second by Calagione, to continue this review to the 7-14-20 meeting.

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

Motion carried unanimously.

6. Continued Lot Releases/Bond Reduction: Sanylah Crossing Subdivision-Sanylah Crossing LLC: The Chairman announced that the Applicant's Attorney has granted an extension in writing.

Motion by Kennelly, Second by Cook, to continue this review to the 7-14-20 meeting.

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

Motion carried unanimously.

7. Amended Site Plan: 100 Central Street – David Walch: This is the continued review for a change of use on the subject property. The proposal is to occupy the second floor of the building with office and warehousing space for an energy consulting/auditing firm that will also periodically conduct contractor training sessions. The site is the former catering business located at the northwest corner of Central Street and Bragg Slip. Participating remotely was the applicant David Walch, who noted the updated plan providing proper parking space striping, handicap parking stalls, accessible routes, and ramps. He further explained that their case has been heard by the AAB and that they are awaiting the written decision granting their variance request.

Motion by Kennelly, Second by McCarthy, to approve the site plan subject to receiving written confirmation from the AAB.

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

Motion carried unanimously.

8. Amended Site Plan Review: 10-12 Beach Street – James and Crystal Lozono: The Town Planner explained that the applicant requests amended site plan approval for a change of use within the west commercial building on subject premises. Specifically, the proposal is to change the use of the westerly 1,000 sf of the building from the former spa to a restaurant. There will be no exterior alterations to the existing building or surrounding plaza. The proposed restaurant is to serve nutritional "smoothie" drinks primarily on a take-out basis. The proposed use will not increase the amount of traffic or required parking from the prior use, and the plaza currently provides 83 off-street parking spaces. Participating remotely was the applicant Crystal Lozono, who confirmed the Town Planners assessment. It was suggested by members of the Board that the applicant add at least three "Reserved Parking" signs in front of the storefront if permitted by the plaza management.

Motion by Mainini, Second by Kennelly, to approve the site plan.

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

Motion carried unanimously.

9. Certificate of No Change: Platinum Park Rescission Plan: The Town Planner explained that the signed mylar of the approved rescission plan had not been timely recorded, hence the need to sign a certificate of no change that has been added to the mylar so it can now be recorded.

Motion by Kennelly, Second by Mainini, to sign the certificate of no change.

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

Motion carried unanimously.

10. ZBA Variance Referral: 34 Fountain Street – Robert DeVita: The Town Planner explained that the applicant requests variances to construct an attached garage to the existing conforming single-family dwelling on the subject property. The existing 13,760sf lot is non-conforming as to area. The proposed 23' x 26' garage addition will require a variance for side yard setback to allow for a 2.3' setback, 15' required. The property is a corner lot

having two front yards and two side yards. The existing house will remain otherwise unchanged, with the basement garage to remain. The Town Planner suggested that an alternative design would likely reduce the extent to which a variance is needed, such as proposing a single-car garage rather than a two-car garage as proposed.

Motion by Calagione, Second by Kennelly, to forward an Unfavorable Report to the ZBA due to the lack of a hardship.

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

Motion carried unanimously.

11. ZBA Variance Referral: 19 North Street – Brandon Blaisdell: The Town Planner explained that the applicant requests variances to divide the existing non-conforming single-family lot into two lots. The existing 13,095sf non-conforming lot is proposed to be divided into two substandard lots. The proposed substandard lots will require variances for area, width, frontage as well as front and side yards. The existing house is to remain. There are no conditions whatsoever on the property that constitute a hardship. The Town Planner recommend the Board forward an unfavorable report to the Zoning Board of Appeals.

Motion by Mainini, Second by Calagione, to forward an Unfavorable Report to the ZBA due to the lack of a hardship.

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

Motion carried.

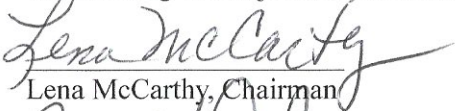
The Chairman noted that the next meeting of the Planning Board will be on July 14, 2020.

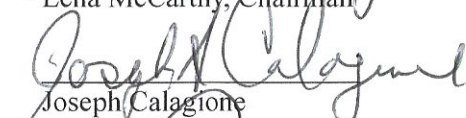
Adjournment: Motion by Cook, Second by Kennelly to adjourn the meeting.

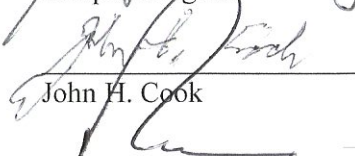
Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

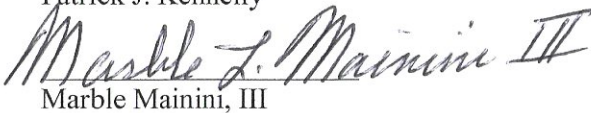
The meeting was adjourned at 8:32 P.M.


Lena McCarthy, Chairman


Joseph Calagione


John H. Cook

Patrick J. Kennelly


Marble Mainini, III