



# 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 21, 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 2-7-23 meeting

Motion by Calagione, Second by DePaolo to approve the minutes of the February 7, 2023 meeting as written.

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

Motion carried unanimously.

### 2. 81-P Plans: none

CONTINUED 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 3-21-2023 Planning Board meeting.

3. Amended Site Plan: Dilla Street/Louisa Lake Rec. Area – Milford Parks Dept. The Milford Parks Commission seeks amended site plan approval to construct a 20' x 40' pavilion within the Louisa Lake Recreation Complex located on Dilla Street. Municipal uses are permitted in all zoning districts subject to site plan approval. The Complex is part of over 200 contiguous acres of Town-owned Open Space in that immediate area under the Conservation Commission's jurisdiction. The pavilion is within the picnic area on the easterly side of Louisa Lake, adjacent to and west of the Upper Charles Trail. It will be 28' from the edge of the Lake, 10' from the Trail, and 240' north of the parking area off Dilla Street. The northerly 200' of the existing guard

rail is to be removed. The recently approved parking expansion will increase parking from the prior 53 spaces to 84 total spaces. The Conservation Commission has recently approved this project, and all applicable zoning requirements appear to be met. After a brief discussion, the Town Planner recommended approval of the amended site plan as submitted.

Motion by Mainini, Second by DePaolo 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. Amended Site Plan: 204 East Main Street – Kannan Realty Group, Inc. The applicant requests amended site plan approval to add a coffee shop with drive-through window to the previously approved gasoline station and convenience store on the subject property. Participating remotely on behalf of the applicant were Attorney Ernest Pettinari and Engineer Halim Choubah. The ZBA granted a special permit on 8-19-2021. A 600 SF coffee shop is proposed within the 34'x 88', 2,992 SF commercial building, with the drive-through window located at the west side of the building. A split queue lane is proposed with two order stations. The required parking has been recalculated, with a reduction in the number of required spaces from the previous 19 spaces to 14 spaces. The spaces originally proposed behind the building are being replaced with the queue lanes, and 4 new parallel spaces are being added in the front. The balance of the previously approved development will remain substantially the same, providing a total of five pump islands. Adequate access and parking are being provided. Bollards are still proposed at the end of each parking space along the sidewalk. The existing two-way driveway is to be reconstructed in the current location to comply with both Town and MassDOT standards. The proposed pylon sign is located outside of the line-of-sight triangle at the entrance drive. All other applicable zoning requirements appear to be met. The Town Planner recommended approval subject to departmental comments. It was noted that an approval letter from the Sewer Board has yet to be received, which was a condition of site plan approval. The next Sewer Board meeting was 3-14-23.

Motion by Mainini, Second by Morais to continue this application to the 3-21-23 meeting.

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

Motion carried unanimously.

5. Set Bond Amount: 250 Fortune Blvd. – Target / Whiting-Turner Co. The applicant requests approval to post a site completion bond for the subject property in the amount of \$62,900.00. After a brief discussion, it was noted by the Board that a more appropriate amount would be \$75,000.00.

Motion by Calagione, Second by Mainini to set the bond amount at \$75,000.00.

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

Motion carried unanimously.

6. Continued Discussion Item: Groundwater Protection Revisions – Godfrey Brook Wells. The Town Planner noted that the zoning amendment article is complete and asked that the Board direct him to send a memo to the Select Board requesting remand of this article for Planning Board public hearing and report to Town Meeting.

Motion by Calagione, Second by DePaolo to send request the Select Board remand the article for public hearing and report to Town Meeting.

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

Motion carried unanimously.

7. Preliminary Review: Draft Scope of Services - 2024 Comprehensive Plan. The Chairman referred the members to the outline and draft scope of services for Comprehensive Plan included in the agenda packet. The next steps will include contacting the Metropolitan Area Planning Council (MAPC) regarding their Technical Assistance Program and possible funding opportunities, and estimating possible costs for the work. It was also suggested that staff alert the Finance Committee prior to the Fall 2023 Town Meeting.

Motion by Calagione, Second by Morais to contact MAPC, estimate the costs, and alert the Finance Committee.

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

Motion carried unanimously.

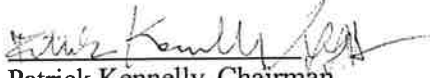
The next regular Planning Board meeting will be on 3-7-2023.

Adjournment: Motion by Calagione, Second by DePaolo 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