



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, June 7, 2022

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

Members absent: Jose M. Morias.

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 Cole, Second by Mainini to approve the minutes of the May 17, 2022 meeting as written.

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

Motion carried.

2. 81-P Plans: none

3. Amended Site Plan: 146 South Main Street – So. Main Plaza, LLC. The applicant has submitted a written request to continue this item to the 6-21-22 meeting.

Motion by Calagione, Second by Cole to continue this item to the 6-21-22 meeting.

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

Motion carried.

4. Amended Site Plan: 10-12 Beach Street – Celia Pereira. The applicant requests amended site plan approval for a change of use within the west commercial building on subject premises. The proposal is to change the use of a 1,000sf unit of the west building by reducing the size of the existing office, and by adding a restaurant use. The specific unit is located second from the east end of the building. There will be no exterior alterations to the existing building or surrounding plaza. The overall plaza currently provides 83 off-street parking spaces. Adding the proposed restaurant use will not increase the amount of traffic or required parking from the prior use, provided the number of seats in the restaurant is limited to 6 seats maximum. The Town Planner recommended approval of the amended site plan subject to relevant agency comments, and subject to the number of seats in the restaurant being limited to 6 seats.

Motion by Calagione, Second by Cole to approve the change of use site plan subject to the following:

- 1) the number of seats in the restaurant being limited to 6 seats
- 2) any change in the type of cooking/food preparation requires a new application
- 3) subject to receipt of final Sewer Dept. letter.

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

5. ZBA Variance Referral: 80 Prospect Street – Arista Development / Walgreens. The applicant requests sign variances to allow for more wall signs than permitted under the current sign section of the Zoning Bylaw. The site plan for new 10,250 S.F. Walgreen's retail pharmacy was recently approved 1-18-22. Specifically, the applicant proposes three wall signs on the façade facing Prospect Street, and two wall signs on the façade facing Water Street; a maximum of one wall sign on each façade is permitted. The Town Planner recommended an unfavorable report be forwarded to the ZBA due to the lack of a hardship.

Motion by Calagione, Second by Cole to forward an unfavorable report to the ZBA due to the lack of a hardship.

Roll Call Vote: Calagione, yes; Cole, yes; Kennelly, abstain; Mainini, no; Morais, absent.
Motion carried.

6. ZBA Special Permit Referral: 55 Medway Street – Rte. 85 Realty Corp. Board member Mainini recused himself from this item. The applicant requests special permits to allow for the development of a self-service gasoline station and a drive thru car wash on the subject property. Both self-service gasoline stations and drive-thru car washes are allowed by special permit in the CB zone. The proposed development will provide a gas station with five pump islands, and a new 4,950 SF convenience store. One pump island is to be retained as attendant-service and be adequately identified. Also proposed is a separate 1,680 SF 2-bay drive-thru car wash, as well as six electric vehicle charging stations. Adequate overall vehicular access and off-street parking is being provided, and there are adequate queuing lanes for the car wash. All existing structures on the property are to be razed. Full site plan approval from the Planning Board will be required subsequent to the issuance of the ZBA special permit. Therefore, The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Calagione, Second by Cole to forward a favorable report to the ZBA subject to full site plan approval from the Planning Board subsequent to the issuance of the ZBA special permit.

Roll Call Vote: Calagione, yes; Cole, no; Kennelly, yes; Mainini, abstain; Morais, absent.
Motion carried.

7. ZBA Variance Referral: 142 Purchase Street – Bento Pinto. The applicant requests variances to allow for the subdivision of the existing parcel into two building lots with reduced frontage. There may be a title issue on this parcel relating to a prior lot line change between this lot and the abutting lot 27-0-50. Due to this confusion, the Town Planner recommended this application be continued until such time as the title issues have been adequately resolved. It was noted that there appears to be no hardship in this case.

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

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

8. Discussion Item: Bellingham Drinking Water Supply Protection. The Town Planner noted the 5-23-22 letter from the Bellingham DPW Director to the Milford Select Board regarding protection of the Bellingham Aquifer. MassDEP has once again advised the Town of Bellingham that a portion of the Bellingham Aquifer that is within the Town of Milford is not adequately protected. The Bellingham Aquifer actually extends into Franklin, Medway, and Wrentham as well as into Milford. Bellingham is again requesting, as it has now for over 20 years, for Milford to amend the Water Resource Protection section of the Milford Zoning Bylaw to protect that portion of the Bellingham Aquifer that lies within Milford. The Towns of Franklin, Medway, and Wrentham each have in place water resource protection bylaws that identify and protect those portions of the Bellingham Aquifer within their respective boundaries. The Bellingham DPW Director had also included copies of various MassDEP regulations relating to aquifer protection, including a map of the Bellingham Aquifer as it extends into Milford.

The Board discussed various options to address Bellingham's and MassDEP's concerns. They noted that detailed mapping of the area affected would be very helpful in determining if and how the Water Resource Protection section of the Zoning Bylaw might be amended in the future. The Town Planner will verify the levels of mapping easily available to properly delineate the area in question. It was agreed that this discussion will be continued to the next meeting.

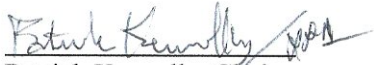
It was noted that the next Planning Board meeting will be via zoom on 6-21-2022.

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

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

Motion carried unanimously.

The meeting was adjourned at 7:54 P.M.

A handwritten signature in dark ink, appearing to read "Patrick Kennelly", with a stylized flourish at the end.

Patrick Kennelly, Chairman