



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
J. Ted DePaolo
Marble Mainini, III
Jose M. Morais
Christopher Wilson

AGENDA MILFORD PLANNING BOARD

Tuesday, March 19, 2024
Room 3, Milford Town Hall

PUBLIC HEARINGS

(7:02 P.M.) *Continued Public Hearing* Application of RTE 85 Realty Corporation for Special Permit approval regarding construction of a 191,700sf wholesale facility and associated off-street parking on a 116.87-acre undeveloped property located on the westerly side of East Main Street and southwest of Wildwood Drive, known and numbered as 0 East Main Street. Assessor's Map 30 Block 0 Lot 34. BP Zone.

GENERAL BUSINESS

- (7:00 P.M.)**
1. Minutes of 3-5-24 meeting
 2. 81-P Plans: (none)
 3. Preliminary Site Plan: Town Park – Milford Parks Department
 4. Preliminary Site Plan: Pearl Street Rec. Area – Milford Parks Department
 5. Amended Site Plan: 1 National Street – NR 1 National Street LLC

RECEIVED
MILFORD TOWN CLERK

2024 MAR 14 AM 8:53

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING


Board or Commission Planning Board
Date and Time of Meeting Tuesday, March 19, 2024 7:00 PM
Place of Meeting Room 3, Milford Town Hall

PUBLIC HEARINGS

(7:02 P.M.) Application of RTE 85 Realty Corporation for Special Permit approval regarding construction of a 191,700sf wholesale facility and associated off-street parking on a 116.87-acre undeveloped property located on the westerly side of East Main Street and southwest of Wildwood Drive, known and numbered as 0 East Main Street. Assessor's Map 30 Block 0 Lot 34. BP Zone.

GENERAL BUSINESS

- (7:00 P.M.)* 1. Minutes of 1-2-24 meeting
- 2. 81-P Plans: (none)
- 3. Preliminary Site Plan: Town Park – Milford Parks Department
- 4. Preliminary Site Plan: Pearl Street Rec. Area – Milford Parks Department
- 5. Amended Site Plan: 1 National Street – NR 1 National Street LLC

Signature  Dated 3-14-24

The matters listed above are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
J. Ted DePaolo
Marble Mainini, III
Jose M. Morais
Christopher Wilson

Minutes of Meeting
MILFORD PLANNING BOARD
Room 3, Milford Town Hall
Tuesday, March 5, 2024

Members present: Joseph Calagione (Chairman), Marble Mainini, III, Jose M. Morais.

Members absent: Christopher Wilson

Staff present: Larry L. Dunkin, MCRP (Town Planner), Elizabeth Mainini, P.E. (Town Engineer)

Call to order: Chairman Calagione called the meeting to order at 7:00 P.M.

1. Minutes of 2-20-24 meeting:

Motion by Mainini, Second by Morais to approve the minutes of the February 20, 2024 meeting as written.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

2. JOINT MEETING w/ 2024 AD HOC COMPREHENSIVE PLAN COMMITTEE.

Chairman Calagione called the Joint Meeting to order at 7:02 P.M.

Ad Hoc Committee Members present: Joseph Calagione, Marble Mainini, III, Jose M. Morais, Paul Mazzuchelli, Chris Morin, Rick Villani.

Ad Hoc Committee Members absent: Jeffrey Frederick.

Chairman Calagione announced that this is the kick-off meeting of the Ad Hoc Comprehensive Plan Committee to formally begin the process of preparing a 2024 Comprehensive Plan for Milford. He then turned the floor over to project manager Josh Fiala, AIA, AICP, from MAPC, the Town's consultant hired to prepare the Plan. Mr. Fiala introduced himself and Courtney Lewis, a land use planner also with MAPC. Chairman Calagione invited the members present to introduce themselves. Mr. Fiala and Mr. Lewis reviewed a video slide presentation outlining the Committee membership and the MAPC staff involved, an overview of the proposed Work Plan and Scope of Work, and expected roles and involvement of Committee members during the planning process. They noted the successful bus tour of the town held on February 16, 2024 that lasted well over two hours, and covered a 42-mile circuitous route throughout town. They explained the components of a plan and MAPC's typical approach to developing a plan. They also explained the proposed two-phased scope of work and an expected timeline.

