



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

June 2, 2015
Meeting Minutes – Page 1

The meeting opened at 7PM. All members were present except Marble Mainini III. The Town Planner and Town Engineer were present.

The minutes of May 5, 2015 John Cook motioned to accept and sign. Patrick Kennelly seconded. Un.3

The minutes of 5-19-15 accepted and signed by Lena McCarthy

Con't Public Hearing Milford Plaza Association. For Special Permit Approval .Ryan Bianchetto,eng. Regarding 10% reduction in required off street parking at 120-128 Medway street. Clerk read notice. Retail and restaurant use. The gym is moving. ATM to remain. Patrick Kennelly spoke of number of uses.To put in a new sign. Al Rossi Redevelopment plan. Serious interests here. Various uses. Will have more than 3 uses here. Also office, professional use and a bank Patrick Kennelly motioned to grant the reduction. John Cook seconded. Un.4.

Amended Site Plan 120-128 Medway Street Milford Plaza Association. Eng present again. They have addressed the changes. Conservation ,drainage, fence, curb cuts- Medway Road and Beaver St. Traffic eng present Bob Staphopoulos.To cut some trees on Beaver St. area. Updated landscape plan. Town Engineer letter 5-19-15 still have drainage issues and entrance directly across from the hotel. Al Rossi spoke- in regards to the lines/pipes. Using stormceptors. Feels off site may be the problem. To be in contact with the Town Engineer. Not an advocate of sumps. Town Engineer feels the opposite. Joseph Calagione wants more information. Severe roadways and has safety concerns and sign concerns. Al Rossi spoke in regards to the trees being taken down and the Highway Dept is OK with this. Trying to make the site safer. Town Planner recommends reconstructing the roadway 30' wide and better site. Joseph Calagione would like to see after the trees are down. He spoke of the left exit onto Beaver Street Patrick Kennelly would like to see more pronounced island area. With no left onto Rt 109. Joseph Calagione is concerned with where the sign will be located. An extension was granted to 6-16-15 Patrick Kennelly granted and John Cook 2nd. Un.4.



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Continued Site Plan Review 400 East Main Street FRE Bldg. Corp. Inc. to 6-16-15

Amend Site Plan 154 East Main Street World Gym Town Planner letter 6-2-15 Was an auto sale facility. To change use to a gym and fitness center. No additions. He recommends approval. No physical changes. He has 5 conditions. Rob Poxin, eng. Russ Watson operator. To lease. 120 parking spaces. Letters
Town Engineer 5-27-15 4 comments Fire Dept. 5-22-15 no change
Bldg Comm 5-29-15 comments Water Co. 5-27-15 no issues
Willing to put in curb stops. To reverse angled spaces
Patrick Kennelly spoke of open space. Green space To put some grass in the front and sides.
Joseph Calagione states non-conforming use and need to bring into some conformity.
Town Planner recommends asphalt curb be put in green space. Patrick Kennelly motioned to continue to 6-16-15 John Cook seconded. Un.4.

Variance Jeffrey Righter 3 Julie Circle to construct 10'x16' (160sf) accessory building. Hand drawn plan No hardship here. Town Planner made an unfavorable recommendation. Joseph Calagione made an unfavorable recommendation. John Cook 2nd. Un.4.

Informal Discussion Possible Amendment to sign section of ZBL. Town Planner went through the packet. Joseph Calagione had concerns and questions about sign regulations. Is this to be done in totality? Patrick Kennelly has concerns about 3.9.2.1(a). Need support from the Selectmen.
Patrick Kennelly motioned to adjourn. Joseph Calagione 2nd. Un.4
Meeting adjourned 8:30PM

Lena McCarthy

John Cook

Patrick Kennelly

Joseph Calagione