



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 Room 3, Milford Town Hall Tuesday, April 4, 2023

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

Members absent: (none)

Staff present: 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.

1. Minutes of 3-21-23 meeting

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

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

Motion carried unanimously.

2. 81-P Plans: Howard Street (58-0-1) – OA Homes, LLC. The Town Planner noted that this plan divides a lot into four conforming lots 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, yes; Kennelly, yes; Mainini, yes; Morais, yes.

Motion carried unanimously.

3. Site Plan Review: 31 Beaver Street – Fraser Engineering Company Inc. The applicant requests site plan approval to construct a 30,000 SF manufacturing and office facility on the 8.83 acre subject property. Fraser Engineering is a full-service mechanical contracting enterprise that provides pre-fabrication, pump installation, field distribution pipeline installation, and instrument and controls tubing. Present representing Fraser Engineering were President & CEO Cecelia Fraser, and COO Michael Fultz. Also present for the applicant was Manager Amanda Cavaliere of Guerriere and Halnon Engineering. The proposed 20,000 SF single-story manufacturing building will be utilized as a pre-fabrication shop for structural steel and steel piping system components. It is expected to employ 10 craftspeople. The proposed 10,000 SF single-story attached office building is expected to employ 15 management and administrative staff.

The facility will be connected to town water, but will utilize an on-site septic system in lieu of connecting to town sewer. A total of 45 off-street parking spaces are being provided, a minimum of 45 spaces are required. The vehicle circulation is appropriate for the proposed use, and drive aisles and fire lanes are designed to accommodate equipment and truck turning. Turning templates confirm adequate access for tractor-trailers as well as for Fire trucks. Traffic generation is estimated at 176 daily trips, and a stormwater report has been submitted. The Town Planner noted that retaining walls over 4' in height require an engineered plan to be submitted with the site plan, and suggested future freestanding signs be shown on the site plan. Included with the staff report was the executed Access Easement Deed for so-called Parcel T-22 (the small Town-owned parcel adjacent to Beaver Street) as approved under Article 3 of the 10-24-2022 Special Town Meeting. All other applicable zoning and

site plan requirements appear to be met. The Town Planner recommended approval subject to relevant agency comments.

Manager Cavaliere reviewed various plan details for the Board, and noted that all of the Town Engineer's prior comments had been addressed. She requested that the Board consider granting a conditional approval so that the engineered design plans for the retaining walls could be submitted later in the construction timeline once their final locations can better be determined. She also noted that the second fire hydrant was shown on the plan as required by the Fire Chief, and that the proposed free-standing sign was now shown on the site plan north of the driveway near Beaver Street.

Motion by Mainini, Second by Calagione to approve the amended site plan as submitted subject to an engineered plan for the retaining walls signed by a Professional Engineer be received before the Town Planner endorses the site plan and before building permits can be issued, and subject to the traffic report being signed by a professional engineer.

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

NOTE: Board Member Mainini announced that he was recusing himself from upcoming agenda item #4.

4. Amended Site Plan: 9 Industrial Road – Jason LLC. The applicant requests amended site plan approval to authorize a partial change of use from professional office to wholesaling with storage on the subject property. Autopart International, a national wholesale auto parts company, proposes to occupy 8,857 sq. ft. of space on the 1st floor in the rear of the existing building for wholesale storage space and associated offices. The balance of the 2-story building will remain professional office use. Present for the applicant was Engineering Manager John Nenart of the Meehan Group. It is proposed that 8,113 SF of the subject area would contain a wholesale warehouse, and 744 SF of the area would contain offices. The company would employ 14 full time staff, and utilize six small delivery vehicles.

Wholesale auto parts are to be delivered directly to retail auto parts stores and auto dealerships. The company is expected to receive deliveries by truck on average from 2 to 3 times a week. The site currently provides 408 parking spaces, including 9 handicap spaces. A total of 317 are required for the entire building with the current proposal. The applicant indicates trip generation for the 8,857 SF as office space currently calculates to 96 trips per day, but would actually be reduced to 92 trips per day as warehouse with storage, including anticipated incoming and outgoing daily deliveries and employee trips. Twenty parking spaces in the rear of the building are proposed to be designated for Autopart employees. It was noted that the projecting sign proposed on the rear of the building did not comply with Zoning requirements. All other applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments. Mr. Nenart noted that the proposed sign will be flush mounted on the building and would not be projecting.

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

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

5. Amended Site Plan: 110 Congress Street – Brookside School/Milford School Dept. 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 DePaolo to approve the amended site plan as submitted.

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

6. ZBA Variance Referral: 148 Congress Street – Brian St George. The applicant requests lot area variances to subdivide the existing 20,765 SF conforming lot onto two substandard lots for development purposes. Proposed Lot 1 would contain 10,071 SF of area and proposed Lot 2 would contain 10,694 SF of area; 15,000 SF minimum lot size required in the RB zone. The configuration of the existing lot is similar to others in the

neighborhood. The subject property is a flat lot containing one single family dwelling with a detached garage. There exist no features of the current lot relating to the soil conditions, shape or topography that constitute a hardship. The Town Planner recommended an un-favorable report be forwarded to the ZBA due to lack of hardship.

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

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

Motion carried unanimously.

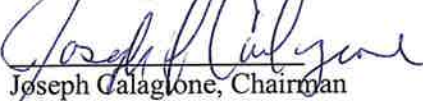
SPECIAL RECOGNITION: The Planning Board Honored Board member Patrick Kennelly in recognition of his 20 years of service to the Town of Milford, having been a member of the Planning Board since 2003. The Board members and staff presented Mr. Kennelly with a ceremonial plaque.

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.

The meeting was adjourned at 7:35 P.M.



Joseph Calagione, Chairman