A brief discussion with Committee members ensued. Mr. Mazzuchelli mentioned the success of the bus tour. He reminded the consultants of the upcoming creation of a new economic development planner position to focus on downtown revitalization. He noted that although the town is 90% developed, the former Archer Rubber site is vacant, and has recently been rezoned to spur redevelopment interest. Mr. Calagione stressed the need to focus on the downtown area in terms of redevelopment strategies and zoning recommendations. The reuse of upper floors of multi-story buildings on Main Street were mentioned as an example. Mr. Morais mentioned an interest in more detailed statistics, as well as noting the importance of preserving open space and conservation lands. Mr. Villani suggested the Chamber of Commerce as a potential contact for community engagement, as well as the local churches.

Chairman Calagione reiterated the Planning Board's desire to, as much as possible, predominantly schedule Ad Hoc Committee meetings as a regular agenda item near the beginning of the Board's regularly scheduled meetings. While other separate meetings may occasionally be necessary, they would be less likely. It was also noted that any questions or comments should be directed thru the Town Planner. The next Ad Hoc Committee meeting will be on April 2, 2024.

The Joint Meeting with the AD Hoc Committee was adjourned at 7:57 P.M.

3. 81-P Plans: (none)

4. Scope of Work / Traffic Peer Review – 0 East Main Street. Chairman Calagione noted receipt of the traffic peer review scope of work and proposal from Green International Affiliates, Inc. relating to the 0 East Main Street development proposal. The fee for the peer review report and one meeting is \$8,900.00 with an add/alternate of \$1,200.00 for a second meeting, for an overall total amount of \$10,100.00. Timothy Hayes, P.E. of Bohler Engineering was present on behalf of the developer and agreed with the consultant selected as well as the scope and fees. Upon receipt of the \$10,100.00 from the developer those funds will be deposited into a special account established by the Town from which the peer review consultant will be paid. Any unexpended funds will be refunded to the developer.

Motion by Morais, Second by Mainini to approve the scope and fees as submitted.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

5. Continued Amended Site Plan: 146 So. Main St. – New York Capital Investment Group, LLC. The applicant is requesting amended site plan approval to allow for a commercial car wash on the subject property. Commercial car washes within the CC Highway Commercial district require a special permit from the ZBA. At their 2-9-2023 public hearing the ZBA granted the applicant the required special permit with conditions. This plan review has been continued several times to afford the applicant time to have a full traffic study completed. The applicant's engineer Hal Choubah, P.E., and traffic engineer Kim Hazarvartian, P.E. of TEPP LLC, were in attendance to present the Traffic Impact and Access Study (TIAAS) for the development. After review of the study a brief discussion ensued regarding various ratios used in the report, as well as other conditions on the site that can be addressed during Conservation Commission review.

Motion by Mainini, Second by Morais to approve the amended site plan subject to final approval of the TIAAS by the Town Engineer.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

6. Continued Amended Site Plan: 79 Prospect Street – Deyse Leite. The applicant requests amended site plan approval to expand the existing child day care to also occupy the second floor of the subject property. John Federico of Guerriere and Halnon Engineers was present on behalf of the applicant. He noted the larger dumpster location has been eliminated, and bollards are now shown adjacent to the parallel parking space. He also stated that there are to be 6 teachers total, and that signage had been added noting "10-minute drop-off". A brief discussion ensued regarding details for bollard spacing.

Motion by Morais, Second by Mainini to approve the plan subject to providing 6" bollards spaced no more than 7' apart along the parallel parking space, with the plan to be updated prior to being submitted to staff for signature.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

7. ZBA Variance Referral: Off Highland Street – Jason Gomes. The applicant requests a variance from frontage and width requirements to allow for the division of the subject lot into 2 lots, each for the construction of a single-family dwelling. The proposed lot split will result in two oversized buildable lots that will each comply with all applicable zoning requirements save for lot width and frontage. Proposed Lot 1A will have 50.56' of frontage and 46.31' of width; Proposed Lot 1B will have 53.18' of frontage and 54.10' of width. The RB zoning district requires 90' of frontage and 100' of width per lot. The current Lot 1 is the result of the recently approved definitive subdivision for "Gomes Way". It is an overly large buildable lot of an irregular shape, with frontage on

both Highland and Laural Streets. Laural Street is an unimproved public way that is unlikely to ever be constructed, and due to several access complications associated with that layout, it is also unlikely that it will be discontinued. Therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Morais to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

