



# 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, March 21, 2023

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

Members absent: J. Ted DePaolo,

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 2-21-23 meeting

It was noted that the Planning Board meeting originally scheduled for 3-7-23 was canceled.

Motion by Mainini, Second by Morais to approve the minutes of the February 21, 2023 meeting as written.

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

### 2. 81-P Plans:

2. A. Central & Pond Streets – Galo Holdings LLC. The Town Planner noted that this plan facilitates a lot line adjustment/land swap and is endorsable as submitted.

Motion by Calagione, 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, absent; Kennelly, yes; Mainini, yes; Morais, yes.  
Motion carried.

2. B. 44 Silver Hill Rd. – APO Building Inc. The Town Planner noted that this plan facilitates a lot split that had been approved via a variance from the ZBA and is endorsable as submitted.

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, absent; Kennelly, yes; Mainini, yes; Morais, yes.  
Motion carried.

The Town Planner read the legal notice for the Public Hearings into the record. For purposes of clarity he also noted that by successive written requests of the applicant, this item has been continued without opening the public hearing from the original hearing date of 12-13-22 to 1-17-23, again to 2-21-23, and finally to this meeting of 3-21-23.

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.

Participating remotely was the applicant Jason Gomes and his engineer Giovanni Fodera. The applicant is proposing a 5-Lot residential subdivision, including one new street. The property consists of approximately 8.36 acres located adjacent to 20 Highland Street and lying north of Laurel Street, an unimproved town way. The Preliminary Plan received tentative approval on 8-16-22, and waivers were granted relating to rounding dimensions at the intersection, and for a 40' street right-of-way width for proposed Gomes Way. The waiver that was requested for no sidewalk installation was denied. The Town Planner reported that he has reviewed the definitive plan dated 10-26-22 as revised thru 3-16-23, and finds it to be generally consistent with the approved Preliminary Plan. The proposed cul-de-sac is less than 500' in length and the development will be served by municipal sewer and water. Lots 1 thru 5 are all in excess of the minimum 15,000 SF lot area required in the RB zoning district. Proposed Lot 1 utilizes existing frontage on Highland Street. Proposed Parcel A is 4.45 acres comprised entirely of wetlands, and is to be deeded to the Conservation Commission for open space purposes. He noted that subsequent to several consultations with Staff, various technical revisions have been incorporated into the plan, and the Stormwater Report dated 10-26-22 has also been revised thru 3-16-23. In addition, the plan indicates a proposed street pavement width of 28', with a 5' wide sidewalk along the north side of the proposed street from Highland Street to the beginning of the cul-de-sac at proposed Lot 5. The proposed name of "Gomes Way" for the new street is acceptable. The Town Planner recommended the Definitive Plan be approved subject to relevant agency comments, and noted that an approval letter from the Sewer Board is imminent as they are also meeting tonight. Agency comments were read into the record, and a discussion ensued relating to various drainage issues and associated construction designs and materials that will need to be addressed in more detail.

Participating remotely from the public were abutters Danielle Zenus of 4 Taft Street, and Kathleen Cogliandro of 24 Highland Street. They commented on the existing condition of the property, possible locations of the future houses as well as features of the proposed street and sidewalk.

It was noted that the Board's next meeting date of 4-4-23 is also the date of the Town Election, so any continuance of this public hearing would need to be at least to the 4-18-23 meeting date.

Motion by Calagione, Second by Mainini to continue the public hearing to the 4-18-23 meeting.

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

3. Continued 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 was Attorney Ernest Pettinari. This item had been continued from the 2-21-23 meeting pending receipt of an approval letter from the Sewer Board. All other applicable zoning requirements appeared to have been met. The Town Planner noted that an approval letter from the Sewer Board is imminent as they are also meeting tonight.

Motion by Mainini, Second by Calagione to approve the amended site plan as submitted subject to receipt of the Sewer Board approval letter.

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

4. Site Plan Review: 31 Beaver Street – Fraser Engineering Company Inc.

At the written request of the applicant this item was continued to the 4-4-23 meeting.

5. Set Bond Amount: 196 East Main – Ambri / RJ Kelly. The applicant requests approval to post a site completion bond for the subject property in the amount of \$66,700.00.

Motion by Calagione, Second by Morais to set the bond amount at \$66,700.00.

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

Motion carried.

6. Discussion Item – Remote meetings. The Chairman noted that this will be the Planning Board's last Zoom/remote meeting. The next meeting will be in person in Room 3 of Town Hall on 4-4-2023.

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

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

Motion carried.

The meeting was adjourned at 7:58 P.M.

  
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Patrick Kennelly, Chairman