



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
Bryan Cole
Patrick J. Kennelly
Marble Mainini, III
Jose M. Morias

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, May 17, 2022

Members participating remotely: Joseph Calagione, Bryan Cole, Patrick Kennelly (Chairman), Marble Mainini, III, Jose M. Morias.

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 Calagione, Second by Mainini to approve the minutes of the May 3, 2022 meeting as written.

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

Motion carried unanimously.

2. 81-P Plans: 85 Medway Street – Michael Bregani. The Chairman noted that this redivision plan is reflective of the ZBA Variance that was granted in February of 2021. A condition of the Variance was that the old mobile home be removed, which has been done. Therefore, the plan is endorsable as submitted.

Motion by Calagione, Second by Mainini to approve the 81-P plan and direct the Town Planner to endorse the mylar.

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

Motion carried unanimously.

3. ZBA Variance Referral: 9 Free Street – Sandra Barlow. The applicant requests lot area, lot width and lot frontage variances to allow for the division of the subject property into two separate lots. The subject property is a non-conforming merged lot of 9,730 SF in the RB district; 15,000 SF minimum lot area required. The property originally consisted of one 4,388 SF lot and one 5,342 SF lot that have been merged by law. It presently contains one detached single-family dwelling and one detached garage. The proposed variances are being requested in order to revert to the original, two-separate-parcel lot configuration, thereby creating a separate buildable lot for another single-family dwelling. The existing garage is to be razed. The existing single-family dwelling is to remain. There appear to be no circumstances whatsoever relating to the soil conditions, shape or topography of

the land or structures on the property that constitute a hardship. Therefore, the Town Planner recommended an unfavorable report be forwarded to the Zoning Board of Appeals due to the lack of hardship.

Motion by Calagione, Second by Cole to forward an unfavorable report to the ZBA due to lack of hardship, as recommended in the Town Planner's report.

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

Motion carried unanimously.

Chairman Kennelly followed up on questions at the last meeting and noted that the Open Space Advisory Committee had been an ad hoc committee formed in 2001 to assist in the creation of the 2002 Open Space and Recreation Plan adopted by the Conservation Commission. The Committee no longer exists and will no longer be listed in the annual representative assignments for the Planning Board members.

The Chairman also noted that in light of the recent resignation of the Town Engineer, the Select Board has established a search committee that will include one representative from the Conservation Commission and one representative from the Planning Board. Therefore, he appointed Joe Calagione as the Board's representative. The Board took the opportunity to wish Mike Dean well in his new venture, and thank him for his service to the Planning Board and to the Town.

The Town Planner noted that each Planning Board members' signature is required to update the Registry of Deeds membership form. He noted that the form will be available for signature in the Planning Department and needs to be submitted to the Registry as soon as possible.

Board member Morais requested contact information on the Fair Housing Committee. He also expressed interest in initiating a process to adopt a new Comprehensive Plan, given that the existing Plan was adopted in 2003.


It was noted that the next Planning Board meeting will be via zoom on 6-7-2022.

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

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

Motion carried unanimously.

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


Patrick Kennelly, Chairman