



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

March 7, 2017
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The meeting opened at 7:00PM All members were present. The Town Planner and Town Engineer were present.

The minutes of February 21, 2017 John Cook motioned to accept and sign. Lena McCarthy 2nd. Un.5.

Site Plan Waiver Woodland School 10 North Vine Street RB zone. Jonathan Bruce presented. To add a maintenance building on the property 30' x 40' building off north end parking lot near the athletic fields in the northeast corner. To construct a concrete pad east side of the proposed building for placement of portable toilets. Town Planner letter 3-7-17 recommends approval. John Cook made a favorable recommendation. Marble Mainini III 2nd. Un.5.

Continued Public Hearings Clerk read notices .Application of F&D Central Realty Corp. for a special permit to construct "Bear Hill Village" PRD,consisting of 147 detached single family residential units on 118.96 acres lying easterly of Casey Drive and westerly off Beaver Street RC zone.

#2 Application FD Central Realty Corp. for approval of "Bear Hill Village" Definitive plan a 2 lot Residential Subdivision on 118.96 acre parcel off Casey Drive Assessor's Map 57 Block 0 Lot 9 RC zone.

Clerk read both notices. Chairman went through board letters for both hearings
Town Planner 3-7-17 request continuance 5-16-17

Sewer Dept 10-4-16 no action Water Co 10-18-16 unable to approve

Highway Dept. 10-21-16 satisfactory w/comments Dis Comm 10-20-16 no comment

Town Engineer 10-24-16 several comments

Engineer Rob Poxin went over the site .They can build 98 units and are seeking 50% bonus units for 147 total units. One sidewalk,sewer, water.Pumping station.Part of access is 30' road Storm water. To phase the project Phase 2 39 units, phase 3 44 units phase 4 11 units phase 5 50 units. Marble Mainini III does not want a 4 way stop sign put here Beaver Street He spoke of the road layout.They state they have a traffic study.Mr. Afonso is working with Mike Bresciani regards to Fino Field. Kevin Duffy 126 Beaver St has traffic concerns,open land and school concerns. Steve Chianase 73 Beaver Street same concerns Ronald Jenks 110 Beaver Street same concerns Michelle Duffy 126 Beaver Street same concerns Engineer went through the definitive Plan also They



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Continued Public Hearing

are asking for a CONTINUANCE 5-16-17 Joseph Calagione motioned to allow to continue John Cook 2nd Un.5.

Special Permit 231 East Main Street Driven Ventures LLC Atty John Fernandes presented. Car rental business. Was family Star Car Rental located in 2,157sf formerly Settles Glass. Site plan was approved 10-15-13-. No on site sales. Town Planner had a favorable report 3-7-17. Lena McCarthy made a favorable recommendation Marble Mainini III 2nd. Un.5.

Special Permit Mark Menard 124 Highland Street. To replace single family dwelling. The original was destroyed by fire. The dwelling is non-conforming due to lot size in RB zone. Town Planner made a favorable recommendation 3-7-17. Marble Mainini III made a favorable recommendation. Lena McCarthy 2nd Un.5.

Retail Marijuana Town Planner went through this again. Possible Zoning Amendment

Solar Emery Systems for Municipal Use Town Planner went through this again. Possible Zoning Amendment

Marble Mainini III motioned to adjourn. Lena McCarthy 2nd. Un.5.
Meeting Adjourned 7:56.

Patrick Kennelly

Joseph Calagione

Marble Mainini III

John Cook

Lena McCarthy