



# 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, December 13, 2022

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

Members absent: Joseph Calagione

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 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 11-1-22 meeting

Motion by Calagione, Second by Morais to approve the minutes of the November 1, 2022 meeting as written.

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

Motion carried.

### 2. 81-P Plans: (none)

PUBLIC HEARING: Application of Jason Gomes, 41 Upland Road, Burlington, MA 01803 to approve the definitive subdivision entitled "GOMES WAY", a 4 Lot Residential Subdivision on 4 +/- acres located on the westerly side of Highland Street. Assessor's Map 49 Lot 391. RB Zone.

At the written request of the applicant this Public Hearing was not opened, but rather this item was continued to the 1-17-2023 Planning Board meeting.

3. Continued Amended Site Plan: 108 East Main Street – Geara Realty, LLC. The Board continued the review of the proposed rental car business on the subject properties. Participating remotely were the applicant Ray Geara, as well as his engineer Tim Power, who reviewed their responses to the previous staff comments. The Town Engineer and Town Planner acknowledged that the previous issues appear to have been adequately addressed. A brief discussion ensued.

Motion by Mainini, Second by DePaolo to approve the site plan with subject to the following conditions:

- 1) That the 5' wide walkway along the side of the triplex be protected by bollards.
- 2) That a dumpster with screening be added to the plan.

- 3) That the freestanding pylon sign be clearly indicated on the site plan.

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

4. ZBA Variance Referral: 186 Medway Street – Club RE 1 LLC. The applicant requests a number of variance approvals to subdivide the existing conforming lot to create two non-conforming lots for the development of another single-family dwelling. The proposal is to subdivide the 21,044 SF subject parcel into one 13,038 SF parcel and one 8,006 SF parcel; 15,000 SF minimum lot size required in the RB zone. There are no features of the property whatsoever that constitute a hardship. The lot is of a regular shape and is substantially flat, and is only slightly larger than the minimum required lot size in the RB zone. The Town Planner recommended an unfavorable report be forwarded to the ZBA due to the lack of hardship.

Motion by Mainini, Second by DePaolo to forward an unfavorable report to the ZBA due to the lack of hardship.

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

5. ZBA Special Permit Referral: 44 Emmons Street – Sasha Meyer. The applicant requests special permit approval to establish a home occupation beauty parlor on the subject property. Home occupation beauty parlors are allowed by ZBA special permit, provided that they are located within a single-family dwelling. The proposal is to locate the home occupation beauty parlor within a new 16' x 32' single-story rear addition to the existing single-family dwelling. The proposed beauty parlor will be a single beautician set-up operating by appointment only. Three off-street gravel parking spaces are proposed adjacent to the detached garage at the rear of the property. The Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by DePaolo, Second by Mainini to forward a favorable report be forwarded to the ZBA provided the driveway and parking area are paved and striped.

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

6. ZBA Variance Referral: 44 Silver Hill Road – APO Building Inc. The applicant requests a variance to subdivide the existing 31,203 SF conforming lot to create one non-conforming lot for the development of another single-family dwelling. The proposal is to subdivide the 31,203 SF subject parcel into one 15,156 SF parcel and one 16,048 SF parcel; 15,000 SF minimum lot size required in the RB zone. While both proposed lots will exceed the minimum 15,000 SF lot size required in the RB zone, proposed Lot 1 will require a lot width variance; 100' required, 73.8' provided. All other applicable requirements appear to be met. The Town Planner recommended a favorable report be forwarded to the ZBA.

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

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

The next regular Planning Board meeting will be on 1-3-2023.

Adjournment: Motion by Calagione, Second by DePaolo to adjourn the meeting.

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

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

  
Patrick Kennelly, Chairman