



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

October 4, 2016
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The meeting opened at 7:00 PM. All members were present. The Town Planner and Town Engineer were present.

The minutes of September 20, 2016 Joseph Calagione motioned to accept and sign. Lena McCarthy 2nd. Un.5.

Public Hearings

7:01PM Application of the Planning Board to amend sec. 3.8 of the Zoning Bylaw relating to the height of fences. Joseph Calagione asked where the change comes from. Town Planner said for clarification No changes. Joseph Calagione motioned to close the Public Hearing and made favorable motion and to pass on to Town Meeting Lena McCarthy 2nd these Un.5

7:05PM Application of the Planning Board to amend Section 2.5 of the Zoning Bylaw relating to employee parking in required yards. Joseph Calagione had Town Planner go thru this. Marble Mainini III motioned to close the public Hearing and made favorable recommendation and to pass on to the Town Meeting. Lena McCarthy 2ND all this.un.5

7: 10PM Application of Planning Board to amend Section 1.15 of the Zoning Bylaw relating to site plan review for changes of use. Town Planner went thru this. Lena McCarthy motioned to close the Public Hearing with a favorable motion and pass on to Town Meeting. John Cook 2nd this. Un.5.

7:15PM Application of Planning Board to amend the Zoning Bylaw by rezoning from CA Central Commercial to OR Office Residential the following 18 parcels, Assessors Map 48 Lots 570 thru and including Lot 587. Said parcels being located easterly of Congress Street between Exchange Street and Fayette Street and consisting of a total of approximately 2.6 acres Town Planner went thru this. Joseph Calagione motioned to close the Public Hearing with a favorable recommendation and pass on to Town Meeting. John Cook 2nd all . Un.5.

7:20PM Application of the Guitierrez Company to amend Section 2.3 Use Regulation Schedule and Article IV Definitions of the Zoning Bylaw relating to Wholesaling uses



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within the BP Business Park Zone Atty Ernest Pettinari, Ed Scioli, Larry Cohen president of Restaurant Depot, and Eng Chris Nowak present. The Atty went thru the history of this area.. Restaurant Depot has expressed strong interest here. They have many similar sites in this type of area. They have road work to do around 3.5 million dollars. No interested parties present for this or any of the Public Hearings. Joseph Calgione asked about protection from similar uses and different sites. John Cook motioned to close the Public Hearing and made a favorable recommendation and pass on to Town Meeting. Marble Mainini III 2nd Un.5

Site Plan waiver 130 Cedar Street Assembleaia De Deus change of use to replace previous driving school use located in the lower level with in a church. Seating for 40. Off street parking. No addition to the building To reconfigure parking lot to eliminate old drive-thru land and add 5 additional parking spaces Town Planner 10-4-16 rec approval.

Town Engineer 9-28-16 all addressed approves Water CO. 9-26-16 All ok
Fire Dept. 9-26-16 no change Disability 9-24-16 4 items
John Cook motioned to grant Lena McCarthy 2nd Un.5.

Site Plan Waiver David Wolf 37 Birch Street. Change of use. To replace approximately 2,400sf of research and development office space with a dental office. The remainder of the building will be unchanged. IB zone. In NE corner of the 2nd floor. Existing off street parking. No changes or additions. Town Planner letter 10-4-16 approves
Town Engineer 9-28-16 all addressed Water Co. 9-22-16 no changes
Milford School 9-27-16 comment Fire 9-26-16 OK
Marble Mainini III motion to grant Lena McCarthy 2nd Un.5

Special Permit Michael Aghajanian 2 Highland Ave. Atty John Fernandes present. Off Carroll Street on Highland Ave. No actual frontage. To put addition on. Will have 4 bedrooms, kitchen to existing single family dwelling. Lena McCarthy made a favorable recommendation. John Cook 2nd. Joseph Calagione asked if only house access from here. Answer yes. Now un. 5 vote.

Special Permit Agnes Curry 3 Hillcrest Drive Supplemental apartment with in existing single family dwelling. Town Planner 10-40-16 favorable recommendation House built in 1970's. Joseph Calagione made an unfavorable recommendation without adequate documentation. John Cook 2nd. Un.5 for unfavorable



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Kevin Tomaso 6 Covino Road Second story addition to an existing non-conforming dwelling. Town Planner made a favorable recommendation partial 2nd story addition will be straight up. Lena McCarthy made a favorable recommendation. Joseph Calagione made a favorable recommendation provided the shed is in compliance. Marble Mainini III 2nd. Un.5

Volta Oil Co. Ltd. 111 Cedar Street To establish attendant service gas station, convenience store and drive thru restaurant. Town Planner 10-4-16 favorable recommendation. Will need a formal site plan. Joseph Calagione made a favorable recommendation. Marble Mainini III 2nd Un.5

Lena McCarthy motioned to adjourn. John Cook 2nd Un.5
Meeting adjourned 7:55PM

Patrick Kennelly

Joseph Calagione

John Cook

Marble Mainini III

Lena McCarthy