



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

September 16, 2014
Meeting Minutes

The meeting opened at 7:00PM. All members present except Marble Mainini III. Town Planner present. Town Engineer absent.
Lena McCarthy Chaired the meeting

The minutes of 9-2-14 Patrick Kennelly motioned to accept as amended and sign. John Cook seconded. Un.4.

Endorsed written agreement extension of Tripartite agreement Eastland Partners. Phase III of the trail. Atty Joseph Antonellis present.

Site Plan Review 195 West Street A Step In Time \$150.00 fee received Rob Poxin, eng. Town Planner letter 9-16-14 Day Care Center. Building and parking lot will remain substantially unchanged. Westerly driveway Asylum Street/West Street intersection to be closed to avoid user conflicts Letters Town Planner rec approval
Town Engineer 8-5-14 issues addressed Fire Dept. 9-5-14 no objection
Water Co 9-8-14 no conflict Bldg. Comm9-12-14 occupancy certificate
Engineer went through the plan Old Wally Computer Center. To clean up area. Restripe parking Dumpster. Patrick kennelly wants fence here. They will do this. Water. Sewer. Handicap sign/space. Play area is fenced in. Joseph Calagione asked about the sign on state property..need to move this. Feels the pavement should be cleaned up.

Closing a curb cut. Asked if they have gone to the state. They have a letter from the state. John Cook agrees with Joseph Calagione. Patrick Kennelly said it could be filled and seeded and should work. Joseph Calagione wants a letter from the Town Engineer Amy Pinto present-owner. Asked about the sign. Patrick Kennelly motioned to continue to 10-7-14 Joseph Calagione seconded Un.4.. approval

7:15PM Public Hearing Clerk read notice Town Planner went through all of this Application of Planning Board to amend ZBL by rezoning the following parcels from RA General Residential District to CB neighborhood Commercial District The 31 parcels or portions thereof referenced herein are located along and in the vicinity of Main Street between Water Street and Orrin Street. 5 interested parties. Patrick Kennelly feels this makes perfect sense. John Cook motioned to close the Public Hearing and made a favorable recommendation to Town Meeting Joseph Calagione 2nd. Un.47:24PM



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7:25PM Application of Planning Board to amend Sec.3.4 Parking Requirements of ZBL by replacing the existing provisions of Sec 3.4.1(b)3 Shared parking with new reduced parking ratios for certain multiple use developments. Town Planner went thru the article parking schedule uses, Patrick Kennelly spoke of change of use. –would have a review. Would need to make sure Building Department is aware of a change of use. Would amend Special Permit. Joseph Calagione motioned to close the Public Hearing and make a favorable recommendation to town Meeting. Patrick Kennelly seconded. Un.4. 7:34PM

7:35PM Application of the Planning Board to amend ZBL by adding Section 2.3 Use Regulation Schedule references to Hospital, Secondary Food Service, Helistop, and Solar Energy System uses in OR office Residential district, and by adding to the Height Requirements of Section 2.5 Intensity of Use Schedule a new footnote “j” relating to height requirements within the OR Office Residential district Town Planner went through this chart. Intensity use schedule. Harry Webber 9 Nelson Heights spoke of Height requirements The Board went to the next hearing then back to this for a vote. Joseph Calagione motioned to close the Public hearing and make a favorable recommendation to Town Meeting. 7:59PM

7:40PM Application of Planning Board to amend ZBL by rezoning 75 parcels from RA Genera residential District and/or CB Neighbor hood Commercial District to OR Office Residential District. The 75 parcels referenced herein are located along and in the vicinity of Main Street, Nelson Heights and the intersection of Route 16 and Route 140. Town Planner went through the article. Brad Ackland 2 Nelson Heights spoke of area he lives in Has 4 children on a dead end States this will drastically change the neighborhood. He knows there is interest in this area. They strongly oppose. Harry Webber spoke again of the area. Joseph Calagione spoke of the area , usage and height requirement. Patrick Kennelly spoke of the hospitals needs and would like to see this go down Fruit Street. John Cook motioned to close the Public Hearing and make a favorable recommendation to Town Meeting. Joseph Calagione seconded. Un.4. 8:04PM



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Sal's Garage Special Permit 87 South Main Street Sale of unregistered vehicles. Town Planner letter 9-16-14 Intensification of use is ill advised. Would need class II dealer's license. Town Planner unfavorable recommendation on auto sales and favorable on unregistered vehicle aspect. John Cook agrees. Joseph Calagione made unfavorable recommendation on auto sales and favorable on unregistered vehicle aspect, John Cook 2nd. Un.4

Variance Paul Mercure 12 Poplar Street Construct a car port and solar system on this . This is self created hardship. Town planner letter 9-16-14 unfavorable recommendation. Patrick Kennelly made an unfavorable recommendation. John Cook seconded. Un.4.

Patrick Kennelly motioned to adjourn. Joseph Calagione seconded Un.4.

Meeting adjourned at 8:15PM

Lena McCarthy

John Cook

Patrick Kennelly

Joseph Calagione