



# 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, December 12, 2023

Members present: Joseph Calagione (Chairman), 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 11-21-23 meeting:

Motion by Wilson, Second by Morais to approve the minutes of the November 21, 2023 meeting as written.

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

Motion carried.

### 2. 81-P Plans:

2. A. Old Cedar Street – Old Cedar LLC. The Town Planner explained that this 81-P plan provides for the disposition of the various portions of recently discontinued Old Cedar Street. He advised that the plan is endorsable as submitted.

Motion by Mainini, 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, yes; Morais, yes; Wilson, yes.

Motion carried unanimously.

2. B. 234 Purchase Street – William Rowe. The Town Planner explained that this 81-P plan represents the lot reconfiguration recently approved under a variance from the ZBA, which has been recorded and noted on the plan. He advised that the plan is endorsable as submitted.

Motion by Wilson, 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.

2. C. Cedar Street / Rte. 85 – Dilla Street Corp. The Town Planner explained that this 81-P plan reconfigures parcels adjacent to the discontinued Old Cedar Street right-of-way. He advised that the plan is 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 Chairman noted the letter from the applicants engineer granting a continuance to a January meeting.

Motion by Morais, Second by Wilson to continue this item to the 1-16-24 meeting.

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

NOTE: Due to the late arrival of the applicant for Agenda Item #4, Agenda Item #6 was heard next in order.

6. Endorse Mylars & Conditional Approval Contract – Old Cedar Court Definitive Plan. The Town Planner reminded the Board that Town Meeting has discontinued Old Cedar Street and the Board had approved the Definitive Plan at the 8-15-23 meeting. The Town Clerk's certificate of no appeal is included on the appropriate plan sheets. Therefore the plan is endorsable, and the conditional approval contract appears to be in order.

Motion by Mainini, Second by Wilson to endorse the Definitive Plan mylars.

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

Motion by Wilson, Second by Morais to approve and sign the Conditional Approval Contract.

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

4. Continued 13 Spruce Street – Andry Rezende. This application has been continued from last meeting. The applicant requests amended site plan approval for a change of use from an auto service and repair shop to a convenience store and meat market in the building. The applicant was present and explained the latest revisions to the plan. The Town Planner had previously recommend approval of the amended site plan subject to all relevant departmental comments. The Board discussed the need for additional clarifications and/or details to be shown on the plan, and 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 1-2-24 meeting.

Motion by Mainini, Second by Wilson to continue this item to the 1-2-24 meeting.

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

5. 2024 Comprehensive Plan - Status Report.

A. Draft Contract – review. The Chairman noted that the latest draft of the contract is included in the agenda packet. Everything seems to be in order, and the Town Planner confirmed that Town Counsel has reviewed the contract and found it to be acceptable and approved it as to form.

B. Updated Scope – review. The Chairman and Town Planner noted that the scope has also been updated and appears to reflect the requested adjustments. It was the consensus of the board that both the contract and scope were acceptable. The Town Planner indicated that the contract documents are on the Select Board's 12-18-23 agenda for approval and signature.

C. Sub-committee – memos. The Town Planner noted that copies of the Comprehensive Plan Sub-Committee memos to the Select Board, Finance Committee, and the Conservation Commission are included in the agenda packet. Also Included is the response memo from the Select Board noting their selection of Chairman Mazzuchelli as their representative on the Sub-committee.

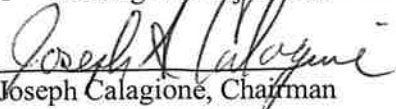
The Board members briefly discussed possible Zoning By-Law amendments addressing brewery uses in the CA and CB zoning districts, which will likely include creating new definitions as well as special permit criteria.

The next meeting will be on ~~12-12-2023~~ 1-2-2024

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 7:55 P.M.

  
Joseph Calagione, Chairman