



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 19, 2019

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

The minutes of 2-5-2019 John Cook motioned to accept and sign. Lena McCarthy 2nd. 3 in favor 1 abstained Pat Kennelly.

81-L Determination /81P Plan Patsy's Lane 186 East Main Street. Requesting a favorable determination regarding use of 0.78 acres subject property as a building lot under MGL CH 41-81L This is a private way, is a way sufficient to provide access to Lot 22, an otherwise conforming lot. The owner there wishes to file an 81-P to divide existing lot and construct a single family dwelling on each of 2 new lots. Town Planner letter 2-19-19 this all warrants a favorable determination. Dan Hazen, ENG G & H presented. Letters Town Engineer 2/14/19 surety request BC Corp Evcavation and Paving 1/30/19 G & H 2-4-19 letter recommending favorable. Patrick Kennelly asked about Billancetta Street and then made a motion to approve 81 LTO clean catch basin and any other work. John Cook 2nd. Un4, To post \$9,000.00 bond Which was received.

81-P Plan for this property \$350.00 fee received. To create 2 lots Patrick Kennelly motioned to grant Lena McCarthy 2nd Un4



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Site Plan Review 288 West Street Master Collision Center, Inc. Request to establish auto body/collision repair shop. And used car sales. Requires special Permit as CC district. There are 7 deficiencies with no corrections. Engineer Dan Hazzard. They have a landscape plan. 2 trees are there To put in 5 more and some shrubs, Spoke of sight issues. Have a traffic island here. Letters Highway Dept 2-13-19 Satisfactory Town Engineer 2-14-19 Recommends approval Fire Dept. 2-13-19 OK Water Co. 2-5-19 no issues. Patrick Kennelly made a favorable motion. Lena McCarthy 2nd. Un. 4.

ZBA Special Permit 3 South Free Street Stephen Lacause. RA zone. To convert 2nd story of a detached garage to office space and storage, Had a variance from ZBA in 2000. There is no record of that decision at the Registry of Deeds. Town Planner had an unfavorable report. Request should be for a variance and not a Special Permit. There is mention of a supplemental apartment which does not fit this situation. Patrick Kennelly made an unfavorable recommendation, John Cook 2nd, Un4.

Variance 22 Congress Terrace MRY Lee Siple RB zone, To divide non-existing unconfirming lot- it is single family, corner lot and is undersized. They want to divide into 2 smaller lots. Town Planner made an unfavorable recommendation. Patrick Kennelly made an unfavorable recommendation. RB zone Lena McCarthy 2nd Un4. Town Planner to do a revised letter to ZBA.



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Discussion Possible Zoning Amendment -Projecting Signs. Town Planner went thru his draft to see if Town will vote to amend sec. 3.9 sign regulations of ZBA.

This has 3 subsections. Patrick Kennelly concerned with protruding sign. Patrick Kennelly motioned to submit the article to Town Meeting. Lena McCarthy 2nd, Un.4.

Sanylah Crossing No one present.

Discussion Possible sale of tax title parcels. The Town Planner has met with the Selectmen several times on this. The parcels are of importance to the town for open space and drinking water. Land locked parcels . town Planner recommended these be put under Conservation Commission jurisdiction. There are 4 lots with water aquifer. Patrick Kennelly motioned to maintain 4 parcels with water resorce . Lean McCarthy 2nd Un 4. Motioned to send a letter to Selectmen and Conservation Commission with the exception of the Braggville school 30-0-6. TO send an unfavorable letter and urge them to retain the property. These properties see no benefit to the town with a sale. It is more of a risk. Reno Deluzio was present and spoke of this also.



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Patrick Kennelly motioned to adjourn. Lena McCarthy 2nd. Un.4 Meeting
adjourned 8PM

Joseph Calagione

John Cook

Patrick Kennelly

Lena McCarthy