



TOWN OF MILFORD

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OFFICE OF PLANNING
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Larry L. Dunkin, AICP
Town Planner

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David R. Consigli, Chairman
Milford Zoning Board of Appeals
52 Main Street
Milford, MA 01757

RE: "Robsham Village" 40B Development

Dear Mr. Chairman:

I have conducted a very cursory review of the development plans for the above-caption 40B project and offer the following comments:

1. I have serious concerns if the intersection of the site access drive with East Main Street/Rte. 16 is not signalizing.
2. The proposed parking ratio is only 1.76 spaces per dwelling unit. 2 parking spaces per dwelling unit has been proven to be minimal in Milford to accommodate residents and visitor parking demands.
3. Of the 529 parking spaces proposed, 181 spaces are located in the lower level of the buildings. However, 12 of the indoor spaces are reserved for electric vehicles as charging stations, and therefore should not realistically be counted in the overall total of available spaces. This would reduce the count to 517 spaces.
4. Site access consists of a single, undivided, two-way drive. A boulevard design is recommended for the drive to provide safe and adequate access to the site.
5. The site plan provides no dumpsters or other form of trash disposal.
6. The ability of the soils to safely recharge the effluent from the on-site sewage treatment plant has not been documented.

I will be providing more detailed comments subsequent to review of the peer review consultant's report, and the completion of my review of the project development plans with the Planning Board.

Respectfully,


Larry L. Dunkin, AICP
Milford Town Planner