



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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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 16, 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. Minutes of 5-2-23 meeting:

Motion by Mainini, Second by Morais to approve the minutes of the May 2, 2023 meeting as written.

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

Motion carried unanimously.

2. 81-P Plans: 1-3 Industrial Road - Corner Brook, LLC. The Town Planner noted that this lot split is endorsable as submitted. As a Land Court plan, the Board members signatures are required on the mylar rather than the Town Planner signature for unregistered land.

Motion by Morais, Second by DePaolo to endorse the 81-P Land Court Plan as presented.

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

Motion carried unanimously.

3. Amended Site Plan: 146 South Main Street – New York Capital Investment Group, LLC. The applicant is requesting amended site plan approval to allow for a commercial car wash on the subject property. Commercial car wash uses within the CC Highway Commercial district require a special permit from the ZBA. At their 2-9-2023 public hearing the ZBA granted the applicant the required special permit with conditions. The ZBA decision was included in the report packet.

Present for the Applicant was engineer Halim Choubah, P.E. who explained that the proposal is to redevelop approximately 35,000 SF of the interior of the plaza to accommodate a drive-thru car wash. A 35' x 150' automated drive-thru car wash building and queuing lanes are proposed, with 21 self-service external vacuum stations to be located along the south side of the building. The facility will utilize two pay stations, each with a queue lane, as well as an additional by-pass lane. The vacuum stations are to be separated from the main drive aisle of the plaza parking lot by a proposed 3' wide landscaped raised median strip.

The Town Planner noted that all applicable zoning requirements appeared to be met and recommended approval of the amended site plan subject to the conditions of the ZBA special permit and subject to relevant agency comments. He also noted that a continuance would be needed to receive all of the reports, and that due to scheduling conflicts, the earliest logical date for a continuance is the 6-20-23 Planning Board meeting. The Board members discussed various aspects of the proposal and noted the need for other agency reports. After further discussion the Applicant's engineer requested the review be continued to the 6-20-2023 Planning Board meeting.

Motion by DePaolo, Second by Wilson to continue this application to the 6-20-23 meeting.

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

Motion carried unanimously.

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

4. ZBA Variance Referral: 10 Bandy Lane – Alexander Piscia. The applicant requests front and side yard setback variances to allow the recently improperly constructed 12' x 20' detached accessory structure to remain in its current location, which violates both front and side yard setback requirements. The building permit was issued in error, in part because the plot plan originally submitted was inaccurate and not to scale. The accessory structure is currently located 14.9' from the front property line; 30' front setback required, and 0.1' from the side property line; 20' side setback required. The 12' x 20' temporary structure is characterized on the building permit as being on "no foundation" and that the "structure is moveable". Relocating the structure and reducing its size would considerably lessen the encroachments into the required yards. The configuration of the existing lot is generally similar to others in the neighborhood. The subject property is a substantially flat lot containing one single family dwelling. There exist no features of the current lot that differ from others in the neighborhood. The Town Planner recommended an unfavorable report be forwarded to the ZBA unless the structure is relocated and reduced in size to lessen the encroachments to the greatest extent possible.

Motion by Morais, Second by Wilson to forward an unfavorable report to the Zoning Board of Appeals.

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

Motion carried unanimously.

5. Update: Comp. Plan funding article / 5-10-23 FinCom Capital Subcommittee. The Chairman noted that he and the Town Planner attended the Finance Committee Capital Subcommittee on 5-10-23 to discuss the funding options. Copies of the materials submitted to the Subcommittee had been provided to the Planning Board members at the Board's last meeting.

The Chairman further noted that he had generally explained the focus areas the new plan will cover, and that the Town is already substantially built out. A major area of focus should be commercial and industrial redevelopment, and how that will increase tax revenues in the future, especially with the dual tax rate. He also relayed that while various funding sources are available generally, most are for specific construction projects and not for general planning. Further, except for the Technical Assistance Program through MAPC, the Town is not interested in the remaining funding sources available for planning because they come with strings attached from the State, like high density residential development and changes to zoning that include direct State participation in local decision making. The Capital Subcommittee had favorably received the information provided, and encouraged the Board to seek the Technical Assistance matching funds.

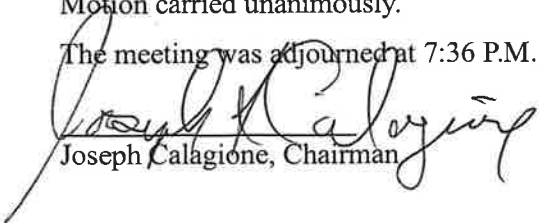
The Chairman also noted that the Board's letter to the Select Board seeking their support was on the Select Board's 5-8-23 agenda under correspondence, and was favorably received at that meeting. He further noted that he and the Town Planner had been in conversation with MAPC staff earlier in the day regarding the next steps in formally applying for the Technical Assistance Program funding match.

Adjournment: Motion by Mainini, Second by Morais 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 7:36 P.M.



Joseph Calagione, Chairman