



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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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, September 6, 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 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 Morais to approve the minutes of the August 16, 2022 meeting as written.

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

Motion carried.

2. 81-P Plans: (none)

3. Lot Release/Set Bond Amount: Mt. Pleasant Estates Subdivision – Walter Circle. Request by Lobisser and Ferreira Construction Co. to release Lots 1 thru 8 and to set the bond amount relating to the Mt. Pleasant Estates Subdivision. The Town Engineer has confirmed that the appropriate bond amount is \$242,227.75.

Motion by Mainini, Second by Cole to set the bond amount at \$242,227.75 and to release Lots 1 thru 8 of the Mt. Pleasant Estates Subdivision.

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

Motion carried unanimously.

4. Endorse Layout Plans: Gordon Drive – “Modification of So. Central Estates II” Subdivision. Request by F&D Central Realty Corp. for endorsement of the layout plan mylars for Gordon Drive within the “Modification of So. Central Estates II” Subdivision. The Chairman noted that everything was in order to endorse the mylars. The Town Planner will hold the mylars in the office for the members to sign, and arrange for the Town Clerk and Select Board signatures as well.

Motion by Calagione, Second by Morais to endorse the Layout Plan Mylars for Gordon Drive.

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

Motion carried unanimously.

5. Select Board Referral: Discontinuance / Relocation of Old Cedar Street. The Chairman noted that 13 years ago, Town Meeting had approved the relocation/discontinuance of Old Cedar Street under Articles 21 & 22 on the May 21, 2007 Annual Town Meeting Warrant. This had been done in conjunction with a Goodyear Tire Center development that at the time was being proposed on Lot 17. Subsequently, that development did not

proceed and the process effectively stalled. A local developer is now proposing a self-storage facility to be located on Lots 12 & 17 and on a portion of discontinued Old Cedar Street. They seek to revive the relocation and discontinuance process by returning to Town Meeting this Fall to provide the appropriate modifications to the previous approvals. The Chairman noted that the proposed self-storage facility will have a lower trip generation ratio compared to other industrial uses. The relocation and discontinuance of Old Cedar Street was originally proposed to address the traffic problems that existed at the intersection of Old Cedar Street and Route 85. The Town has since implemented the use of flex-post median barriers in the Route 85 right-of-way to control left turns, and the current request remains the appropriate final step to improve traffic safety overall. The Town Planner recommended that a favorable report be forwarded to the Select Board to place the appropriate Articles on the Warrant for the October 24, 2022 Special Town Meeting, and further that the Select Board once again consider supporting and sponsoring such Articles.

Motion by Mainini, Second by Calagione to forward a favorable report to the Select Board.

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

Motion carried unanimously.

6. Amended Site Plan: 400 East Main Street – Rosenfeld Concrete Co. The applicant requests amended site plan approval to construct a Concrete Plant on the 2.08-acre subject property. The manufacture and processing of concrete cement is permitted in the IB Highway Industrial zoning district in which the site is located. Only asphalt concrete plants are prohibited in the Zoning Bylaw. Participating remotely on behalf of the applicant was Robert Duff, P.E. of Guerriere & Halnon Engineering. This project was approved in 2015 with substantial work having been commenced, including the construction of the armored wall, prior to the project going dormant a few years ago. This revised plan is substantially the same as previously approved. The proposed building associated with the concrete plant will total 1,664sf in floor area, and 3 lagoons are being proposed as indicated on the site plan. A one-way loop driveway is being proposed around the plant buildings, connecting to a two-way main access drive. The 14 required off-street parking spaces are located along the main access drive. The Town Planner recommended approval of this site plan subject to all relevant agency comments.

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

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

Motion carried unanimously.

7. ZBA Variance Referral: Lot 38 Haven Street – Albert DeGeorge. The applicant requests variances for lot frontage and width; 69.46' frontage provided, 120' required, and 69.39' of width provided, 140' required. Specifically, the grant of the requested variances would qualify the subject property as a buildable lot for development of a new single-family dwelling. The existing lot is 102,206 SF in area. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals subject to a restriction on further subdivision of the lot.

Motion by Mainini, Second by Calagione to forward a favorable report to the Zoning Board of Appeals subject to no further subdivision of the lot.

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

Motion carried unanimously.

8. ZBA Special Permit Referral: 14B South Free Street – Aurelio Gomes. The applicant requests a special permit to add used auto sales to the existing auto repair use on the subject property. Specifically, the auto sales use special permit approval is to facilitate an application for a Class II Dealers License. The business will be for used vehicle purchase and sales at auctions only, with no actual vehicle sales and/or display occurring on site. Only the repairs necessary for each vehicle will take place in the garage. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals subject to no vehicle sales or display to occur on the premises.

Motion by Calagione, Second by Morais to forward a favorable report to the Zoning Board of Appeals subject to no on-site sales or display of vehicles for sale.

Roll Call Vote: Calagione, yes; Cole, no; Kennelly, no; Mainini, yes; Morais, yes.

Motion carried.

It was noted that the next Planning Board meeting will be on 9-20-2022.



Adjournment: Motion by Cole, 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 7:38 P.M.

  
Patrick Kennelly, Chairman