8. ZBA Special Permit Referral: 286 ½ West Street – Ryan Morganelli. The applicant requests a special permit to allow for an automotive repair use on the subject property. Auto related uses are allowed by ZBA special permit in the CC district. The existing 60' x 60' 3,600 SF structure was originally approved as a warehouse use in 2002. The proposed auto repair use will be located in the northerly bay of the two bays within the existing building. The repair use will be primarily for the applicant's vehicles. No additions to the structure are being proposed, however the pavement and parking striping are no longer as previously approved. The final paving and parking configuration can be addressed at the required site plan review by the Planning Board subsequent to the issuance of the special permit by the ZBA. The Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals, however he noted that contractors yard uses are currently prohibited in the CC Commercial zoning district. A zoning amendment is tentatively being considered for inclusion on the May Annual Town Meeting Warrant that would provide for contractors yard uses by ZBA special permit.

Motion by Mainini, Second by Morais to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

9. ZBA Special Permit Referral: 50 Birch Street – Ronald Gray. This petitioner has submitted an incomplete application. The requested special permit is to establish an auto sales operation on the subject property, however the materials provided are incomplete, and do not include the required engineered site plan. Although auto sales uses are provided for by ZBA special permit within the IB district, the ZBA application form, in part, specifically requires that applications "*must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot.*" Not only has no such plan been provided, the drawing that has been submitted is a misappropriation of a prior plan produced by others without their authorization. Therefore, the Town Planner recommended this application be continued to afford the petitioner time to hire an engineering firm to prepare a proper site plan as required.

Motion by Mainini, Second by Morais to forward a report the Zoning Board of Appeals as being a qualified favorable recommendation being as to the general use only, and to include the Town Planner report.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

The next Planning Board meeting will be on 3-19-2024.

Adjournment: Motion by Morais, Second by Mainini to adjourn the meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; Wilson, absent.

Motion carried.

The meeting was adjourned at 8:45 P.M.

Joseph Calagione, Chairman

PUBLIC HEARINGS

(7:02 P.M.) *Continued Public Hearing* Application of RTE 85 Realty Corporation for Special Permit approval regarding construction of a 191,700sf wholesale facility and associated off-street parking on a 116.87-acre undeveloped property located on the westerly side of East Main Street and southwest of Wildwood Drive, known and numbered as 0 East Main Street. Assessor's Map 30 Block 0 Lot 34. BP Zone.

MAYER & HARANAS, LLP

Attorneys at Law
439 Worcester Road
P.O. Box 966
Framingham, MA 01701-0966

William H. Mayer
Peter J. Haranas
Jill P. Dawczyk
Erin P. Wright

Telephone: (508) 620-0140
Telefax: (508) 370-4541
Email: jma@majhllp.com

Of Counsel:
Joseph M. Antonellis

March 7, 2024

Larry Dunkin
Town Planner
Town of Milford
Milford Town Hall
52 Main Street
Milford, MA 01757

Via Email to ldunkin@townofmilford.com

Re: Route 85 Corporation, Special Permit; 0 East Main Street; Request for Continuance

Dear Mr. Dunkin:

As you know, this office represents the above-named Route 85 Corporation regarding its application for a Special Permit and Site Plan Approval (the "Project"). Presently, it is my understanding that the Town's peer review traffic consultant will not be prepared to offer its comments and suggestions in advance of the Planning Board's public meeting scheduled for March 19, 2024. Accordingly, it is my client's request that the Planning Board not include the Project as part of the agenda for the meeting on March 19, 2024. It would be my client's preference to have the Planning Board continue the meeting until April 16, 2024.

Accordingly, please accept this correspondence as a formal request to continue the public hearing until April 16, 2004.

Respectfully yours,

Joseph M. Antonellis

Joseph M. Antonellis.

