



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

September 1, 2015
Meeting Minutes – Page 1

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

The minutes of August 11, 2015 Joseph Calagione motioned to accept. Patrick Kennelly 2nd. Un.5.

Public Hearing Milford Medical Building LLC. 27+ interested parties present. 7:01PM
382 Boston Turnpike Shrewsbury, MA 01545 Special Permit to construct 3 story 30,740sf medical office building and associated parking. Including a roof mounted large scale, solar energy system. To be located on 1.96 acre site at 364-366 Main Street. OR office residential zone. Clerk read the notice. Town Planner letter 9-1-15 to construct professional office building All existing structures to be razed. Existing driveways on RT 16 & Rt 140 will be closed. New access on Rt 16 NE corner of the property. Town Planner 9-1-15 recommends approval. Town Engineer 8-20-15 no comment Highway Dept. 8-26-15 5 comments Fire Dept. 8-18-15 need new hydrant Water Co. 8-17-15 7 comments Disability Comm 8-24-15 3 comments Need Sewer Dept letter.

Atty Joseph Antonellis presented. Dr. Votolatos property. Rob Poxin eng, Scott Richardson and Steve Lewis Gorman & Richardson Engineering Combination zone. They have worked hard on this plan. They have been sensitive to the neighborhood. Extensive landscape plan. Rob Poxin presented. Building on the other side of Nelson Heights side. Close to Rt 140. Drainage grading-retaining wall Nelson Heights side, Solid vinyl fence Access off Main Street parking. Utilities off Main Street. Water, gas underground utilities, sewer, detention area, catch basin. Traffic study done by Ron Mueller. The intersection to be reconstructed 2018. 131 parking spaces Steve Lewis spoke of landscape surrounded with trees, shrubs Brick and stone pre-cast building Building 40' tall tower is 50' Mechanical equipment on roof is screened. Marble Mainini asked about the solar panels They would be screened.. They are low to the roof, will not be seen from the street. Joseph Calagione spoke about easement being granted future highway purposes. Does not want to redo the intersection. Lighting plan. Entrance should be 24' 1 in and 1 out. Curb work. Catch basin issue. Patrick Kennelly would like the dumpster moved away from Nelson Heights. Marble Mainini III spoke of plow area. Lena McCarthy spoke about lighting-photo metric plan



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

September 1, 2015
Meeting Minutes- Page 2

No spill over area. Pat Kennelly spoke of the sign. To go on the building. Atty states this should not be an issue. Not a commercial building Low lighting, minimal signage. Brad Ackland and wife Leah 2 Nelson Heights concern-drainage Has wetlands now. Concern with entrance on Main Street. Trees need 12' plus. Overflow parking on Nelson Heights. Engineer said with proposed system water should be contained on site. Reduced amount of run off.

Carolyn Coony 14 Elm Street. Sad by this change in character, building placement unfair. She has letter to the Board. Gave to Town Planner. Landscape plan wants 10-12' trees would like the building covered up more.

Fred Elliot 5 Elm Street had many issues ,height ,objects to the plan large building states need guard rail ,traffic concerns and signage on building.

Patrick Kennelly asked about larger trees-they will look into this.

Susan Elliott 5 Elm Street agrees with these abutters.

Marble Mainini III motioned to continue 9-15-15 and take under advisement John Cook 2nd. Un5. 8PM.

Application Planning Board to amend sec V..A.4 of subdivision regulations Public Hearing. No interested parties. Add a new subsection A.4.c there to requiring landscaped center islands in cul-de sacs. Town Planner spoke of regulation and now subsection Patrick Kennelly motioned to close the Public Hearing and approve. Joseph Calagione 2nd. Un5.

FRE Building Corp. Inc Granted extension to 9-15-15

Site Plan Review 260 Purchase Street Direct Energy Solar To construct small scale ground mounted solar energy system on property. 2 solar panel arrays. North side of site 10' apart .possible max height 6'. Town Planner 9-1-15 recommends approval.

Town Engineer 8-20-15 no comment Highway Dept. 8-24-15 satisfactory

Fire Dept. 8-25-15 no change Rob Poxin, eng conforms to the set backs. Trees surround the property cannot see them. Patrick Kennelly motioned to approve. John Cook 2nd. Un5.



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

September 1, 2015
Meeting Minutes – Page 3

WSPR Salon T Daigle 64 Dilla Street 1,800 sf previously office space now to have hairdressing salon 10 chairs. Total 10 employees. No additions. Town Planner 9-1-15 recommends waiver. Town Engineer 8-4-15 no comment Water Co 8-11-15 no comment Highway Dept. 8-8-15 no comment Fire Dept. 8-25-15 no changes Disability Comm 8-11-15 1 comment
Rob Poxin, eng states the Water Co used this for a training facility. Adequate parking, handicap (4) Patrick Kennelly motioned to grant the waiver. John Cook 2nd. Un.5

Variance-Kristy Sebastiao 4 Wales Street 17,715sf parcel as building lot. Town Planner recommends unfavorable.. letter 9-1-15. Rob Poxin eng. States there are 3 parcels on this lot family owned RC zone. Does not meet area requirements Joseph Calagione made an unfavorable recommendation. Requirements of state- does not meet area requirements Does not see a hardship. Patrick Kennelly 2nd. 4 favor 1 oppose MM

Variance Anthony Fallon 10 Ravenna Street subdivide 11,761sf non-conforming parcel to construct additional building lot RB district 15,000sf required per lot. Town Planner Letter 9-1-15 unfavorable report. Marble Mainini III made an unfavorable recommendation Joseph Calagione 2nd un.5

Variance David Laureiro 305 Main Street Rob Poxin, eng To construct 4.3'x12.4' addition to existing dwelling near porch Town Planner 9-1-15 favorable recommendation. Driveway off Thayer Street Existing deck to enclose this area .To enclose side porch. Patrick Kennelly made a favorable recommendation. Marble Mainini III 2nd. Un.5.

Bond Reduction Roland Way F7&D Afonso Central Realty Corp. Release of bond. To hold \$110,000.00 on bond til May 2017. Joseph Calagone states Roland Way was accepted as a PUBLIC ROADWAY There is \$146,905.00 bond. To continue 9-15-15 Par Kennelly made the motion John Cook 2nd Un.5.

Continued discussion Sign Section Zoning By Law Town Planner went through this. Not going on fall schedule.



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

September 1, 2015
Meeting Minutes – Page 4

Possible Zoning Amendment Adult Day Care Facilities within IA zone Not sponsoring at this time.

Patrick Kennelly motioned to adjourn. John Cook 2nd. Un.5

Meeting adjourned 8:50PM

Lena McCarthy

Marble Mainini III

John Cook

Joseph Calagione

Patrick Kennelly