



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, September 20, 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 Mainini, Second by Morais to approve the minutes of the September 6, 2022 meeting as written.

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

Motion carried unanimously.

2. 81-P Plans: 142 Purchase Street – Roy Vaz

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

Motion by Calagione, Second by Mainini 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 unanimously.

3. Site Plan Bond Reduction 5-7 Industrial Rd.: Request by Lobisser and Ferreira Construction Co. to reduce the bond amount relating to the Site Plan. The original bond was \$201,645.00. The request is for a \$194,145.00 reduction, with the Town to retain \$7,500.00 relating to the replication area.

Motion by Calagione, Second by Morais to reduce the bond amount for the site plan at 5-7 Industrial Road by \$194,145.00 and to retain \$7,500.00 relating to the replication area.

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

Motion carried unanimously.

4. ZBA Variance/Special Permit Referral: 1 Capital Rd. – Milford Groves Res. Holdings LLC. The applicant requests variance and special permit approvals to construct a new management office building on the northwest corner of Colonial and Senate Roads within the Groves Development. Specifically, the proposed 1,195sf building would be 13.5' from the Senate Road right-of-way, 30' required, hence the variance application. Due to the non-conforming nature of the entire development, a special permit is required to accommodate the additional building. The surrounding neighborhood, and the development itself, have suffered for the last several decades from the severe off-street parking shortage. It would seem appropriate now for the applicant to expand the number of off-

street parking spaces rather than add yet another building to the complex, especially given that there are only 429 spaces provided where 520 are needed under the current requirements. The Town Planner recommended this application be continued to afford the applicant's engineer time to expand the number of off-street parking spaces within the complex.

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, yes; Mainini, yes; Morais, yes.

Motion carried unanimously.

5. ZBA Variance/Special Permit Referral: 44 Emmons Street – Sasha Meyer. The applicant requests variance and special permit approvals to establish a home occupation beauty parlor within a detached structure on the subject property. Specifically, the proposed is to reconstruct and enlarge the existing detached garage located to the rear of the property. The new detached building will contain a two-car garage, and a 429.1sf beauty salon. Home occupation beauty parlors are allowed by special permit, provided that they are located within a single-family dwelling, not in detached accessory structures. The Town Planner recommended an unfavorable report be forwarded to the ZBA, as issuance of either request would constitute a use variance, and use variances are not allowed under the Zoning Bylaw.

Motion by Calagione, Second by Mainini to forward an unfavorable report to the ZBA because use variances are not allowed by the zoning bylaw.

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

Motion carried unanimously.

The Chairman and Board members welcomed Elizabeth Mainini as the new Town Engineer, whose first day is expected to be tomorrow.

The Chairman also noted the resignation of Planning Board member Bryan Cole that will be effective as of October 1, 2022. The Board Members thanked Bryan for his service and wished him well in his future endeavors.

The Chairman explained to the members that he had sent the appropriate memo notifying the Select Board of the resignation, and expects that at their 9-26-22 meeting, the Select Board will authorize the Town Administrator to advertise the vacancy to solicit interest in the vacant position on the Planning Board. The Select Board will also set a joint meeting of the Select Board and Planning Board (likely to be on 10-17-22) to select an individual to fill the vacant seat until the next election in 2023. The Town Planner will keep the Board apprised of the names of interested parties as they become available.

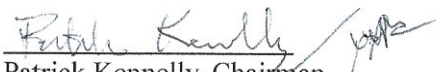
The next Planning Board meeting will be on 10-4-2022.

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 7:15 P.M.


Patrick Kennelly, Chairman