



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, June 20, 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 6-6-23 meeting:

Motion by Wilson, Second by DePaolo to approve the minutes of the May 16, 2023 meeting as corrected.

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

Motion carried unanimously.

2. 81-P Plans: (none)

3. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The Chairman read a letter from the applicant's engineer requesting that the site plan review be continued to the 8-15-23 meeting.

Motion by Mainini, Second by Morais to continue this application to the 8-15-23 meeting.

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

Motion carried unanimously.

4. Continued Amended Site Plan: 27 Maple Street – Rentschler Biopharma Inc. The Chairman noted that the Sewer Department approval letter had been received, thus completing the remaining agency input correspondence. The plan was otherwise ready for approval.

Motion by Mainini, Second by Wilson to approve the amended site plan.

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

Motion carried unanimously.

5. Amended Site Plan: 18 Colonial Road – Milford Groves Residential Holdings, LLC. The applicant requests amended site plan approval to construct a new management office building on the northwest corner of Colonial and Senate Roads within the Groves Development. Also requested is approval for off-street parking expansion as required in the 11-10-22 ZBA Variance/Special Permit decision. The ZBA decision was included in the agenda packet. Present for the applicant were Attorney David Bertonazzi, Esq. and engineer Carlton Quinn, P.E. who explained that the variance allows the proposed 1,195sf office building to be 13.5' from the Senate Road right-of-way as shown on the site plan. Due to the non-conforming nature of the entire development, a special permit was necessary for the additional building, however a further condition of the ZBA decision is that at least 12 more off-street parking spaces be added within the overall development. The site plan also proposes expanded off-street parking spaces within the current interior parking areas of the development. One existing space near the new

building will be lost due to handicap parking requirements, and four of the new spaces are proposed as stacked parking. Overall there will be a net gain of 15 off-street parking spaces, 3 more than the minimum required in the ZBA decision. The Town Planner recommended the site plan be approved as submitted, subject to relevant agency comments. After a brief discussion it was noted that a letter from the Sewer Department has yet to be received. It was determined that a continuance to the 8-15-23 meeting would afford the applicant sufficient time to attend the 7-18-23 Sewer Board meeting, which occurs a week after the Planning Board's 7-11-23 meeting.

Motion by DePaolo, Second by Mainini to continue this application to the 8-15-23 meeting.

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

Motion carried unanimously.

6. Amended Site Plan: 80 Sumner Street – Consigli Construction Co. Inc. The applicant requests amended site plan approval for a change of use on the subject property. Dale MacKinnon of G7H Engineering was present for the applicant and noted that the change being proposed is from the former doggie day care use to a contractor's yard. No changes are being proposed for the site, and no additions are being proposed to the existing building. The Town Planner had recommended approval as submitted.

Motion by Mainini, Second by Wilson to approve the amended site plan.

Roll Call Vote: Calagione, yes; DePaolo, no; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried.

Chairman Calagione noted receipt of the DEP letter accepting the recent Town Meeting approval of the Water Resource Protection District zoning amendments.

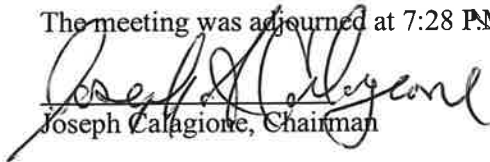
The next Planning Board meeting will be on 7-11-2023.

Adjournment: Motion by Mainini, Second by DePaolo 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 7:28 P.M.



Joseph Calagione, Chairman