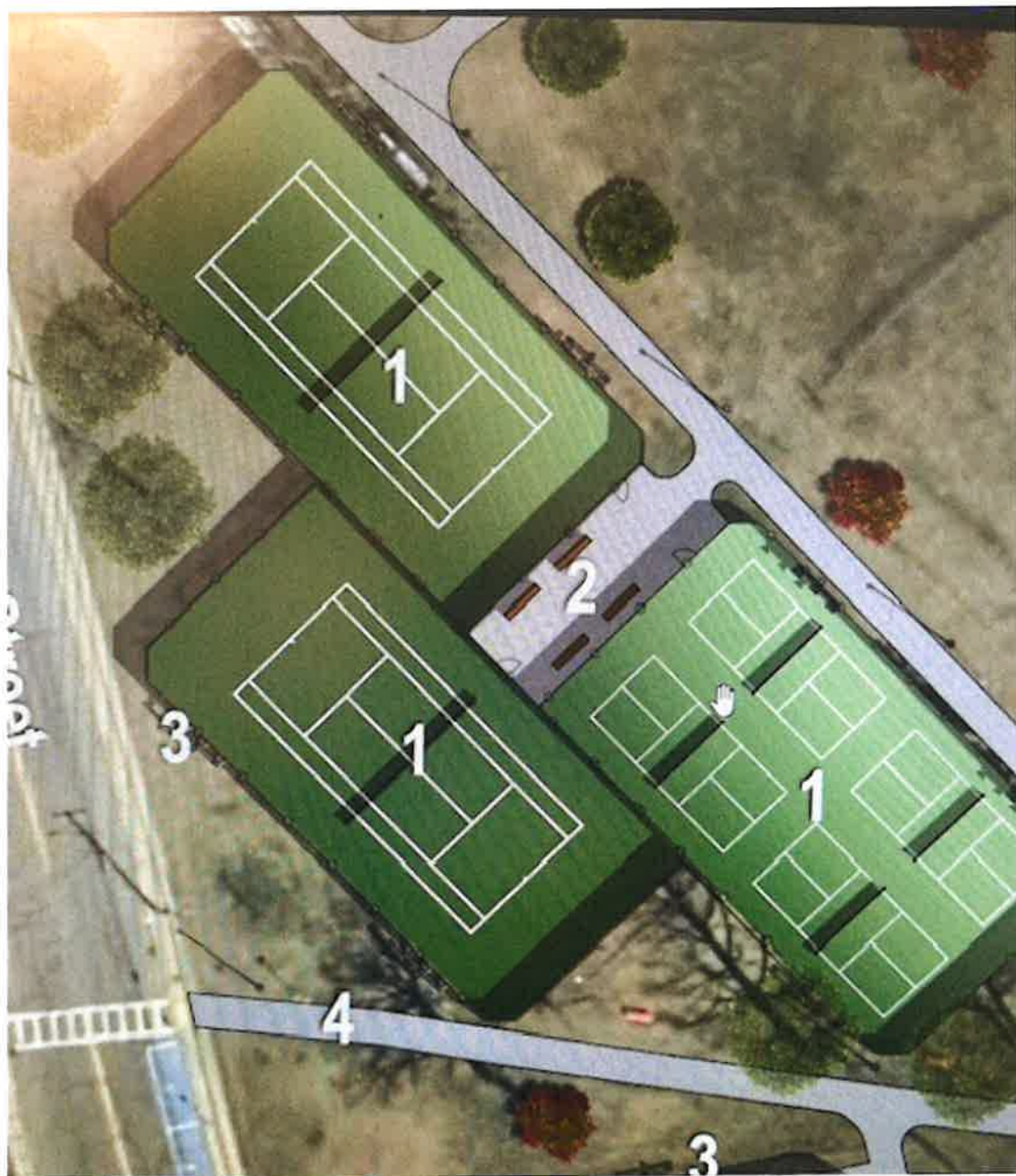
3. Preliminary Site Plan: Town Park – Milford Parks Department

