



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, June 21, 2022

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

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 Mainini, Second by Cole to approve the minutes of the June 7, 2022 meeting as written.

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

Motion carried.

2. 81-P Plans: none

The Chairman announced he will take Agenda Item #4 out of order.

4. Continued Amended Site Plan: 146 South Main Street – So. Main Plaza, LLC. The applicant has submitted a written request to continue this item to the 7-12-22 meeting.

Motion by Morais, Second by Cole to continue this item to the 7-12-22 meeting.

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

Motion carried unanimously.

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

PUBLIC HEARING: Application of Milford Federal Bank for Special Permit approval to construct a 3,837SF bank building with two drive-thru teller lanes and associated parking at 67 Medway Street. Assessor's Map 43 Lot 51. CB Zone. The Chairman noted that the special permit is being sought as per ZBL Sec. 2.3 Special Permits and Sec. 3.4.1 (c) for drive-thru banks. The plans submitted are a result of numerous consultations with staff. The proposal provides for one two-way driveway on Birch Street, and one "right-in/right-out" driveway on

Medway Street. Participating remotely on behalf of the applicant were Karen Kindle of Milford Federal Bank, Mike Dryden of Allen Engineering, Kristen Braun of Ron Mueller & Associates, and Sarah Cormier of Mangel Architects. It was noted that the two drive-through teller lanes have counter-clockwise flow due to the size constraints of the site. The kiosks will be serviced by remote-teller vacuum tube mechanisms rather than by direct-access teller windows or actual ATM units. The ATM that is proposed will be located near the entrance foyer inside the bank building. The site plan provides for 18 parking spaces and four queueing spaces for each drive-through teller lane. The configuration of the driveway on Medway Street was supported by staff, but only if a flex-post median barrier is installed in Medway Street easterly of the Birch Street intersection. This barrier will prevent left turns into and out of the site given the close proximity of the driveway to the Birch/Medway intersection. Also submitted were a Traffic Impact and Access Study dated May 2, 2022 by Ron Muller & Associates, and a Drainage Analysis dated May 18, 2022 by Allen Engineering & Associates. The Town Planner noted that the plans submitted for special permit approval are also sufficient for site plan review, and recommended approval of the special permit and site plan subject to relevant agency comments, and subject to the installation of a flex-post median barrier being installed in Medway Street easterly of the Birch Street intersection. Chairman Kennelly noted a general consensus of four of the Board members favoring the installation of the flex-post median, and as such it should be added to the plans. The Board members also noted the need for clarification of both sewer and water line details on the plans, as well as the need for a "Do Not Block Intersection" sign on Birch Street. Participating remotely from the public was Michael Ciaramicoli. After further discussion the Applicant requested the hearing be continued to the 7-12-22 meeting.

Motion by Mainini, Second by Cole to continue the public hearing to the 7-12-22 meeting.

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

Motion carried unanimously.

3. Amended Site Plan: 196 East Main – R.J. Kelly Co. / AMBRI, Inc. The applicant requests amended site plan approval to allow for the reconfiguration of the northerly portion of the parking/loading area recently approved on the subject property. This will accommodate the needs of AMBRI, Inc., the newly signed tenant for the easterly buildings. AMBRI is a research and development firm and manufacturer of an innovative liquid metal battery technology for long duration energy storage systems. The Planning Board approved a change of use amended site plan for this property on 12-14-21 that allowed for manufacturing, processing, research, and warehouse uses in the easterly buildings. Participation remotely on behalf of the applicant were Brooks Goodyear of RJ Kelly Co., John Kucich of Bohler Eng., and Jim Prueitt of AMBRI, Inc. They explained that AMBRI will be occupying the easterly buildings with approximately 105,746 SF for manufacturing/research/processing, 21,149 SF for offices, and 14,100 SF for warehousing. The existing retail-related uses are to remain in the western buildings on the site. This application conforms to the prior conditions of approval for the use of the easterly buildings. It was noted that the reconfiguration of the northerly parking/loading area is consistent with an alternate that had been favorably discussed during the prior review, and does not otherwise alter the overall circulation scheme approved for the property. The Town Planner recommended the application be approved as submitted.

Motion by Calagione, Second by Mainini to approve the site plan amendment subject to the following conditions being met prior to certificate of occupancy/certificate of zoning compliance issuance:

1. Receipt of the final Sewer Board approval letter.
2. Complete secession and removal of the transportation terminal operation on the property.

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

Motion carried unanimously.

5. Proposed Subdivision Regulations Amendment – RE Floodplain Requirements. The Town Planner advised the Board that as a community authorized to participate in the National Flood Insurance Program (NFIP), Milford is required by FEMA to have a periodic monitoring visit. Milford's last NFIP review was conducted in 2007. In February of 2020, the Town was notified by the Mass. Dept. of Conservation & Recreation (DCR) that the Town was being required to again conduct another visit, but by a telephone conference call instead of an actual local visit due to the pandemic. Periodic monitoring includes a review of a Town's FEMA flood maps, any local ordinance delineating the Floodplain District, local permitting practices for development in the floodplain, and the flood insurance policy numbers for that community. Due to the pandemic, further contact has continued only sporadically since 2020. While the Flood-related section of the Zoning Bylaw and Flood map references are

acceptable, unfortunately there still appears to be a remaining issue, because the Subdivision Regulations do not specifically require that the actual base flood elevations be shown for each lot or parcel on all subdivision plans. Consequently FEMA, through DCR, is requiring that the Town amend the Subdivision Regulations to adequately address this issue. They have agreed that the following language proposed by the Town Planner meets with their satisfaction:

“Application of the Planning Board to amend the Subdivision Regulations by adding at the end of Section IV. B. 2. r. the words “including indicating the base flood elevation data on each lot or parcel”.

Section IV. B. is the Definitive Plan section of the Subdivision Regulations, and sub-section 2. r. deals with the contents of definitive plans and the specific requirement for floodplain information. The Town Planner recommended the Board schedule a public hearing for that purpose at the earliest possible time.

Motion by Mainini, Second by Cole to schedule this item for public hearing at the 7-12-22 meeting.

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

Motion carried unanimously.

6. Continued Discussion Item: Bellingham Drinking Water Supply Protection. The Town Planner followed up on the discussion from the last meeting, and referred the Board members to the six maps contained in the packet for this agenda item. The maps show the locations of the several Zone II Aquifers within Milford and in the surrounding area. Included in the packet were portions of the zoning maps of Bellingham and Medway. It was noted that the text of the Medway Zoning Bylaw is available online at the Medway town website. A map from the Milford GIS showed an enlargement of the Zone II Aquifers along Medway and Birch Streets. The last map was a reduced copy of the current Milford Water Resource Protection District Map showing the WR-1 and WR-2 zoning overlay districts that cover the Huckleberry Brook/Charles River Zone II Aquifer in Milford. The Bellingham Zone II Aquifer is not yet included on the Milford Water Resource Protection District Map. It was noted that other towns use various methods of defining the Zone IIs within their boundaries. Milford utilizes a metes-and-bounds method to describe the perimeter of the districts, and that method should be used to define any additional and/or expanded boundaries that may be proposed in the future. The Town Planner will verify the levels of mapping readily available to properly delineate the area in question for review by the Board. It was agreed that this discussion will be continued to a future meeting.


It was noted that the next Planning Board meeting will be via zoom on 7-12-2022.

Adjournment: Motion by Calagione, Second by Morais 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 8:22 P.M.


Patrick Kennelly, Chairman