



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, July 11, 2023

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

Members absent: Christopher Wilson

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 6-20-23 meeting:

Motion by Morais, Second by Mainini to approve the minutes of the June 20, 2023 meeting as written.

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

Motion carried.

2. 81-P Plans: 34 Howard Street – F & D Central Realty Corp., Inc. The Chairman noted that this 81-P was endorsable as submitted.

Motion by Mainini, Second by Morais to approve the 81-P as presented and direct the Town Planner to endorse the mylar.

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

Motion carried.

NOTE: Board Member Morais has recused himself from upcoming agenda items Public Hearings #1 & #2.

PUBLIC HEARING: Application of Old Cedar, LLC, 80 Union Avenue, Sudbury, MA 01778 to approve the definitive subdivision entitled "Old Cedar Court", a 3 Lot Commercial Subdivision on 9.8 +/- acres located on the westerly side of Cedar Street and north of Dilla Street. Assessor's Map 28 Block 0 Lots 12, 12A, 16, 17, and discontinued Old Cedar Street right-of-way. IB Zone.

PUBLIC HEARING: Application of Old Cedar, LLC, 80 Union Avenue, Sudbury, MA 01778 for Special Permit approval to construct a 3 story, 102,192 SF self-storage facility and associated parking located on the westerly side of Cedar Street and north of Dilla Street. Assessor's Map 28 Block 0 Lots 12, 17, and a portion of discontinued Old Cedar Street right-of-way. IB Zone.

The Chairman read a letter from the applicant's attorney requesting that both public hearings be continued to the 8-15-23 meeting.

Motion by DePaolo, Second by Mainini to continue both public hearings to the 8-15-2023 meeting as requested.

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

Motion carried.

NOTE: Board Member Morais rejoined the meeting.

3. Continued 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. There will be a net gain of 15 off-street parking spaces, 3 more than the minimum required in the ZBA decision. The review had been continued due to delayed receipt of the Sewer Board letter and the Town Engineer's final review report. The Chairman noted receipt of both reports in tonight's agenda packet. The Town Planner had previously recommended the site plan be approved as submitted, subject to relevant agency comments.

Motion by Mainini, Second by Morais to approve this application.

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

Motion carried.

4. Site Plan Review: 35 Granite Street / Municipal Swimming Pool - Parks Department. The applicant requests site plan approval to construct a new municipal swimming pool at the Fino Field recreation area. The new pool will replace the existing swimming pool. The project will integrate the pool into the overall recreation area and provide a fully accessible complex. Thomas Scarlata, AIA the project architect explained that the new pool will be constructed within the footprint of the existing pool. The majority of the pool will remain in place, except for small changes for new drains and piping. The design provides a large area for recreational swimming, swim lessons, and lap swimming, as well as full handicap accessibility, a spray deck, and a beach style entry. Walkways and fencing are being upgraded, and a playground is being developed at the west side of the pool enclosure that will allow access from the park and controlled access into the pool. An accessible parking/drop-off area is proposed along the access road in front of the playground. The site is located in FEMA Flood Zone AE, with a published 100-year flood elevation of 272' above sea level. The new entry building/bathhouse is to be set on elevated walls and piers that provide 12" minimum between existing grade and the underside of the structure to allow Flood water to flow beneath the structure. The finish floor/deck is at elevation 273.5', being 1.5' above the 100-year flood elevation. The Town Planner recommended the site plan be approved as submitted, subject to relevant agency comments. A brief discussion ensued, during which time it was noted that to date a letter from the Sewer Board had yet to be received.

Motion by DePaolo, Second by Morais to continue this item to the 8-15-2023 meeting.

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

Motion carried.

5. ZBA Special Permit Referral: 170 East Main Street - Estevao Costa. The applicant requests The applicant requests a special permit to allow for a construction equipment sales and rental business to replace the former auto repair garage on the subject property. Such uses are permitted in the CB Commercial district via ZBA special permit. It was noted that the northerly 100'+/- of the property lies within the WR-1 Water Resource Protection district which prohibits the proposed use. The WR-1 district boundary is coterminous with the 100' Wetland Buffer that is indicated on the proposed concept plan. Therefore only the southerly 200' of the property, which lies outside the WR-1 district, may be used for the proposed use, provided a special permit is granted by the ZBA. The use and disposition of the northerly area of the property within the WR-1 district will be determined by the Conservation Commission and by the Planning Board during their respective reviews of the proposal. The applicant is proposing to close the two existing driveways and install one new driveway at the westerly side of the property on East Main Street. This will improve access and traffic flow both on- and off-site. A traffic report will be required as part of the Planning Board site plan review. New landscaping areas are also proposed along the East Main Street frontage. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals subject to the following conditions:

1. The equipment rental use, including parking and display areas, shall be limited to the southerly (front) 200' of the property, outside the WR-1 Water Resource Protection district.
2. All off-street parking, and areas of outside equipment display shall be paved, and be located outside the WR-1 district.

3. The proposed dumpster location shall be relocated to be outside the WR-1 district.
4. Site Plan review is required by the Planning Board subsequent to any ZBA approvals.

Motion by Mainini, Second by Morais to forward a favorable report to the Zoning Board of Appeals subject to the conditions outlined by the Town Planner's report.

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

Motion carried.

6. ZBA Variance Referral: 19 Highland Street - Ernane DeSousa Silva. The applicant requests variances to divide the existing conforming single-family lot into two lots. The existing 26,586sf lot is proposed to be divided into one conforming 15,073sf lot, and one substandard 11,513sf lot for development purposes. The proposed substandard lot will require variances for lot area, lot width, and lot frontage. The existing house will remain on the proposed conforming lot. The property is a substantially flat, regularly shaped lot. There are no conditions on the property that constitute a hardship. The Town Planner recommended the Board forward an unfavorable report to the Zoning Board of Appeals.

Motion by Mainini, Second by DePaolo to forward an unfavorable report to the Zoning Board of Appeals due to lack of hardship.

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

Motion carried.

7. ZBA Special Permit Referral: 60 Highland Street - Ina Hoyle. The applicant requests a special permit to allow for the establishment of a supplemental suite within the existing single-family dwelling. Supplemental Suites are provided for as special permits under the standards of ZBL Sec. 3.19 (see attached). The addition of the supplemental suite will be accomplished with an 18.5' X 19' addition and interior alterations to the existing house, and will consist of one bedroom, a bathroom, and a combined kitchen/dining/living room as shown on the floor plan revised thru 6-21-23. The floor area of the supplemental suite will be approximately 632 SF, well under the 720 SF limit of the new provisions. The occupants will be the parents of the owner. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, 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, absent.

Motion carried.

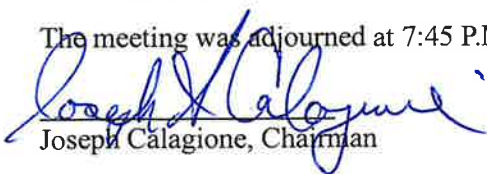
The next Planning Board meeting will be on 8-15-2023.

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

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

Motion carried.

The meeting was adjourned at 7:45 P.M.



Joseph Calagione, Chairman