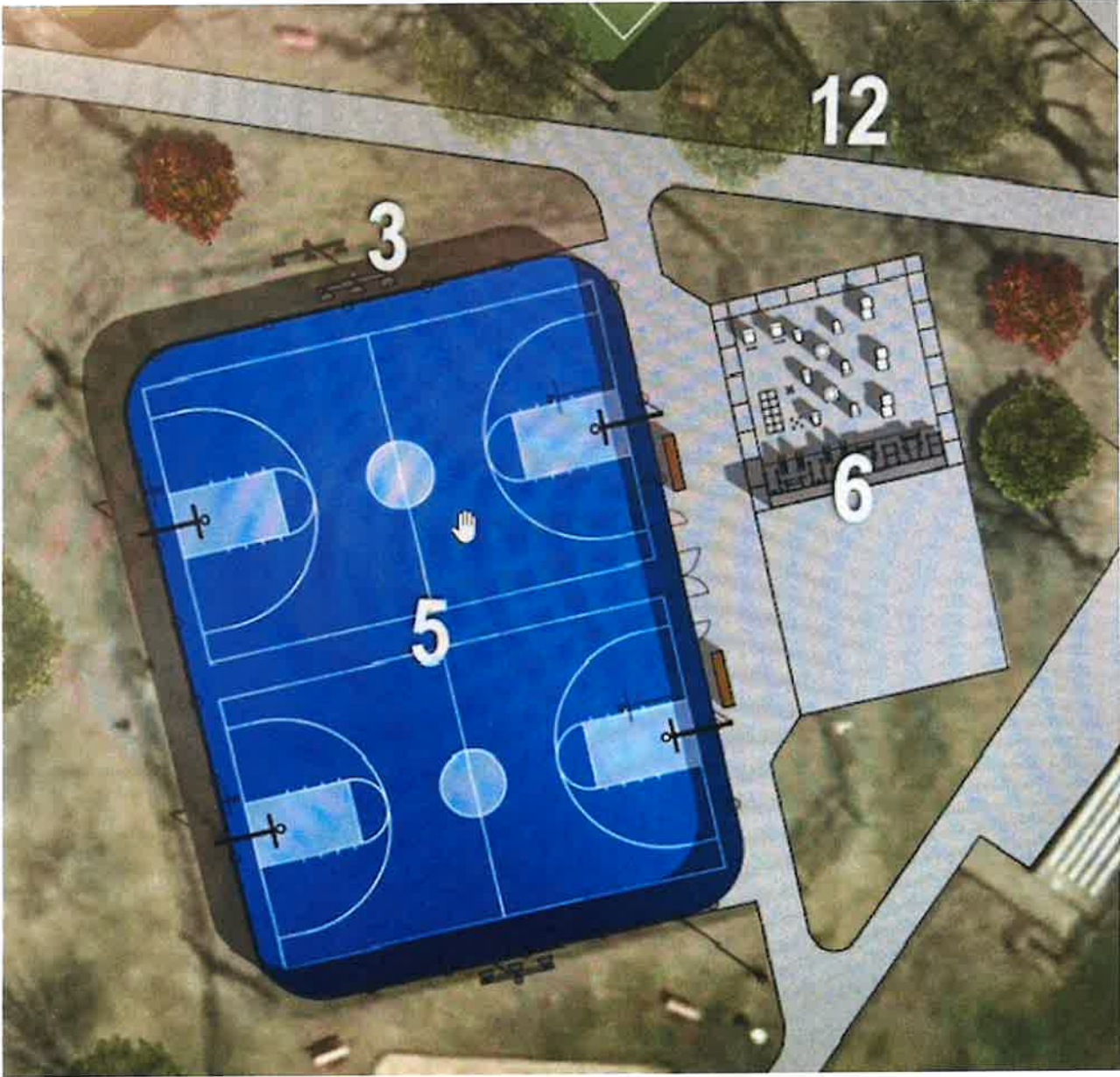


Legend:

1. Dedicated (2) Tennis and (4) Pickleball Courts with New Bench Seating for Tennis and Pickleball
3. Sports Lighting at Tennis/Pickleball and Basketball/Hockey
4. New 8' Wide Path System
5. New Basketball/Ice Hockey Court with New Fencing
6. Natural Fitness Court with Mural Wall
7. Replaced Pathway Lighting (Typical of 12)
8. New Modular Restroom Building
9. Paved Path With Trees and Bench Seating
10. Shade Umbrellas
11. Expanded Bandstand Stage
12. Existing Concrete Pad with Seating

