



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

January 28, 2014
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The meeting opened at 7:00PM. All members were present except Joseph Calagione. The Town Planner and Town Engineer were present.

Minutes of January 7, 2014 Patrick Kennelly moved to accept and sign. Lena McCarthy seconded. Un.4.

Site Plan Waiver 99 East Main Street Al Scioli. Town Planner made a favorable recommendation 1-21-14. T shirt company. Former barber shop. John Cook motioned to grant. Lena McCarthy seconded. Un.4.

Variance Sunshine Sign Co. Inc. 93 Prospect Street Town Planner favorable recommendation 1-21-14 To install additional double faced tenant panel. Lena McCarthy made a favorable recommendation. Patrick Kennelly seconded. Un.4.

Town Planner motioned to continue possible zoning discussion to 2-4-14. Patrick Kennelly would like Planning Boards concerns addressed.

Public Hearing con't Woodland School Building Committee amend section 2.3 Use Regulation schedule and sec.2.5 Intensity of use schedule. Dimensional requirements. Clerk read notice. 1-21-14 Town Planner explained snow storm caused cancellation til today 1-28-1.

Pat Kennelly stated he is a delegate of school committee member and also Lena McCarthy. Gerry Moody, Town Counsel, presented past plan. Buffer zone and height requirement issues. ZBA granted the relief Still need zoning relief. No longer need buffer relief. Have adjusted the building 100' buffer zone. Height will be 2.5 stories/35'. Every school has to go to Town Meeting for 2/3 vote. State funded. Not open ended. John Cook asked about pitched roof (metal).

Jonathan Bruce, School building Committee, spoke of flat roof under 35' Costs more for a pitched roof.

Aldo Checci present.

Jian Gao 17 Senate Road present. Spoke of 2.3 zoning by-law. States legal system has considered all states now mix law of this



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Patrick Kennelly Have to look at site in entirety They have pushed building back and cannot get any lower .Not a new site. Here since 1970's. Feels least intensified use 180 school days. Then used for the benefit of the public.

Lena McCarthy feels the committee has done diligence.

Tony Hipolito ,Cypress Road states he lives here 365 days he will see 47' building every day Feels this is too tall. Does not want to look at daily.

Patrick Kennelly States RB district. He lives in this area

Gerry Ruska 12 Redwood Road asked about lighting. This is zoning by-law only tonight.

Antonio DeMoura 15 Senate Road feels no need for a tall school It is in his backyard.

Need more control. Illegals here and that causes need for more schools.

Marble Mainini III states old school was built too low. Wetlands here. Feels they did a good job of bringing height down 2.5 stories. He is in favor.

Jian Gao Has studied this project. feels wrong to change the law for this building Much concern Not fair to the people.

Marble Mainini III states Board makes recommendation only. He has High School in h is back yard.

Patrick Kennelly States it is physically impossible to stretch the building to take the height down. It is a reasonable setback .Can see from his area. He motioned to close the Public Hearing and make a favorable recommendation to Town Meeting .Lena McCarthy seconded. Un.4

Patrick Kennelly motioned to adjourn. John Cook seconded. Un.4.
Meeting adjourned 7:35PM

Marble Mainini III

Patrick Kennelly

John Cook

Lena McCarthy