



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
James D. Griffith
Patrick J. Kennelly
Lena McCarthy

July 14, 2015
Meeting Minutes – Page 1

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

The minutes of June 16, 2015 Marble Mainini III motioned to accept and sign. John Cook 2nd. Un.5.

81-P Plan 77 Purchase Street Consigli Family LLC Rob Poxin eng. Endorsable as submitted. Patrick Kennelly motioned to sign. John Cook 2nd Un.5.

81-P Plan 12 Bacon Slip MPMC/Robert Houston- end of Bacon slip west of Main Street Parcel A & B Patrick Kennelly motioned to sign. John Cook 2nd. Un.5.

Site plan Review Deer Street Stone ridge Business Park/Gutierrez co To construct 4 office buildings. The Town Planner went through the zoning plan in 2008 and amended in 2012-unchanged amended site plan. Four buildings, 625,000sf and 2,056 parking spaces. Occupancy phasing permit plan, no occupancy permits. 2 solar power beacons on trail have Sewer board approval. Have water co. approval. Have the state permit. Town Engineer 7-8-15 Several comments storm water management. 10 items culvert crossing, erosion, insulate water and sewer pipes, isolator row, wetland issue, inlet removal, piping detail, forbay design worksheet PR2-4, routing diagram. Traffic update study intersection travel issues

6-23-15 Sewer Board favorable Fire Dept. 6-25-15 4 item request. Highway Dept. 7-6-15 satisfactory. Atty Pettinari is familiar with this area for years. To restore to first site plan status.

6-23-16 Pat Kennelly states here to keep permit alive. Need to put effort into the intersections Fire laws up to code. They signed an extension to 8-11-15 Joseph Calagione spoke of bike path concerns Harold Rhodes Disability Commission spoke of parking spaces.

Special Permit 61 West Street Atty Pettinari Change of tenant to operate alcohol package store. Apartment on 2nd floor. To either eliminate this or have a new tenant. Town Planner favorable recommendation John Cook made a favorable recommendation. MM 2nd UN5
For new tenant.



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

July 14, 2015

Meeting Minutes – Page 2

Joseph Calagione

John H. Cook

James D. Griffith

Patrick Kennedy Site Plan 120-128 Medway Street Milford Plaza Associates Town Engineer

Lena McCarthy Did the drainage issue and will keep an eye on as work goes on. Piping. Trash grate.

They declined. Will see if Highway Dept can maintain this. Steve Richardson agrees with Town Engineer. Pat Kennelly feels they should handle the grate issue, not the town.

Marble Mainini III same terms. Joseph Calagione should repair pipes and all be documented. Pat Kennelly made a motion to amend the site plan subject to Town

Engineer items and fix grate with hotel. Joseph Calagione has issue with the grate and town and hotel and feels should go to town to straighten out. They go to Conservation Commission soon and will maintain their property John Cook end 3 in favor 2 oppose(JC & LM).

Site Plan Review 400 Eat Main Street FRE Building Corp. Inc. Rob Poxin, eng. Water Co is OK with capacity. Traffic study. Traffic thru paved area takes 20-25 minutes to load truck. Can do 4 trucks per hour. Driveway grate Patrick Kennelly is opposed to the location. John Cook also. Joseph Calagione states it is an approved location-needs a concrete wall. Marble Mainini agrees with Joe. He would like the trucks to be washed.

Town Planner 3-31-15 approve

All Depts ok prior to this

Town Engineer 7-8-15 11 items

Ken Hasavardian traffic study 6-19-15

Town Engineer spoke of # of vehicles in this study he used "truck" as vehicle. And went through the study. She states the basis of the study was counts by someone else during the casino project. High crash intersections and many traffic/safety concerns. No perk test done. Did deep hole Town Engineer went through her concerns. Engineer has a new letter.

Jeff Howard 23 Zane Circle represents the area and would like to review traffic study. He states the Police Chief, Fire Chief and Mr. Trembly were not contacted There is a letter in file from the Fire Dept. No school here and Police is never notified.

Ron Arpino Zane Circle traffic study concern. Have letter from John & Sarine Gursha 44 Zane Circle and Diane Goguen 87 Zane Circle.

Aesthetic concern, new trail, and had photos of old concrete plants Mendon & Bellingham Health concerns and water issues.