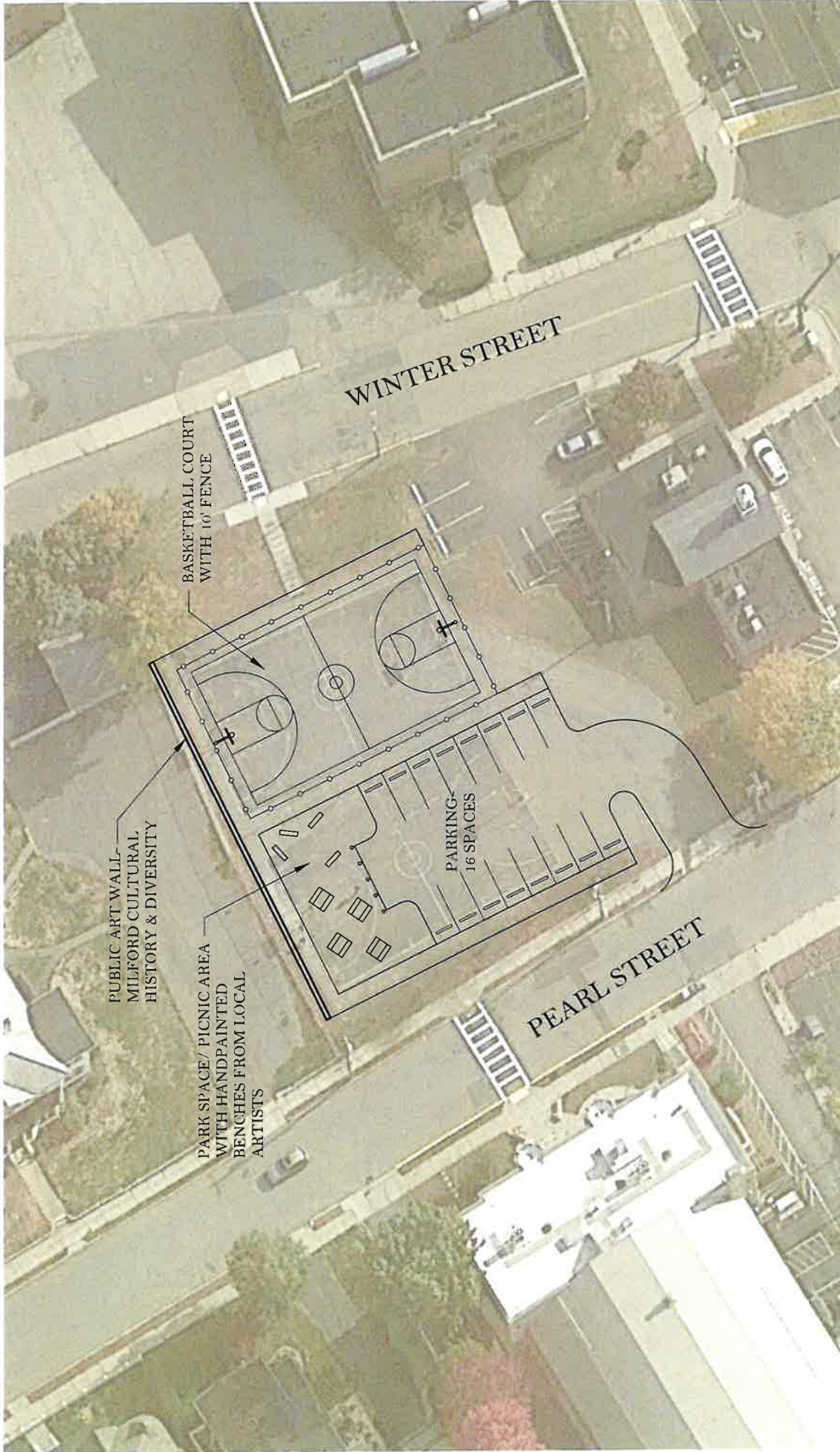








4. Preliminary Site Plan: Pearl Street Rec. Area – Milford Parks Department



PUBLIC ART WALL-
MILFORD CULTURAL
HISTORY & DIVERSITY

PARK SPACE/ PICNIC AREA
WITH HANDPAINTED
BENCHES FROM LOCAL
ARTISTS

BASKETBALL COURT
WITH 10' FENCE

PARKING-
16 SPACES

WINTER STREET

PEARL STREET



Town of Milford

Pearl Street Park Concept

Milford, MA

February 2023





TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
ldunkin@townofmilford.com

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

March 19, 2024

Joseph Calagione, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan Review**
(**NR 1 National Street LLC**
(**1 National Street**
(**Map 58 Lot 9**
(**CC/IB/WR-1 Zones**
(

Dear Mr. Chairman:

The applicant requests amended site plan approval to reconfigure the internal truck circulation for the Amazon parcel hub on the subject premises.

The proposed modifications are located internally to the site, off the easterly driveway from National Street. The changes make minor adjustments to the turning radius to improve security and better accommodate tractor-trailers entering the site. An updated stormwater memo has also been provided that indicates an actual decrease in the amount of impervious surface and therefore a decrease in runoff.

All applicable Zoning requirements appear to be met. Therefore, I recommend the amended site plan be approved subject to relevant departmental comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

MARK A. NELSON, CHIEF
MICHAEL J. DETORE, DEPUTY

Telephone: 508-473-1214 • Fax: 508-473-4858 • Inspections: 508-473-2256

Milford Planning Board
Mr. Larry Dunkin, Town Planner
Town Hall – Room 05
52 Main Street
Milford, Massachusetts 01757

March 8, 2024

RE: Amendment to Site Plan, 1 National Street

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the proposed Amendment to the Site Plan for 1 National Street regarding the truck entrance/exit. I have no recommendations for this project.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson

Amended Site Plan Review for 1 National Street

Daniel Syrialia

<dsyrialia@milfordma.gov>

Mon 3/4/2024 3:04 PM

To:Larry Dunkin <ldunkin@townofmilford.com>

Larry,

The BOH has no issues with the amended site plan submitted for 1 National Street.

