



# 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, November 21, 2023

Members present: Joseph Calagione (Chairman), Jose M. Morais, Christopher Wilson.

Members absent: Marble Mainini, III.

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 10-17-23 meeting:

Motion by Wilson, Second by Morais to approve the minutes of the October 17, 2023 meeting as written.

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

Motion carried.

2. 81-P Plans: 15 Draper Park – John S. Gomes. 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 Morais, Second by Wilson to approve the 81-P as presented and direct the Town Planner to endorse the mylar.

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

Motion carried.

3. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The Chairman noted the letter from the applicants engineer granting a continuance to the December meeting.

Motion by Morais, Second by Wilson to continue this item to the 12-12-23 meeting.

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

Motion carried.

4. Continued Amended Site Plan: 206 East Main Street – Paulo Meat Market. This application has been continued from last meeting. 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 various deficiencies previously noted by Staff at the last meeting have now been addressed, as explained by the applicant's engineer John Federico of G&H Engineering.

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

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

Motion carried.

NOTE: Due to the late arrival of the applicant, Agenda Item #5 was heard after Agenda Item #7.

6. Amended Site Plan: 110 South Main Street – Shazam LLC/National Grid. The applicant requests amended site plan approval to add 4 electric vehicle charging stations on the subject property. The Zoning Bylaw currently

makes no provision for electric vehicle charging stations, and also permits no other use of required off-street parking spaces other than for actual customer and/or employee parking. However, a closer review of the actual floor areas and seating arrangements indicates that there are 4 more parking spaces than are actually necessary to meet the minimum parking requirement. The 4 proposed charging stations are to be located at the southerly corner of the existing parking lot. The Town Planner recommend approval of the amended site plan subject to all relevant departmental comments.

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

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

Motion carried.

7. Amended Site Plan: 39 Green Street – Golden Nozzle Car Wash. The applicant requests amended site plan approval to allow for the continued use of a commercial car wash on the subject premises. At their 9-14-23 meeting, the ZBA granted a temporary special permit with conditions to the new operator (see attached decision). The applicant now seeks to remedy all past violations by meeting the temporary special permit requirements, and by revising the site plan features to return the queuing lanes to an appropriate safe configuration. The originally approved queuing lanes are being restored, 8 vacuum stations are being relocated to the rear of the building, and a substantial area of excess paving at the rear of the site is to be removed and replaced with landscaping. In addition, two traffic control gates are being installed at the head of the car wash queuing lanes, and two speed bumps are being installed near the southwest corner of the building to slow traffic exiting from the vacuum stations. The Town Planner recommend approval of the amended site plan subject to all relevant departmental comments.

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

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

Motion carried.

5. Amended Site Plan: 13 Spruce Street – Andry Rezende. The applicant requests amended site plan approval for a change of use on the subject premises. The site had last been used as a contractor showroom and training center; prior to that use, it had been an auto service and repair shop. Specifically, this change of use is to locate a convenience store and meat market in the building. In addition to the new use, the parking area is being improved. An easement has been recorded over the parking area located on the adjacent Lot 557 for it to be used as part of Lot 556 (the subject premises). This will restore the integrated parking arrangement of the original parking lot. The existing bollards will also be removed. There are no additions proposed to the building, and all openings at the rear (north) of the building are to be closed. The on-site parking lot will provide a total of 16 parking spaces including two handicap access spaces. This will satisfy the parking required for the approximately 3,200SF of floor area accessible to the general public inside the remodeled building. The southeasterly quadrant of the parking area is to be regraded to comply with ADA slope limitations along the accessible route to the new main entrance centered on the south (Spruce St.) façade of the building. Approximately 65' of the northerly curb line of Spruce St. is being restored along the front of the building between the Fire Dept. driveway on the east to the existing parking lot entrance immediately west of the building. In addition, a screened dumpster is provided in the parking area, and a 10' wide landscaping buffer is proposed between the Spruce Street sidewalk and the newly reconfigured parking area. The Town Planner recommend approval of the amended site plan subject to all relevant departmental comments. The Board discussed the need for the applicant to finalize a traffic plan and Spruce Street closure plan in coordination with the Fire Dept. The applicant agreed, and requested a continuance to the 12-12-23 meeting.

