



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

February 20, 2018
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The meeting opened at 7:00PM. All members present except Marble Mainini III. The Town Planner and Town Engineer were present.

The minutes of February 6, 2018 John Cook motioned to accept and sig. Lena McCarthy 2nd. Un 4.

Public Hearing Application Lily Bean LLC Ariana Estates Definitive Plan 5 lot residential Subdivision 1.93 acres off Fruit Street George Mihov, eng. Presented. David Claro present. 4 duplex lots and 1 existing single family. Sewer and water. Lot 2 no special permit Lot 3 will need Special Permit. Fire Hydrant, culvert. Town Engineer would like them to minimize crossings to 2 lots. Feels it would work better as single family layout over drainage. Letters Town Planner 1-16-18 in compliance
Town Sewer 1-24-18 Deny Town Engineer 1-12-18 9 comments
Fire Dept 1-4-18 approve Highway 1-2-18 approve
Water Co. 1-8-18 13 comments

Joseph Calagione feels multiple crossings not necessary. Could run through single pipe and extend water line. Need to go to Sewer Board. They meet march 13, 2018. Atty Mark Wickstrom Whitinsville here representing Falzone and Mr. McCarthy who lives overseas. Have concerns density of the project. They question lot 5 frontage. Atty found land court decision from Lunenburg-similar by-laws as Milford. He gave the decision to Town planner and he will forward to Town Counsel. Would like less density abuse. Carol Matchscheck 9 Fruit Street would like the special permit house moved if necessary. She e is a Town Meeting Member. Spoke of congestion area wisdom of cramming houses here. Need by-law conformity. Patrick Kennelly spoke of the direction of the Board. Crossings minimized. They request a continuance to March 20, 2018 so granted.

81-P Plan 28 Ravenna Street Beverly Dec \$250.00 fee received. 2 lots A & B to separate into 2 lots Joseph Calagione motioned to approve and have Town Planner sign John Cook 2nd Un 4.

81-P Plan 92 Prospect Street M. Hill Companies 2 properties \$250.00 fee received To line up the lot line. John Cook motioned to sign and Lena McCarthy 2nd Un 4



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Patrick Kennelly left chair Joseph Calagione took chair
Endorse amended site plan 2-4 Birch Street Engineer G & H presented. Went through parking 12 spaces difficult site. Joseph Calagione said should post a right turn sign with arrow to right. John Cook made the motion Lena McCarthy 2nd 3 in favor 1 abstained. Patrick Kennelly returned to the chair.

Redevelopment Proposals 45 Main Street Lobisser Building Corp. Had Selectmen meeting. This is old St. Mary school. He would like to redevelop and make 55+ building/apts with 1 & 2 bedrooms. To preserve the original building and demolish the old building on Sumner Street. 36 units 54 parking spaces Not 40 B Good location for services. Patrick Kennelly spoke of redevelopment as did Joseph Calagione. He will meet with Town Planner and talk about this.

Submission Definitive Subdivision Central Street Paul Andreola Labrador Estates
\$900.00 fee received.

John Cook motioned to adjourn Lena McCarthy 2nd Un 4 Meeting adjourned 8:10PM

Patrick Kennelly

Joseph Calagione

John Cook

Lena McCarthy