Peter Scandoni 57 Whitewood Rd. here for citizens for Milford. Concern overall impact. Noise, need barriers traffic and environment impact. This group will be watching. Eng stated these plants have regulations Theresa Leninzasa 17 Zane Circle can zoning be changed here? They could petition to change zone grant ext 8-11-15 medical issues dust concern wetlands Pat spoke of traffic calculations Mass Highway has plans 2013

John Cook motion to continue to 8-11-15 Joe Calagione 2nd Un 5 8:37PM



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
James D. Griffith
Patrick J. Kennelly
Lena McCarthy

July 14, 2015
Meeting Minutes – Page 3

Amended Site Plan Pat Kennelly requested himself. 13 Commercial Way Milford, MA Eng Mike. Town planner letter 7-14-15 Milford Medicinals. to construct additional 73 off street parking spaces. External alterations. Security fencing. Town Planner recommends amended site plan Town Engineer has several issues Highway Dept. 7-6-15 OK

Fire Dept. 7-2-15 1 item

Water Co. 7-8-15 no conflict

Harold Rhodes Dis Comm 8 items

All developed. 3 areas Town Engineer would like more time to review as just received information.

Eng. Land already developed. No new structures. Existing drainage. Cape cod burm. Jose Calagionespoke of drainage and parking. Put triangle at corner and island to have traffic go around. Mike Dundit CEO said need employee parking Harold Rhodes disability. 92 parking spaces 6 handicap. He would like more as growing need. No sidewalks 48" doors Joseph Calagione motioned to grant with Town Engineer and his comments John Cook 2nd Pat Kennelly returned.

Amended Site Plan-Hill Office Park 113 Water Street. 858sf addition. Existing building. To construct 1 story addition to existing 2 story building. 193 off street parking. Engineer Alan. Catch basin cleaned. Will gain 8 more parking spaces and widen width with plantings.

Town Planner 7-14-15 letter

Highway 7-6-15 OK

Town Engineer 7-2-15 OK

Fire Dept. 7-7-15

Water Co. 7-6-15 OK

Dis Comm 7-8-15 OK

Building Comm 7-6-15 OK

Pat Kennelly motion to grant. Joe Calagione 2nd Un 5.

Amended Site Plan 159 S .Main Street MCOFU Holding Inc. Change use convert 6,000sf former office space to assembly/conference area. No additions 114 off street parking.

Town Planner letter 7-14-15

Highway Dept. 7-6-15 OK

Town Engineer 7-2-15 OK

Fire Dept. 7-2-15 OK

Water Co. 7-6-15

Building Comm 7-6-OK

Handicap spaces 5 for vans. Sign changeable message. Request follow regulations and sign time age. Joseph Calagione motion to approve. Pat Kennelly 2nd Un.5.



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
James D. Griffith
Patrick J. Kennelly
Lena McCarthy

July 14, 2015
Meeting Minutes – Page 4

Amended Site Plan 20 Claflin Street expansion of Blair House. Parking improvement. Will increase # of off street parking. To improve storm water discharge and drainage. 51 spaces parking lot only. Same number of beds. Redesign and location .

Town Planner 7-14-15 OK

Highway Dept. 7-6-15 OK

Town Engineer 7-2-15 OK

Fire Dept. 7-2-15 OK

Water Co. 7-8-15 OK

Building Comm 7-6-15 OK

4 stories and will match existing Nursing Home. Jim Boudreau facilities manager present.

Joseph Calagione re: wall To be put on the plan. Harold Rhodes Dis Comm4 handicap 2 are for vans 98 spaces. Patrick Kennelly Motion to amend and get separate wall detail John Cook 2nd. Un.5.

Special Permit 222 Central Street Becky Pereira change non-conforming use to another flower shop to hair salon.. Marble Mainini III recommends favorable. Patrick Kennelly 2nd. Un.5.

Special Permit 2-4 Cunniff Ave. 12x28' storage building Day Care Center. Single family dwelling located near fenced in play area of day care. Restrict use and materials are warranted Town Planner letter 7-14-15 favorable. Patrick Kennelly made unfavorable recommendation due to size and location concern specific of orientation to day care. Joseph Calagione 2nd Un.5

Motion to endorse mylar Woodland Court Pat Kennelly & Marble Mainini III 2nd. Un 5

Motion to endorse mylar Roland Way Partick Kennelly & Marble Mainini III 2nd. Un.5

Patrick Kennelly motioned to adjourn John Cook 2nd. Un.5
Meeting adjourned 9:35 PM

Lena McCarthy

Joseph Calagione

John Cook

Patrick Kennelly

Marble Mainini III