Motion by Wilson, Second by Morais to continue this review until the 12-12-23 meeting.

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

Motion carried.

8. Amended Site Plan: 100 Central Street – David Walch. The applicant requests amended site plan approval to authorize a change of use on the subject property. The site is the former catering business located at the northwest corner of Central Street and Bragg Slip. In 2020 the Planning Board approved a change in use for the second floor of the building to office and warehousing space for an energy consulting/auditing firm that periodically conducts contractor training sessions. Occupancy of the basement and first floor of the building were then only

vaguely noted as “warehouse” and “office/warehouse” respectively on the floor plans. The current proposal is to add a church use on the first floor. The floor area to be converted to church use indicates 1,416SF of floor area for assembly area. This requires 17 off street parking spaces for that area alone, not considering the other uses in the building. There are only 11 total spaces proved on site. The Town Planner recommended the proposal be revised to comply with the parking requirements of the Zoning Bylaw. In the alternative, it was suggested the applicant withdraw without prejudice and pursue a possible parking variance from the ZBA before resubmitting to the Planning Board. The applicant requested to withdraw his submittal without prejudice.

Motion by Wilson, Second by Morais to accept the applicant’s request to withdraw without prejudice.

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

Motion carried.

9. ZBA Variance/Special Permit Referral: 24 Camp Street – Isabella Braga. The applicant is seeking a variance and/or special permit to construct a 24’ x 24’ attached garage on the subject property. The variance is sought from the side yard requirements to allow for the proposed attached garage to be within 11.1’ of the side (west) property line; 20’ setback required. The lot is non-conforming as to area, and consists of a single-family dwelling located on an 18,408sf lot within the RC zone. The lot was originally created as part of the former Green Acres Subdivision from the late 1970’s, hence the rounding configuration on the westerly property line. That subdivision was not completed, and the balance of the original tract (the adjacent 25-acre Parcel A) was acquired by New England Power Co. The lot is only 100’ wide, and while the dwelling is oriented square to the front property line, the side property lines are not perpendicular to the front line. Had the side lines been closer to perpendicular with the street, a smaller variance would have been required. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Morais, Second by Wilson to forward a favorable report to the ZBA.

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

Motion carried.

10. USPS Mailbox Info. – Future Developments. The Customer Services Supervisor at the Milford Post Office has provided the Planning Board with their Postal Service Builders Guide for Developers to advise the Board of their policies and regulations for the location of mailboxes for new developments. The guide provides information about the types of USPS- approved mailbox equipment options available commercially and information about other aspects of mail delivery planning that applies to new developments. While in the planning stages for new developments, it is important that the developer contact the local postmaster to determine the location of centralized delivery mailboxes. On-line links to the Postal Service website are included in the Guide. The Board directed Staff to make this information available to developers going forward.

11. 2024 Comprehensive Plan Subcommittee. The Town Planner advised the Board that as was the case with the 2003 Plan, the creation of a Sub-Committee is intended to assure broad input from the key boards in town, as well as provide additional flexibility for the planning consultant to hold public forums during the plan scoping process. He recommended that a 7-member Comprehensive Plan Sub-Committee be composed of the following membership: Three Planning Board Members; One member from the Board of Selectman; One member from the Conservation Commission; One member from the Finance Committee; and the Town Administrator. The Board members agreed, and directed the Town Planner to send memos to the key boards alerting them to the situation.

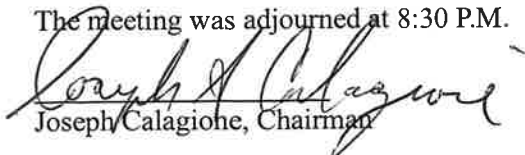
The next meeting will be on 12-12-2023.

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

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

Motion carried.

The meeting was adjourned at 8:30 P.M.

  
Joseph Calagione, Chairman