



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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Joseph Calagione  
John H. Cook  
James D. Griffith  
Patrick J. Kennelly  
Lena McCarthy

December 15, 2015  
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The meeting opened at 7:00PM. All members were present. The Town Planner was present. The Town Engineer was absent.

The minutes of November 17, 2015 Patrick Kennelly motioned to accept and sign. Marble Mainini III 2<sup>nd</sup>. 4 favor 1 abstain LM.

Meetings set January 5 & 19 2016 7:00PM  
February 2 & 16 2016 7:00PM  
March 1 & 16 2016 7:00PM

81-P Plan 10 Ravenna Street Anthony Fallon Lot split. Received \$250.00 fee. To divide 2 small lots. Patrick Kennelly motioned to sign. John Cook 2<sup>nd</sup>. Un5.

7:04 PM Public Hearing GP Milford Realty Trust for a Special Permit Clerk read the notice. 2 interested parties present. Town Planner letter 12-15-15 Redevelopment. To be remodeled and expansion of existing 6,000sf retail building attached to the west side of Kohl's into an 8,354sf building. Major improvement will result in parking as lot being reconfigured to improve circulation The isle will be protected by raised landscaped islands. Interior redirection signage in rear Applebee's that can accommodate left turns. Recommends approval.

Town Engineer 12-11-15 4 issues

Fire Dept. 12-1-15 no changes

Water Co. 11-30-15 no issues

Disability Comm. 12-6-15 no comments

Peter Lavoie eng. Presented. States open space is increased by 4% so now have 10% No drainage area changes. Add catch basins for run off. To add signs and re-stripe near Applebee's Phase 1 site work then phase 11 portion. The addition has same sewer and water.

Special Permit aspect. Town planner recommends approval of the Special Permit and Site Plan. Conn Comm is ok and there is a settling pond. Joseph Calagione motioned to close the Public Hearing and approve the Special Permit and the Amended Site Plan. Marble Mainini III 2<sup>nd</sup> Un.5



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Variance-Sylvia Burlingame Lot 82 Naples Court To consider as separate building lot.  
Both are non-conforming. Held in common ownership. Town planner recommends favorable.

Patrick Kennelly made a favorable recommendation John Cook 2<sup>nd</sup>, Un.5  
Patrick Kennelly recinded his recommendation of favorable. John Cook 2<sup>nd</sup>. Un.5  
Patrick Kennelly made an unfavorable recommendation John Cook 2<sup>nd</sup>. Un.5

Endorse mylar site plan Deer Street Ridge Business Park Patrick Kennelly motioned to endorse. Marble Mainini III 2<sup>nd</sup>. Un.5.

Endorse mylar 235 East Main Street Interstate Batteries Joseph Calagione motioned to endorse. John Cook 2<sup>nd</sup>. Un.5

Continued discussion Sign Section of Zoning By-law to continue to January 2016

Patrick Kennelly motioned to adjourn John Cook 2<sup>nd</sup>. Un.5.

The meeting adjourned 7:39PM

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Lena McCarthy

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John Cook

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Patrick Kennelly

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Joseph Calagione

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Marble Mainini III