



# 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 McCarthy

November 1, 2016  
Meeting Minutes – Page 1

The meeting opened at 7:00PM. All members were present except Marble Mainini III. The Town Planner was present.

The minutes of October 18, 2016 John Cook motioned to accept and sign and Joseph Calagione 2<sup>nd</sup>. Un.4.

## Public Hearings

7:01 Application of F & D Afonso Central Realty Corp. for a Special Permit to construct "Bear Hill Village" Planned Residential Development consisting of 147 detached single family residential units on 118.96 acres lying easterly off Casey Drive and Westerly off Beaver Street. Applicant requested to continue to January 3 2017 so ordered.

7:02 Application of F & D Afonso Central Realty Corp. for Approval of "Bear Hill Village" Definitive Plan, a 2 lot Residential Subdivision located on 118.96 acre parcel off Casey Drive Applicant requested to continue to January 3, 2017 so ordered.

81-P plan Kevin Wilkie 13 Prairie Street thru G & H. Received \$350.00. Rob Poxin present. To get additional lots out of this. Joseph Calagione motioned to approve. Lena McCarthy 2<sup>nd</sup>. Un.4.

Variance 123 Congress Street Patrick Kennelly requested himself. Joseph Calagione took chair. Roseleen Pyne Atty Pettinari presented. Relocation of lot line between lot 4 & 5. It will result in 2 lots and meet requirements. Lot 5 does not meet side yard setback Town Planner 11-1-16 made a favorable recommendation. John Cook made a favorable recommendation Lena McCarthy 2<sup>nd</sup>. Joseph Calagione stated no other variances to be granted. Same vote now un.3. Patrick Kennelly took chair back.

Special Permit Valley Restaurant Group 45 Depot Street Atty Pettinari presented. Adam Hix present. To construct a roof over existing porch attached to a non-conforming structure. No other changes proposed. Town Planner letter 11-1-16 favorable report. Joseph Calagione asked about the property line. Lena McCarthy made a favorable recommendation. Joseph Calagione 2<sup>nd</sup>. Un.4.



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Meeting Minutes – Page 2

Site Plan Waiver 91 Medway Street Merritt Construction Rob Poxin, eng  
presented. Medical Office Use-Dental Office. Sufficient parking provided No additions  
or changes proposed. Existing Kohl's plaza. Near PayLess Shoes Town Planner letter  
11-1-16 recommends approval

Town Engineer 10-27-16 Rec. approval

Highway Dept. 10-21-16 2 comments

Fire Dept. 10-25-16 no change

Water Co. 10-20-16 no issues

Disability Comm. 10-26-16 no comment

Patrick Kennelly asked about bus stop concern of Highway Dept. Re: seat. Engineer  
stated this should be the Plaza owner's request. Joseph Calagione recommends approval.  
John Cook 2<sup>nd</sup> Un.4.

Special Permit Ed Whittaker 85 South Bow Street Atty John Fernandes present. IA zone  
Rob Poxin, eng presented. To establish a used car sales and general office use. A solar  
company and 3,500 sf warehouse space for cut granite. Site Plan to arrange for off-street  
parking and # of vehicles to be displayed for sale to be determined by Planning Board.  
Town Planner recommends approval 11-1-16 Will need site plan. 5 parking spaces  
Existing fence to remain. Joseph Calagione made a favorable recommendation. Lena  
McCarthy 2<sup>nd</sup> Un.4.

Special Permit 151-159 East Main Street Rob Poxin, eng presented. To establish  
attendant service gasoline station/convenience store and additional retail store. The  
proposed use seems to be approvable generally as to use. To have 4 pumping islands.  
Town Planner letter 11-1-16 favorable recommendation. To have 1 curb cut. Joseph  
Calagione made a favorable recommendation. John Cook 2<sup>nd</sup> 2 in favor and 2 oppose  
Lena McCarthy & Patrick Kennelly

Special Permit Freidy El Khoury 76 East Main Street Used Car sales Rob Poxin Eng.  
presented. In addition to auto and truck repair currently on site, to have an additional  
use of used car sales. Town Planner letter 11-1-16 recommends approval. Planning  
Board to determine arrangement of off-street parking and # of vehicles to be displayed  
for sale. Old Midas Muffler site. Needs to be analyzed by Personal Site Professional.  
John Cook made a favorable recommendation. Joseph Calagione 2<sup>nd</sup>. Un.4.



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Meeting Minutes – Page 3

Informal Rob Poxin spoke of Zain Ridge Bus Stop 8x15 open bus shelter sidewalk to unit #70. 9 vehicle cue. Board feels this is a Zain Ridge issue and they should be addressing this.

John Cook motioned to adjourn Lena McCarthy 2<sup>nd</sup>. Un. 4  
Meeting adjourned 7:50PM

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Patrick Kennelly

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Joseph Calagione

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Lena McCarthy

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John Cook