



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, September 22, 2020

Members participating remotely: Joseph Calagione, John Cook, Patrick Kennelly, (acting Chairman), Marble Mainini, III.

Members absent: Lena McCarthy (Chairman)

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

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

It was announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, meetings in the Town of Milford are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public is being permitted at this meeting, but every effort has been made to ensure that the public can adequately access these proceedings as provided for in the Order.

ACKNOWLEDGEMENT: Chairman Kennelly acknowledged receipt of the letter of retirement from Planning Board Clerk Karen Jackson, and expressed the Board's great appreciation for Ms. Jackson's 35 years of dedicated service.

1. Minutes of Previous Meeting: Motion by Mainini, Second by Calagione to approve the minutes of the September 8, 2020 meeting as submitted.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.
Motion carried unanimously.

2. 81-P Plans: 21-23, 27 West Street – Nogueira Real Estate *Passed Over – no submittal*

3. Continued Site Plan Review: 97 Cedar Street - PMG Northeast LLC. The Chairman noted that the Applicant has granted an extension for this item to the October 6, 2020 meeting.

4. Amended Site Plan Review: 225 East Main Street – National Sign/Aldi Inc. The Town Planner explained that the request is to establish curb side pick-up on the subject property. The proposed pick-up stalls will be designated at 4 existing conventional parking spaces located east of the existing handicap parking spaces, to accommodate orders placed by phone and online. One sign designating the curb side space is proposed in front of each pick-up space. There is adequate parking, and the overall traffic pattern will not be affected with this proposal. In addition, one directional sign is proposed to the west of the entrance drive, and one building mounted directional sign is proposed near the building entrance. The Town Planner recommended approval of the amended site plan. Heather Dudko of National Sign Co. participated remotely on behalf of the applicant.

Motion by Calagione, Second by Cook to approve the amended site plan as submitted.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

5. Amended Site Plan Review: 156 West Street – Sky Pet Care. The Chairman noted that the Applicant has granted an extension for this item to the October 6, 2020 meeting.

6. ZBA Variance Referral: 93 Cedar Street – BTK Enterprises, Inc. The applicant requests a variance from side yard setback requirements to construct a 2,880sf addition to the existing industrial building to be 7' from the side (north) property line, 25' required in the IB district. The proposal is for a one-story addition to the existing steel garage building. The parcel is a long (550'+) narrow lot, having 138' frontage on Cedar Street. The abutting property to the north is the Town transfer station. Given the location of the existing garage building on the lot, the placement of the proposed addition is optimal to maintain adequate on-site circulation. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals, and noted that site plan approval will be required from the Planning Board upon receipt of the ZBA variance.

Motion by Mainini, Second by Cook to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

7. ZBA Variance Referral: 48 Winter Street – Cassia Ludwig. The applicant requests a variance from front yard setback requirements to maintain the 6' high opaque fence within the required front yards, 4' maximum height allowed. The application also seeks to maintain a shed within the required front yard to be 1' from the front property line, 25' required. The parcel is a flat, corner lot, having frontage on both Lincoln Street and Winter Street, and as such has two required front yard setbacks. While the parcel is of a somewhat irregular shape, that has no bearing on being able to meet the setback requirements. The installation of the fence and shed in violation of the zoning bylaw does not constitute a hardship. It should be noted that the prior picket fence complied with both the height limitations and the corner sight requirements of the bylaw. The Town Planner recommended an un-favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Mainini to forward an un-favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

8. ZBA Variance Referral: 127-129 South Main Street – A&R Serrano, Inc. The applicant requests a variance from front yard setback requirements for the further development of the subject property. This application is a follow-up to the variance for 41 Cape Road reviewed at the last meeting. Due to an oversight, the parcel number for this lot was omitted from the notice for that original application, which has been continued by the ZBA to accommodate this filing. When combined with the request for 41 Cape Road, this will provide a complete application for the unified re-development of the two parcels. Upon acquisition of 41 Cape Road by the applicant, the two parcels will be merged. This application focuses on the small northerly addition to the Urgent Care facility located at 127 South Main. The addition will connect the existing Urgent Care facility to the proposed two-story medical office building proposed on 41 Cape Road. The parcel is a triangular corner lot, having frontage on both South Main Street and Cape Road, and as such has two required front yard setbacks. The overall development plan will have no additional access to South Main Street from this parcel, which will greatly benefit traffic flow in the area. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Mainini to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

9. ZBA 40B Referral: 300 Deer Street - Stone Ridge II/Gutierrez Company. This 40B development is being proposed on 17.25 acres at 300 Deer Street (Map 14 Lot 3A). The proposal consists of 296 residential units in three 5-story buildings. All of the units are rental units, with 75 of the units designated affordable. The proposed 40B is within the Stone Ridge Business Park that was originally approved in 2008, which included the extension of Deer Street. In 2018 the ZBA approved a Comprehensive Permit for the "Residences at Stone Ridge", a 242-unit 40B at 200 Deer Street. This latest 40B development will occupy 17.25 acres, or 21.6% of the overall 80-acre Business Park development. Continuing to build high-density residential uses in the Business Park poses a growing concern for safe and adequate access due the long distance the apartments will be located from Route 85/Cedar Street, and to the access around the new units being limited to only the parking lot drive aisles. Parking is being proposed at a ratio of 1.75 per dwelling unit. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals subject to adequate access being provided to and within the development.

Motion by Calagione, Second by Mainini to forward a favorable report to the Zoning Board of Appeals subject to adequate access being provided.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

10. ZBA Variance Referral: 75 Fruit Street – Frederico Carneiro. The applicant requests a variance from frontage requirements to allow for the division the subject property. The proposal is to divide the existing lot to retain a 8,511sf house lot containing the existing dwelling, and create a separate 8,215sf rear parcel having no frontage. No changes to the front property are proposed. The proposed rear parcel is to be combined with other land of the applicant for future subdivision. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Cook, to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

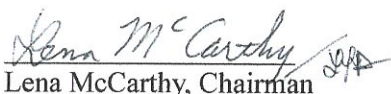
The Chairman noted that the next meeting of the Planning Board will be on October 6, 2020.

Adjournment: Motion by Cook, Second by Calagione to adjourn the meeting.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, absent.

Motion carried unanimously.

The meeting was adjourned at 7:25 P.M.


Lena McCarthy, Chairman