



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
J. Ted DePaolo
Patrick J. Kennelly
Marble Mainini, III
Jose M. Morais

Minutes of Meeting MILFORD PLANNING BOARD **This meeting was conducted via Remote Participation** Tuesday, October 18, 2022

Members participating remotely: Joseph Calagione, J. Ted DePaolo, Patrick Kennelly (Chairman), Marble Mainini, III, Jose M. Morais.

Members absent: none

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner), Elizabeth Mainini, P.E. (Town Engineer)

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.

Chairman Kennelly and the Planning Board Members welcomed Ted DePaolo to the Board after his appointment to fill the vacancy created by Bryan Cole's resignation. Mr. DePaolo will serve until the 2023 election.

1. Minutes of Previous Meetings:

Motion by Calagione, Second by Mainini to approve the minutes of the October 4, 2022 meeting as written.

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

Motion carried.

2. 81-P Plans: (none)

3. Amended Site Plan: 6-12 Industrial Road Phase 2 – PDMS Design Group/Amazon. The applicant requests amended site plan approval for Phase 2 of the decommissioning of the Amazon fulfillment center aspect of the building on the subject premises. The space will now function as a traditional warehouse and storage facility for items and materials utilized at other Amazon facilities. Traffic for the proposed use will be reduced from that of the former fulfillment center, including the elimination of much of the delivery van traffic. This application represents the second of two phases of the conversion of the space. Phase 1 had proposed approximately 23,700 SF of floor area for the storage of palletized non-flammable fabric bin arrays. Phase 2 of the conversion will utilize approximately 27,000 SF for storage of lithium-ion battery-powered robotic drive units. The application materials and documents for Phase 2 were included in the agenda packet. Both the bins and drive units are used in Amazon fulfillment centers located at various other sites. The Town Planner recommended approval of the amended site plan for proposed Phase 2 as requested, subject to relevant agency comments.

Motion by Mainini, Second by Calagione to approve the requested amendment for phase 2 subject to the Town Engineer's comments and receipt of the Sewer Dept. letter.

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

Motion carried.

4. Amended Site Plan: 14 Prospect Street – Milford Regional Medical Center. The applicant requests amended site plan approval to allow for the reconfiguration of the westerly parking lot on the subject premises. Specifically, the proposal is to realign the secondary access aisle for the westerly parking lot adjacent to the maintenance building. This will provide for better access to this area from the main driveway thru the parking lot. It will also improve both vehicular and pedestrian safety at this location. All applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments.

Motion by Calagione, Second by Morais to approve the amended site plan.

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

Motion carried.

5. ZBA Special Permit Referral: 5 Water Street – 5 Water Street LLC. The applicant requests a special permit to change the former professional office use on the subject property to a retail use. The Zoning Bylaw was amended in 2016 to provide for such changes within the OR Office Residential zoning district by ZBA special permit. The existing 5,520 SF commercial building is proposed to be used as a meat market and grocery store. The applicant is proposing to relocate their existing meat market from next door at 3 Water Street to the subject property. There are no additions proposed to the building, and the 14-space parking lot located to the rear of the building is to be retained and re-stripped. The Town Planner recommended a favorable report be forwarded to the ZBA.

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

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

Motion carried unanimously.

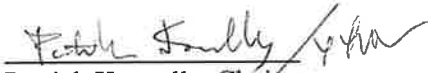
The next regular Planning Board meeting will be on 11-1-2022.

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

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

Motion carried unanimously.

The meeting was adjourned at 7:33 P.M.



Patrick Kennelly, Chairman