



# 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, October 3, 2023

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

Members absent: J. Ted DePaolo.

Staff present: Larry L. Dunkin, MCRP (Town Planner)

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

IN MEMORIUM: Chairman Calagione called for the Board members and staff present to rise and observe a moment of silence in honor of Planning Board Member J. Ted DePaolo, who had passed away earlier in the day. Mr. DePaolo was remembered for his years of dedicated service to the Town of Milford as a long-time Firefighter, and most recently as an elected member of the Planning Board.

1. Minutes of 9-19-23 meeting:

Motion by Mainini, Second by Morais to approve the minutes of the September 5, 2023 meeting as written.

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

Motion carried.

2. 81-P Plans: (none)

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

PUBLIC HEARING: Application of the Planning Board to amend the Zoning Bylaw and Zoning Map by rezoning 70 parcels or portions thereof located south of Central Street, along and in the vicinity of Depot Street and of the Charles River from IA Central Industrial A District and IB Highway Industrial B District to BP Business Park District, RA General Residential District, and RB Single Family Residential District, and consisting of a total of 85+/- acres.

Chairman Calagione read the text of an e-mail message received earlier in the day from David Sloane of Reverence Capital Partners, LP indicating that Uretex Archer Acquisition Corp., the current owner of 213 Central Street, objects to any proposed rezoning of the property. Mr. Sloane stated that this change in zoning severely impacts the value of the property, will have a great financial impact on the entity, and will limit the entity's current land use rights. The Town Planner explained that the proposal would change the zoning of a number of properties in the vicinity of the former Archer Rubber facility from IA Industrial to BP Business Park and RC Residential Districts. Generally, the area covered is south of Central Street, and extends southerly approximately 0.8 mi. along the Charles River to include the Godfrey Brook wellfields. The area is within the WR-1 Water Resource Protection District due to its location over the Aquifer, and has been inappropriately zoned for a number of years. The 2003 Comprehensive Plan had recommended zoning changes in this area, and with the Archer building having been demolished, now is an appropriate time to consider rezoning this area. While the primary

focus is for the application of the BP Business Park District in the Central Street area, approximately two-thirds of the overall rezoning would replace the existing IA Industrial District with the adjacent residential districts. Of the 85+/- acres involved in the proposed rezoning, two parcels along the Charles River totaling 60 acres are actually Town owned. The Board members recognized the multiple environmental constraints in the area, and noted that the range of uses provided in the proposed BP Business Park district will likely enhance redevelopment of the former Archer site in the future.

There were no members of the public present at the public hearing.

Motion by Mainini, Second by Wilson to close the Public Hearing and send a favorable report to Town Meeting.

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

Motion carried unanimously.

3. Comprehensive Plan – Update & Timeline: Chairman Calagione directed the Board's attention to the award notification from MAPC indicating their approval of \$60,000.00 in Technical Assistance Program funds to Milford for work on the 2024 Comprehensive Plan. More detailed information regarding the actual distribution of the funding will be forthcoming.

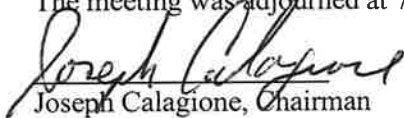
The next Planning Board meeting will be on 10-17-2023.

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

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

Motion carried unanimously.

The meeting was adjourned at 7:19 P.M.



Joseph Calagione, Chairman