



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

November 7, 2017

Meeting Minutes- Page 1

The meeting opened at 7:PM All members were present. The Town Planner and Town Engineer were present.

The minutes of 10-17-17 John Cook motioned to accept and sign. Lena McCarthy 2nd Un.5.

81-P Plan Sharon Goldstein and Regina Gottlieb 7 Florence Street Received \$250.00 check. Marble Mainini III motioned to sign Lena McCarthy 2nd. Un.5 Rob Poxin Eng

81-P Plan Angel Soto 14 East Street at Hayward Street Rob Poxin,eng presented.\$250.00 check received Lena McCarthy motioned to sign John Cook 2nd. Un.5.

81-P Plan 25 & 27 Windsor Road Maria Lopes William Halsing eng. \$150.00 received. Marble Mainini III motioned to sign and John Cook 2nd. Un.5.

7:04 Public Hearings Cont'd Public Hearing Application F & D Central Realty Corp.Special Permit "Bear Hill Village"PRD 147 detached single family units off Casey Drive and off Beaver Street

Continued public Hearing F& D Central Realty Corp. "Bear Hill Village"Definitive Plan 2 lot subdivision. Rob Poxin,eng went thru this plan and street improvements now 22' and Maple to Beaver St is 26'. Culverts, open standard. And are waiting on Sewer Board letter Marble Mainini III motioned to c12 12 17 and John cook 2nd Un.5.

Preliminary Review Ch 40B 10 interested parties. Patrick Kennelly left the chair Joseph Calagione took the chair Affordable housing development 88 Corp. Birch St. IB zone. Kevin Lobbiseur present. Town Planner went through his letter. This review is to expediate Masshousing site eligibility process. 159 units 4 buildings. All rental units Current in town is 6.28% units. There was a proposal in 2004. TO have club house,pool/patio area,play ground and preserve 6 acres open space. Town Planner 11-7-17 favorable report

The Town Engineer went through his report 10 items . Need Conservation Commission approval.



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Cont. Review Affordable Housing

Mark Alan eng. Went through this. Wetlands are reconfirmed . This is informal Looking for feedback. 4 main buildings some traffic studies Joseph Calagione spoke of percentage. Town Planner went over 40B process Current percentage is .6.28% Town Planner will draft a letter for the Board to sign as letter of support.to selectmen The Sewer Board had meetings set up but had to cancel due to emergency. They have a new date to meet. There are 1,2, & 3 bedroom units they are 3 story units. John Cook motioned to send letter Marble mainini III 2nd Un 4 PK abstained.

Jean McKenzie 27 Stallbrook Road has traffic concerns

Robert Kellogg 15 Stallbrook Road traffic issues as he walks Birch Street. Gary Goodman 1 Lombardi Circle. Location question. Patrick Kennelly returned to chair.

Variance 34 Asylum Street Vineyard Point Ventures RC zone Town Planner letter 11-7-17 To reconfigure property 2 non-conforming lots. Variance was grated 6-29-17 but there was an error in the survey. To divide into 2 regular shaped lots with new single family on each lot Town Planner favorable report. Lean McCarthy favorable recommendation John Cook 2nd 4 in favor 1 oppose Joseph Calagione

Variance Beverly Dec 28 Ravenna St RB zone. To divide subject property 6 non-conforming parcels merged by zoning. To divide 24,08sf lot into 12,026 sf lot and 12,062sf lot. Town Planner recommends unfavorable No hardship. Marble Mainini III made a favorable recommendation Lena McCarthy 2nd. 3 oppose Unfavorable rec..

Special Permit Noguera Real Estates LLC 21-23 & 27 West Street. RA zone Change non-conforming funeral home into residential use. To have 4 units in the building The single family in rear to remain with garage with an apartment on 2nd floor to remain. 2 family dwelling to west of funeral home to remain same. Total 8 units parking to be improved with changes. Town Planner 11-7-17 favorable recommendation Marble Mainini III favorable recommendation John Cook 2nd Un5.

To endorse mylar 155 Fortune Blvd. Netto Avecia. Lean McCarty motioned john Cook 2nd. Un5.



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John Cook motioned to adjourn Lena McCarthy 2nd, Un.5.

Meeting adjourned 7:59PM

Patrick Kennelly

Joseph Calagione

John Cook

Lena McCarthy

Marble Mainini III