



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, July 12, 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 Calagione, Second by Cole to approve the minutes of the June 21, 2022 meeting as amended.

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

Motion carried unanimously.

2. 81-P Plans: Purchase Street (13-0-3) – William Rowe. The Town Planner noted that this plan was previously approved in 2018, however the mylar was not recorded in a timely manner. This submittal is identical except for the revised dates. Therefore, the plan is endorsable as submitted.

Motion by Mainini, Second by Calagione 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.

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

PUBLIC HEARING: Application of the Planning Board to amend Section IV. B. Definitive Plan of the Subdivision Regulations relating to floodplain requirements. The Chairman read the text of the proposed amendment which states as follows: "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". 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 periodic monitoring reviews. 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 another periodic review is required. While the Flood-related section of the Zoning Bylaw and Flood map references are acceptable, unfortunately there still appeared 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 language proposed in this amendment meets with their satisfaction: The Town Planner explained that 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 adopt the amendment as presented. There were no public comments.

Motion by Calagione, Second by Morais to close the public hearing and approve the amended to the Subdivision Regulations as presented.

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

Motion carried unanimously.

CONTINUED 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 special permit is required as per ZBL Sec. 2.3 Special Permits and Sec. 3.4.1 (c) for drive-thru banks. Participating remotely on behalf of the applicant was Mike Dryden of Allen Engineering, who noted that the flex-post median detail has been added to the plans. He also noted the clarification of both sewer and water line details on the plans, as well as the "Do Not Block Intersection" sign on Birch Street and striping detail in front of the driveway at that location. Participating remotely from the public was Michael Ciaramicoli.

Motion by Mainini, Second by Morais to close the public hearing.

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

Motion carried unanimously.

A brief discussion among the Board members ensued relating to details of the site plan.

Motion by Mainini, Second by Cole to approve the Special Permit subject to the following:

- 1.) The flex-post median barrier in Medway Street begins 20' east of the Stop Line.
- 2.) The Sewer Board approval letter has been received.

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

Motion carried unanimously.

3. Continued Amended Site Plan: 146 South Main Street – So. Main Plaza, LLC. The applicant requests amended site plan approval to relocate the propane tank/refill installation on the subject property. Initially, the proposal was to relocate the current propane refill station to an area within the main parking lot. Staff had reminded the applicant that the existing propane refill station is in its current location because the Planning Board denied the prior request for this same location in 2005 due to the dangerous traffic conflicts such a location in the parking lot would create, and that nothing has changed relating to traffic patterns and conflicts within the parking lot that would warrant a change from that previous decision. Consequently, the applicant has revised the plan to show an acceptable location for the propane tank/refill station at the far easterly side of the parking lot, as shown on the revised plan dated 7-1-22. In addition, this revised plan shows both bollards and jersey barriers proposed around the propane tank.

Motion by Calagione, Second by Morais to approve the amended site plan subject to an adjustment to the angle of placement for the proposed jersey barriers.

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

Motion carried unanimously.

4. 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 four maps contained in the packet for this agenda item. The maps show the locations of the Zone II Aquifers within Milford overlayed on different base themes. The Town Planner will investigate the levels of mapping readily available to properly delineate the area in question for continued review by the Board. It was agreed that this discussion will be continued to a future meeting.

5. Discussion Item – Future Zoom Meetings: The Board members discussed the recent/ongoing Legislative actions regarding future remote meeting requirements.

Motion by Cole, Second by Kennelly to continue with the Zoom remote meeting format thru December of 2022 subject to final action by the Legislature.

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

Motion carried unanimously.

It was noted that the next Planning Board meeting will be on 8-16-2022.

Adjournment: Motion by Calagione, Second by Cole 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 8:00 P.M.



Patrick Kennelly, Chairman