



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, February 7, 2023

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 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 1-17-23 meeting

Motion by Calagione, Second by Morais to approve the minutes of the January 17, 2023 meeting as written.

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

Motion carried unanimously.

2. 81-P Plans: 3 McGill Lane – Benjamin Campbell

Motion by Mainini, Second by Morais to approve the 81-P Plan as submitted and direct the Town Planner to endorse the Mylar.

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

Motion carried unanimously.

3. Amended Site Plan: 250 Fortune Blvd. – OWL Services / Target Corp. The applicant requests amended site plan approval to install Electric Vehicle (EV) charging dispensers on the subject property. Participating remotely on behalf of the applicant were Bob Ridell and Phil Jaminet of Oscar W. Larson Co. (OWL). The proposal is to add 3 double-dispenser EV charging units to service 6 vehicle charging stations. This will require the reconfiguration of 9 existing parking spaces to accommodate the 6 new charging stations, thereby reducing the number of off-street parking spaces that can be counted toward the parking requirement by 9. The existing parking arrangement provides 592 spaces; 495 spaces are currently required, resulting in an excess of 97 spaces before the 9-space reduction this proposal will require. The proposed charging stations are to be located on the south edge of the existing parking lot in the southeast corner of the overall parking field, and the spaces are to be distinctively striped. A brief discussion ensued, and it was noted that there will still be adequate parking, and the

overall traffic pattern will not be affected with this proposal. 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 Mainini to approve the amended site plan as submitted.

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

Motion carried unanimously.

4. Continued Discussion Item: Groundwater Protection Revisions – Godfrey Brook Wells. The Chairman resumed the discussion from the January 3, 2023 Planning Board meeting and briefly reminded the Board that the Water Department has been notified by MassDEP that with the installation of the Godfrey Brook Wells, the Town must update the Water Resource Protection Overlay Zoning District to remain in compliance with MassDEP's wellhead protection requirements. Participating remotely was Water Department General Manager David Condrey. The Town Planner noted that Staff has prepared a draft Zoning Bylaw text amendment and an updated Water Resource Protection District Map for the upcoming May Town Meeting Warrant. Supporting documentation of these items were included in the Agenda Packet for this meeting. The schedule is to hold the required Public Hearing at the 5-2-23 Planning Board meeting, with this year's Annual Town Meeting to be held on 5-22-23. After a brief discussion the Chairman continued this item to the 2-21-23 meeting, by which time it is hoped that the final Article can subsequently be submitted to the Select Board for remand for the required Planning Board Public Hearing.


The next regular Planning Board meeting will be on 2-21-2023.

Adjournment: Motion by Calagione, 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 7:29 P.M.


Patrick Kennelly, Chairman