



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, October 17, 2023

Members present: Joseph Calagione (Chairman), Marble Mainini, III, (Vice Chairman), 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 10-3-23 meeting:

Motion by Wilson, Second by Mainini to approve the minutes of the October 3, 2023 meeting as written.

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

Motion carried unanimously.

2. 81-P Plans: 196 East Main Street – Quarry Square Owner LLC. The Town Planner explained that this 81-P plan divides a lot to transfer the rear portions for future development purposes with the adjacent property. He noted that it 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; Mainini, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

3. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The Chairmen noted the letter from the applicants engineer granting a continuance to the December meeting. Due to the potential for lack of a quorum at that meeting it was suggested that it be continued to the 11-28-23 meeting.

Motion by Mainini, Second by Wilson to continue this item to the November 28, 2023 meeting.

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

Motion carried unanimously.

4. Amended Site Plan: 179 Fortune Boulevard – Viewpoint Sign. The applicant requests amended site plan approval to replace the existing freestanding sign at the intersection of Quarry Drive with Fortune Boulevard with a new freestanding sign. The proposed double-faced, non-illuminated freestanding pylon sign is 21.5' in height, and is 84 SF +/- in area per side. The frontage of the lot on which it is located is 546'. The proposed sign is supported by one 10" x 10" steel vertical post and provides an 8' vision clearance to the bottom of the actual display panel. The sign placement in the driveway median will be entirely on private property and will not encroach into the Fortune Boulevard right-of-way. Quarry Drive is a private driveway serving multiple sites, including the Quarry Square Plaza and the Milton Cat complex. The driveway alignment crosses several parcels, and the site of the proposed new sign in the driveway median strip is actually on Lot 9, adjacent to the Fortune Boulevard right-of-way. All applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments.

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

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

Motion carried unanimously.

5. Amended Site Plan: 196 East Main Street – Viewpoint Sign. The applicant requests amended site plan approval to replace the two existing freestanding signs at the two entrance drives for Quarry Square on East Main Street. The two proposed double-faced, interior-illuminated freestanding pylon signs are both 22' in height, and are 106 SF +/- in message area per side. The property has two separate frontages on East Main Street. The westerly frontage of the lot on East Main Street is 189'; the easterly frontage on East Main Street is 301'. The westerly sign placement is west of the west driveway, entirely on private property, and will not encroach into the East Main Street right-of-way. The easterly sign placement is within the east driveway median, will also be entirely on private property, and will not encroach into the Street right-of-way. Neither sign is located in a clear-vision triangle. All applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments.

Motion by Wilson, Second by Morais to approve the site plan as submitted.

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

Motion carried unanimously.

6. Amended Site Plan: 189 West Street – D & F Afonso. The applicant requests amended site plan approval for a change of use in the existing multi-tenant commercial building on the subject property. Specifically, the proposal is to change the use in Unit #8 from the previous office use to a restaurant use (coffee shop). The change will be accomplished with interior alterations only. There are no proposed additions to the building. The parking lot provides 95 off street parking spaces, and will remain unchanged. All applicable zoning requirements appear to be met. The Town Planner recommended approval of the amended site plan subject to relevant agency comments.

Motion by Mainini, Second by Morais to approve the site plan as submitted.

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

Motion carried unanimously.

7. Amended Site Plan: 206 East Main Street – Paulo Meat Market. The applicant requests amended site plan approval for a change of use within the existing commercial plaza on the subject property. Specifically, the proposal is to change the use in Unit #5 in the south building from the previous retail use to a convenience store with butcher shop (meat market/deli). There are no proposed additions to the building. The required 1,000 gal. grease trap is to be installed under the fire lane at the rear (east) of the building. The previously approved parking lot provided 90 off street parking spaces. The Town Planner noted a discrepancy on the plan relating to additional parking spaces that were added to the plan. The angled spaces were substandard as to dimensions, as well as interfering with the designated fire lane. There were a number of other items noted by the Town Engineer that needed to be addressed. After a brief discussion the applicant requested the item be continued to the next meeting.

Motion by Mainini, Second by Wilson to continue this item to the next meeting.

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

Motion carried unanimously.

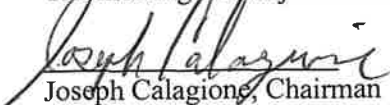
8. Vacancy Procedure – Letter to Select Board. The Chairman noted the Board's options recharging the vacancy resulting from the untimely passing of Planning Board member Ted DePaolo. Under MGL Ch. 41 Sec.11, the Planning Board can, through a joint meeting with the Select Board, fill the vacancy until the next annual election. After a brief discussion the consensus of the Board was to leave the position vacant until the next election.

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

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

Motion carried unanimously.

The meeting was adjourned at 8:47 P.M.


Joseph Calagione, Chairman