



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

January 16, 2018
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The meeting opened at 7:00PM. All members were present except Marble Mainini III.

Minutes of January 2, 2018 Lena McCarthy motioned to accept and sign. John Cook 2nd.
Un4.

81-P Plan 36 Howard Street David Phillips Bryan Andrews Eng. To divide 2 lots. Have frontage relief. No application No fee Joseph Calagione motioned to grant John Cook 2nd Un 4.

Continued Public Hearing Application F & D Central Realty Corp. Special Permit to construct "Bear Hill Village" PRD 147 detached single family units 118.96 acres Casey Drive off Beaver Street RC zone .

Continued Public Hearing Application F & D Central Realty Corp. Definitive Plan "Bear Hill Village" 2 lot Residential Subdivision 118.96 acre parcel off Casey Drive RA zone. Picture from 2015 aerial Need to make sure parking lot is striped. To eliminate 2 small open space areas. To leave 3 large ones. Now have 4 way stop and bus stops. Rosenfeld park and 2 fields to be renovated for the Bonus. Dugouts, lights, stairs. Highway and Town Planner met. Would prefer to do street all at once or the north portion first. Town feels the street is 2 years away. Patrick Kennelly would like to have street done before Bonus units are sold. Dominic is doing some of road and hoping the Highway Dept. will only need to do the top coat. Patrick Kennelly feels should be done all at once. To add striping. Joseph Calagione said should be able to be done August/September. Town Planner to draft decision. Before the bonus units work at the park has to be completed. Request continuance Joseph Calagione motioned to grant c 2-6-18. John Cook 2nd Grant ext to 2-6-18.



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Application Lily Bean LLC for approval "Ariana Estates" Definitive Plan 5 lot residential Subdivision located on a 1.93 acre parcel off Fruit Street .One new street. Plan in conformance with Preliminary Plan Property of #11 & #13 owners have signed required Form H Lot 5 is reconfigured parcel for existing single family house 11 Fruit Street. Lot 2 is 2 family lot. Lots 1, 3, & 4 required Special Permit from ZBA if they are to be developed with 2 family dwellings. Godfrey Brook Flood Mitigation Project permanent easement appears to be accurately depicted on plan. Town Planner states plan in compliance. Letters Town Engineer 1-12-18 9 items Highway Dept. 1-2-18 approve with prior requirements Fire Dept 1-4-18 approve Water Co. 1-8-18 13 items Engineer 12-12 17 letter Rob Poxin, eng. To improve water system, drainage. Catch Basin manhole, detention basin. Letter from Jo-Ann Marcotte 8 Carvin Road disapproves . Joseph Calagione if all single family it would be OK. Patrick Kennelly states single family lots if duplex lots not allowed. Tony Ferrara 7 Carvin Road concern with area, lots water issues. Conservation Commission is involved. Carol Mattschetk 9 Fruit Street spoke of area and space and should not allow these. Concern with road layout, safety issue, culverts and deed issue with new homes. Should disapprove. Joseph Calagione spoke of issues and developer is doing correctly. Lena McCarthy feels they should talk with the neighbors to understand all they will go through with construction etc. Tony Ferrera spoke of property behind him again and all the problems there. Motion to c2-20-18 by Lena McCarthy John Cook 2nd. Un.4

Residences At Stone Ridge 40B Approval/Project Eligibility On Deer Street in Stone Ridge Business Park off Rt 85.26.1 acres of 80 acre Business Park Development Density for this 40B proposal is excessive-it erodes Milford's Economy. Joseph Calagione feels none of this is correct now if housing goes along with this. It changes traffic issues, schools, safety issues.

Sanylah Crossing-Bond Discussion Atty Thomas Wickstrom wants this off tonight list To meet with his engineer. Also wants lot#33 released and replace with another one. Patrick Kennelly feels no they should have resolved original issue by now. Joseph Calagione said he would be OK switching a lot. John Cook motioned to deny lot switch Lena McCarthy 2nd 3 in favor of deny, Joe Calagione opposed.



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Roundtable meeting with Selectmen Jan18, 2018

6 items for Town Planner and Chairman Town Planner went through items

1. Update Comprehensive Plan
2. Residential zoning
3. Depot Street Ext. Alternate route
4. Open space protection
5. Affordable Housing Zoning
5. GIS Geographic Information Site

Joseph Calagione has statutory concerns

Lena McCarthy motioned to adjourn JohnCook 2nd. Un 4
Meeting adjourned 8:47 PM

Patrick Kennelly

Joseph Calagione

John Cook

Lena McCarthy