



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, August 16, 2022

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

Members absent: Marble Mainini, III

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 107 of the Acts of 2022, an Act Relative to Extending Certain State of Emergency Accommodations, which Act further 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 will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

1. Minutes of Previous Meetings:

Motion by Cole, Second by Calagione to approve the minutes of the July 12, 2022 meeting as written.

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

Motion carried.

2. 81-P Plans:

2. A.) 22 Short Street – Vineyard Point Ventures.

The Chairman noted that this 81-P plan reflects a recently granted variance and is endorsable as submitted.

Motion by Calagione, Second by Cole 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, absent; Morais, yes.

Motion carried.

2. B.) 9 Free Street – Sandra Barlow.

The Chairman noted that this 81-P plan reflects a recently granted variance and is endorsable as submitted.

Motion by Calagione, Second by Morais 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, absent; Morais, yes.

Motion carried.

3. Supplemental Finding Request: Whitewood Preserve PRD - re. roof-mounted solar. The Whitewood Preserve Condominium Trust Board of Trustees requests the Planning Board's acceptance of a revision to the site plan for the Whitewood Preserve Planned Residential Development to allow for the installation of separate, small-scale roof-mounted solar energy systems on the individual units within said Development. On July 18, 2022 the Board of Trustees voted unanimously to seek the revision. At the time of the original Special Permit application in 2017, such roof-mounted installations were not contemplated as part of the development. The installations as currently proposed will otherwise comply with all applicable requirements of ZBL Section 3.15.1 relating to roof-mounted Small-scale Solar Energy Systems. It appears the proposal is minor and does not constitute a change, and should not require a formal amendment to the Special Permit. The Town Planner recommended the Board issue a favorable Supplemental Finding subject to the following conditions:

1. The individual roof-mounted solar panels shall be mounted parallel to the roof surface and shall not extend beyond the roof edge.
2. The individual solar panels shall not be mounted on any other building surface, structure, wall, fence or other appurtenance.
3. The individual solar panels shall be mounted in a manner to avoid casting glare onto adjacent residential structures.

Motion by Calagione, Second by Morais to issue a favorable supplemental finding subject to the conditions listed by the Town Planner.

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

Motion carried.

4. Preliminary Plan: "Gomes Way" Highland Street Sub. – Jason Gomes. The applicant is proposing a 4-Lot residential subdivision, including one new street. The property consists of approximately 8.36 acres located adjacent to 20 Highland Street and lying north of Laurel Street, an unimproved town way. Waivers from the subdivision requirements have been submitted in writing relating to rounding dimensions at the intersection, street right-of-way width, and sidewalk installation. The Town Planner had reviewed the proposed plan dated 7-27-22, and found it to be satisfactory. The proposed cul-de-sac is less than 500' in length and the development will be served by municipal sewer and water. Also, all of the proposed lots are well in excess of the minimum 15,000 sq.ft. lot area required in the RB zoning district. Proposed Parcel B is 4.45 acres and comprised entirely of wetlands and is likely to be deeded to the Conservation Commission for open space purposes. Proposed Parcel A may not be slated for immediate development as part of this subdivision. The Town Planner recommended the preliminary plan be approved subject to relevant agency comments.

The requested waivers from the subdivision requirements were considered individually.

Waiver #1 - Rounding dimensions at the intersection:

Motion by Calagione, Second by Morais to approve the waiver request to provide no roundings at the intersection.

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

Motion carried.

Waiver #2 - Street right-of-way width:

Motion by Calagione, Second by Morais to approve the waiver request and allow for a 40' right-of-way.

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

Motion carried.

Waiver #3 - Sidewalk installation:

Motion by Calagione, Second by Morais to deny the request to waive the sidewalk.

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

Motion carried.

Motion by Calagione, Second by Morais to tentatively approve the preliminary plan.

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

Motion carried.

5. Amended Site Plan: 500 Fortune Boulevard – PEI RE Holdings, LLC. Photofabrication Engineering, Inc. (PEI), requests amended site plan approval for the addition of a chemical storage container unit on the subject property. Participating remotely on behalf of the applicant were Joyce Hastings, Dennis Sweeney, and Phil Galeucia. The proposal is for the installation of three concrete pads and a container unit for chemical storage of hazardous materials. The proposed 13' X 52' chemical container unit is to be located along the south side of the building on a concrete pad. Paved access to the unit will eliminate five existing parking spaces located adjacent to the unit. A second 10' X 28' concrete pad is proposed along the south side of the building for two chiller units and a containment pit. A third concrete pad with chiller unit and containment pit is also proposed along the north side of the building. There is adequate off-street parking to accommodate the proposed site changes. The Town Planner recommended approval of the amended site plan, subject to relevant agency comments.

Motion by Cole, Second by Morais to approve the amended site plan as requested.

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

Motion carried.

6. Amended Site Plan: 155 Fortune Boulevard – Nitto Denko Avecia Inc. The applicant requests further amended site plan approval relating to trailers and storage containers on the subject property. Participating remotely on behalf of the applicant were Michael Lennon and Kurt Kashuba of DPS Group. The temporary Lab Trailer and two small construction trailers previously approved have now been removed. Proposed is a temporary 30' x 8' site construction trailer to be located off the far northwest corner of the front parking lot for a duration of two years. Also proposed are a temporary 40' x 8' flammable material storage container, and a temporary 7' x 19' dry chemical storage container, both located off of the northwest corner of the building for a duration of three years. Jersey barriers are being proposed to protect these containers. Also proposed is a 4' x 6' permanent guard shed on the southwest corner of the building. The Town Planner recommended approval of the amended site plan, subject to relevant agency comments.

Motion by Calagione, Second by Cole to approve the amended site plan as requested.

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

Motion carried.

7. ZBA Variance Referral: 91 Purchase Street – Alexander Ortega. The applicant requests a variance to allow for an 8' high fence within a required front yard setback; 4' maximum height allowed. The proposed fence would be located along the Dilla Street property. The fence will serve as a sound barrier from excessive traffic noise. The house is non-conforming as to front yard setback, being only 12' from Dilla Street at its closest point; minimum 30' required. There are no line-of-sight issues at the intersection of Dilla and Purchase Streets that will be affected by the 8' high proposed fence, due to the proposed placement of the fence which will end before Purchase Street, the fact that the intersection is signalized, and due to the prior right-of-way taking. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Calagione, Second by Morais to forward a favorable report to the Zoning Board of Appeals.

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

Motion carried.

8. ZBA Variance Referral: 3 McGill Lane – Benjamin Campbell. The applicant requests a lot area variance to subdivide the existing 143,943 SF conforming lot to create a second developable lot. The proposed subdivision would retain a conforming 87,000 SF lot for the existing single-family dwelling, and create a new 56,943 SF substandard lot for development of a new single-family dwelling. There appear to be no features of the property that do not generally affect other land in the zoning district that would constitute a hardship. 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 Zoning Board of Appeals.

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

Motion carried.

Member Calagione requested that the Town Planner prepare a letter to the ZBA for the Chairman's signature, to remind them of the underlying rationale for the large lot size in the RD district, and the likely negative effect lot-size variances will have on our drinking water supplies, and to urge them to not grant such variances in the future.

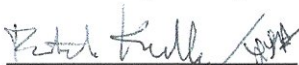
It was noted that the next Planning Board meeting will be on 9-6-2022.

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

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

Motion carried.

The meeting was adjourned at 8:00 P.M.


Patrick Kennelly, Chairman