



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

March 18, 2014
Meeting Minutes – Page 1

The meeting opened at 7:00PM. All members were present except Joseph Calagione. The Town Planner and Town Engineer were present.

The minutes of March 4, 2014 John Cook motioned to accept and sign. Lena McCarthy seconded. 3 in favor 1 abstained Patrick Kennelly.

WSPR 66 Dilla Street Farmers Market, Inc. \$100.00 fee received. Occasional , temporary seasonal use of a portion of the land. Market would permit produce vendor and limited number of other vendors. Hours 8AM – 2PM. No physical change. Vendors would park in a separate area. North parking lot free for patron use.

Jennifer Demanche-Yohn 51 school Street here for the market-in favor of the market.

Patrick Kennelly said he is in favor of the market but Dilla street is a bad area, traffic concern and he cannot support the location. John Cook agrees but would give a temporary shot. Lena McCarthy also Letters

Town Planner 3-18-14 favorable Con Comm 3-4-14 no issues

Town Engineer 3-4-14 several comments Dis Comm 3-11-14 4 comments

Highway Dept 3-4-11 no comment Fire Dept 3-3-14 no objection

Pat Kennelly spoke of ZBL change for weekend use in residential like the school area.

John Cook motioned in favor and also to check out a school location. Lena McCarthy seconded. 3 in favor 1 Abstained PK

Public Hearing Sanylah Crossing Definitive Plan Clerk read the notice. Here for approval Plan 33 lot residential subdivision located on 74 acre parcel off Fiske Mill Road. RC zone.

Rob Poxin, eng. States 35 lot area off Whitewood Road and Field Pond Road. Fiske Mill Road access to Field Pond Road 4 storm water basins. Catch basins. Sewer/septic. 6 first lots gravity feed. Title 5. 3 wetland crossings Cart road with culverts. Town water. To phase the site-2 phases. Phase I is the road to a cul-de-sac road. Barbara Way with 15 lots 2nd phase 20 lots. Construction work to come thru Fiske Mill Road Letters

Town Planner 3-18-14 cont 4-8-14 Board Health 3-5-14 approve title 5

Town Engineer 3-4-14 26 comments Highway Dept 3-4-14 approve 4 comments

Fire Dept. 3-3-14 acceptable Water Co. 3-5-14 approve 6 comments



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Continued Public Hearing

Town Engineer states looked at as a project-not phasing. Most of the lots are on septic system. Also asked about testing.

Rob Poxin said gravel was removed. Many in flood plane area and wetlands area. Good perk rates. Even if approve for 35 lots, they may not be able to build on all lots. Up to the applicant.

Town Engineer spoke of a Bond and wage rates. Engineer had no comment. He also said all should be addressed by 4-8-14.

Town Engineer spoke of the 75 acres, 33 lots, 2 new streets –marginal compliance. Grading will be necessary to complete plan as proposed.

They need to file with Conservation Commission She recommends continuing
No letter from Sewer Dept.

Open to the public Peter Scandoni 57 Whitewood Road and spoke for neighbors the Maynards. Wetland area-any assurance not to contribute to this?

Engineer spoke of interception with catch basin with this construction should decrease runoff. They are not disturbing the ground cover.

Tracy Maynard 62 Whitewood Road spoke of wetlands

Engineer explained ground water etc. They are not filing wetlands. There is an underground water line.

Town Engineer to check the grading. She states the runoff should be less.

Mr Cordente 58 Whitewood Road has an easement-engineer said this should not affect this. Abutter spoke of traffic safety lights and sidewalk.

Engineer said there was no traffic study, no additional amount of traffic daily.

Marble Mainini III said should not see increase in traffic.

Leslie Huff 48b Whitewood Road can they request a traffic study? Feesl should have signs to slow traffic also.

Engineer said the construction crew should be using Fiske Mill Road not Whitewood Road.

Ms Huff stated she has wetlands.

Engineer said they had a wetland scientist work with them.

There are no houses set on the back of the hill. They are cutting into the hill-not filling it.

Jim Ruin 49 Park Street Mendon MA asked about waiver...No waivers He states this is eliminating a single access road. Traffic concerns. Asked about a bond??



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Continued Public Hearing

Cash bond or AA Insurance

Jim states he is a director of Nipmu Rod & Gun Club and asked about rifle range and activities.

Marble Mainini III states there is protection. There is a detention pond here

Edward Bergman 6 Shore Drive Upton asked about open space, basin and house location.

Engineer showed the areas Parcel A & B Have 24 acres of open space.

Ed states they are encroaching on clubs property, concerns about this and a safety zone.

Ms. Lynn 7 Whittier Road spoke about grade.

Eng said they are to grade .House are 50-60" off the road

Pat Kennelly spoke about buffers when build but when sold the owners can do what they want with their land.

Judy Bartlett 4 Whittier Road traffic concern and amount of cars.

Marble Mainini III said this should not affect Whittier Road.

Leslie Huff asked price range

Engineer said good size homes 4 bedrooms 2 car garage most attached. And hope to start building as soon as accepted.

Town Engineer spoke of bond May want to see access grading

Engineer spoke of drainage study-would show this and rough location.

Tracy Maynard spoke of her wetlands Open space No barriers. Spoke of road drain-will not be disturbed. No road going here.

John Cook motioned to continue 4-8-14 7:05PM Lena McCarthy seconded. Un.4

WSPR Family Pharmacy Inc 105 East Main Street Eng Rob poxin Change use beauty school to a pharmacy. No addition. parking 27 spaces Letters

Town Planner 3-18-14 favorable Fire Dept. 3-12-14 accepts

Town Engineer 3-14-14 no comment Water Co. 3-4-14 approve

Con Com 3-4-14 no filing Dis Comm 3-11-14 no comment if on time

Bldg Comm 3-7-14 Curb Cut Issue Pat Kennelly spoke of right turn here. Pat Kennelly motioned to grant. John Cook seconded Un.4.

Pat Kennelly motioned to adjourn John Cook seconded. Un. 4 Meeting adjourned 8:11PM

Marble Mainini III

John Cook

Lena McCarthy

Patrick Kennelly

