



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
J. Ted DePaolo
Marble Mainini, III
Jose M. Morais
Christopher Wilson

Minutes of Meeting MILFORD PLANNING BOARD Room 3, Milford Town Hall Tuesday, May 2, 2023

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

Members absent: (none)

Staff present: Larry L. Dunkin, MCRP (Town Planner), Elizabeth Mainini, P.E. (Town Engineer)

Call to order: Chairman Calagione called the meeting to order at 7:00 P.M.

1. Continued Reorganization: The Chairman announced that the remaining committee assignments were held-over from last meeting until tonight so all members can be present.

For MAPC-SWAP Representative: Motion by Mainini, Second by DePaolo, to select Joseph Calagione to be MAPC-SWAP Representative.

Roll Call Vote: Calagione, yes; DePaolo, yes; Mainini, yes; Morais, yes; Wilson, yes.
Motion carried unanimously.

For Fair Housing Committee Representative: Motion by DePaolo, Second by Wilson, to select Joseph Morais to be Fair Housing Committee Representative.

Roll Call Vote: Calagione, yes; DePaolo, yes; Mainini, yes; Morais, yes; Wilson, yes.
Motion carried unanimously.

For Open Space Advisory Committee Liaison: Motion by Mainini, Second by Morais, to select J. Ted DePaolo to be Open Space Advisory Committee Liaison.

Roll Call Vote: Calagione, yes; DePaolo, yes; Mainini, yes; Morais, yes; Wilson, yes.
Motion carried unanimously.

For Public Art Policy Task Force Liaison: Motion by DePaolo, Second by Wilson, to select Marble Mainini, III to be Public Art Policy Task Force Liaison.

Roll Call Vote: Calagione, yes; DePaolo, yes; Mainini, yes; Morais, yes; Wilson, yes.
Motion carried unanimously.

2. Continued Endorse Worcester Registry of Deeds Signature Form: The remaining member provided their signature on the Registry Form.

3. Minutes of 4-18-23 meeting:

Motion by Mainini, Second by DePaolo to approve the minutes of the April 18, 2023 meeting as written.

Roll Call Vote: Calagione, yes; DePaolo, yes; Mainini, yes; Morais, yes; Wilson, yes.
Motion carried unanimously.

The Town Planner read the legal notice for the Public Hearings into the record.

PUBLIC HEARING: Application of the Planning Board to amend Section 2.1 of the Zoning Bylaw relating to the Zoning Map and to the Water Resource Protection District Map, and to amend Section 7.4 of the Zoning Bylaw relating to the Water Resource Protection District.

Chairman Calagione read the entire text of the proposed amendment (Article 17 in the upcoming Town Meeting Warrant) and noted that the Water Department had been notified by MassDEP that because of the recent installation of the new Godfrey Brook Wells, the Town of Milford must now update the Water Resource Protection Overlay Zoning District to remain in compliance with MassDEP's wellhead protection requirements. The updated recharge areas for the new wells are only slightly larger than the current WR-1 Overlay Zone, and then only in a few isolated areas. Nonetheless, to fully cover the entirety of the updated area, this formal zoning amendment is necessary.

Town staff has prepared the proper zoning amendment Article for inclusion on the upcoming May Annual Town Meeting Warrant. This involves amendments to the Zoning Bylaw text as well as an amendment to the Water Resource Protection District Map. In attendance to support the proposed amendment was Water Department General Manager David Condrey, who briefly explained the overall process required by DEP relating to the new Godfrey Brook Wells. The Board briefly discussed aspects of the proposed amendment and the minor changes to the Overlay District Map. There were no public comments.

Motion by Mainini, Second by Morais to close the public hearing and send a favorable report to Town Meeting.

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

Motion carried unanimously.

4. **81-P Plans:** (none)

5. ZBA Special Permit Referral: 3-5 Ariana Circle – Lily Bean, LLC. The applicant requests a special permit to allow for the construction of a two-family dwelling on the subject property. The 12,290sf lot was created by the recently approved Ariana Estates Definitive Plan. The proposed 44'x 50' two-family dwelling will meet the lot setback requirements of the RA zone, as well as the additional requirements of ZBL Sec. 3.13 **Special Permit Standards/Two-family Dwellings** that were adopted in 2005 specifically for lots between 12,000sf and 16,000sf in the RA district. The building is designed to have the common entrance facing Ariana Circle. The two driveways will connect to Ariana Circle and still marginally meet the standards of Sec. 3.13. All applicable requirements appear to be met; therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Morais, Second by DePaolo to forward a favorable report to the Zoning Board of Appeals.

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

Motion carried unanimously.

6. ZBA Special Permit Referral: 7-9 Ariana Circle – Lily Bean, LLC. The applicant requests a special permit to allow for the construction of a two-family dwelling on the subject property. Similarly to the previous item, the 12,012sf lot was created by the recently approved Ariana Estates Definitive Plan. The proposed 50'x 54' two-family dwelling will meet the setback requirements of the RA zone, and the requirements of ZBL Sec. 3.13 **Special Permit Standards/Two-family Dwellings**. The building is designed to have the common entrance facing Ariana Circle. The two driveways will connect to Ariana Circle and still meet the standards of Sec. 3.13. All applicable requirements appear to be met; therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Morais to forward a favorable report to the Zoning Board of Appeals.

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

Motion carried unanimously.

As a point of information, Chairman Calagione noted that he had send a letter to the Select Board seeking their

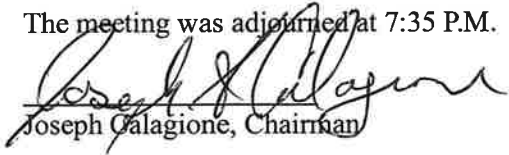
support in preparing an update to the 2003 Comprehensive Plan. The letter indicated the Planning Board is hoping to submit a funding article to be placed on the Fall Special Town Meeting Warrant. The Planning Board Chairman and Town Planner have been working with the Metropolitan Area Planning Council (MAPC) planning staff to finalize a scope of work to prepare a 2024 Milford Comprehensive Plan. MAPC should be able to begin work in the fall of this year, with the majority of the work to occur throughout calendar year 2024. The current cost estimate is \$170,000.00, with a Technical Assistance Program Grant through MAPC likely to be available that would reduce that overall cost as much as \$50-60,000.00. The Chairman also noted that he and the Town Planner are scheduled to meet with the Finance Committee Capital Subcommittee on 5-10-23 to discuss the funding options. Copies of the letter and materials were provided to the Planning Board members at the meeting.

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

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

Motion carried unanimously.

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


Joseph Calagione, Chairman