



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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

October 20, 2015  
Meeting Minutes

The meeting opened at 7:00PM. All members present except John Cook. Town Planner present. Town Engineer absent.

Minutes of October 6, 2015 Patrick Kennelly motioned to accept and sign. Joseph Calagione 2<sup>nd</sup>. Un.4.,

Meetings set November 3 & 17 2015 7:00 PM  
December 15, 2015 7:00PM

Amended site plan 308 Main Street 308 Inc. Kevin Lobisser TO construct 7,306sf single story office building and parking. Existing building to be razed. To transfigure parking- 40 spaces. Landscaping, screening, to retain existing driveway on Chapin St. Eng. Peter Lavoie presented this Handicap ramps. Sewer Water main. Gas. Letters Town Planner 10-20-15 rec. approval Fire Dept 10-8-15 no changes Town Engineer 10-16-15 no comment Disability Comm. 10-10-15 2 comments To have a transformer pad. Catch basin. Lights on building facing down. 6' fence. Patrick Kennelly asked about plantings and lights. Marble Mainini III asked if they had a rendition of the building-no. Wood Guard rail. Joseph Calagione does not like parking lot layout. Patrick Kennelly motioned to accept condition move curbing back and need sewer letter Joseph Calagione 2<sup>nd</sup> Un.5

Amended Site Plan 16 School Street Lambant Realty LLC Peter Lavoie eng. 578sf single story addition to the building Laundromat. To put in 8 more machines Building and parking unchanged. Engineer presented. Sewer, water, ca zone No grade change Joseph Calagione asked about this space. To be the office. Letters: Town Planner 10-20-15 approve Fire Dept. 10-7-15 no changes Town Engineer 10-15-15 no comment Water CO. 10-6-15 no conflict Bld Comm 10-6-15 no concern Dis. Comm 10-10-15 no comment Marble Mainini III motioned to approve Joseph Calagione 2<sup>nd</sup>. Un.4.

Amended Site Plan 396 East Main Street Oarh LLC IC zone. Peter Lavoie, eng. 624sf single story addition to building storage addition retail store Close driveway on Beaver Stree. Parking and building unchanged. No grade change Letters Town Planner 10-20-15 approve Fire Dept 10-7-15 no changes Town Engineer 10-5-15 no comment Dis Comm 10-10-15 addressed parking Patrick Kennelly motioned to approve. Marble Mainini III 2<sup>nd</sup>. Un.4



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Amended Site Plan 232 West Street Ray Geara Realty Inc. Peter Lavoie, eng. To correct deficiencies created during construction. Building was allowed for construction of 1,030sf addition to existing car dealership. For inspections. They did not follow 1. grading plan, 2. no stamped plan of retaining wall, 3. striped of trees and vegetation-little natural screening 4, paved display area not sufficient width, 5. unclear if 2<sup>nd</sup> floor on building.

Town Planner 10-20-15 rec cont. 11-3-15 Fire Dept 10-7-15 no changes

Town Engineer 10-16-15 submit design for wall Water Co. 10-5-015 no issues

Dis Comm 10-13-15 no commemnt Bld Comm 10-6-15 submit wall design

Eng states no 2<sup>nd</sup> floor It is a metal building They lowered the grade. Has a low point and change in grade. Propose retaining wall and guard rail. Run off-existing drain line. Drainage. To loom and seed other end of property Less parking spaces was 14 now 8. Owner Ray explained how this happened. He did not mean to do this. Patrick Kennelly spoke of these changes and have changed the site.. Need additional screening. Eng states tree line is near Hopedale town line. He stated the house near here is 8' below this building. They will look at screening and fencing. Patrick Kennelly spoke of parking spaces. Owner feels should be ok. Have 4 employees. Pat asked if could increase to 10 spaces? They will look into all of this. Town Planner spoke of the difficulty to maneuver to get into these spaces. Joseph Calagione said they should angle these spaces. Should label height or retaining wall. And define gravel drain. Town Planner states display area needs to be paved. Marble Mainini III asked perk rates? Have chambers-will slow down run off.

Abutter Virginia Hanzarak 226 West Street spoke of trees being cut down and noise. Does not want any surprises

Patrick Kennelly motioned to continue to 11-3-15 Marble Mainini III 2<sup>nd</sup>. Un4.

Owner to speak to building Commissioner to see if he is able to do anything there.

Bond Release Dennis DiGiando final release. Marble Mainini III motioned to release \$10,000.00 plus any interest Patrick Kennelly 2<sup>nd</sup>. Un4.



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Variance Kevin Daudelin 302 Purchase Street To replace a non-conforming 2 family swelling. To raze existing house. To construct a new 2 family house.

Town Planner states this should be a Special Permit. To have 1 front door. Patrick Kennelly made a favorable recommendation. under Special Permit Sec 3.13 Marble Mainini III 2<sup>nd</sup>. Un.4.

Variance 32 Roland Way Gavin Miles 14x21' single story addition to existing dwelling. 14' from side property line. Appears to be adequate area on the property to build a different configuration west side of house. Patrick Kennelly made an unfavorable recommendation. Joseph Calagione 2<sup>nd</sup>. Un.4.

Town Planner spoke of sign discussion John Cook was absent so will continue for the next date. Town Planner spoke of some issues.

Patrick Kennelly motioned to adjourn Marble Mainini III 2<sup>nd</sup> Un.4.  
Meeting adjourned 8:15PM

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Lena McCarthy

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Joseph Calagione

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Patrick Kennelly

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Marble Mainini III