Dan Syrialia RS/REHS

Director of Public Health

Board of Health

Town of Milford

52 Main Street (Room 6)

Milford, MA 01757

508.634.2315 (office)

508.473.1380 (fax)



Milford Water Department

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

March 7th, 2024

Town of Milford
Office of Planning & Engineering
Planning Board
52 Main Street
Milford MA 01757

Re: Amended Site Plan Review – 1 National Street Milford, MA., plans dated November 3, 2023

Milford Water Department (MWD) after reviewing the plans for **1 National Street, Milford, MA.**, submitted by **Nicole Harter, Project Manager at Magellan Architects- Applicant**, and seeing no conflict or issues posed to the existing water utility infrastructure, approves as submitted.

Respectfully submitted,

Jeffrey Papuga

Jeffrey Papuga
Operations Manager
Milford Water Department



November 20, 2023

Milford Planning Board
52 Main Street
Milford, MA 01757

**Re: Amendment to Site Plan (Site Plan Approval 7/15/2020)
Stormwater Memorandum
1 National Street
Milford, Massachusetts**

Dear Mr. Calagione and Members of the Board:

On behalf of Megellan Architects, Meridian Associates, Inc. (MAI) is submitting this Stormwater Memorandum to the Town of Milford Planning Board regarding the Site Plan Amendment Application for the adjustment of the existing truck entrance and exit at the above noted property.

The subject property is depicted as Town Assessor Map 58, Lot 5. The property is approximately 34 acres and is situated within the Highway Industrial (IB) Zoning District. The site consists of an existing 303,531 square foot warehouse building, with associated paved loading areas, drive aisles and parking lots, as well as landscape buffers the west and south of the existing building. The majority of the developed portion of the site is comprised of impervious surfaces such as asphalt drive aisles, parking and loading areas as well as concrete sidewalks, while the remaining areas are landscaped or turf lawn.

The project proposes to improve the existing truck entrance and exit from the facility, by reconfiguring the access drives to increase security for incoming and existing truck traffic. The improvements include the removal of existing asphalt pavement, curbing and landscaping, and installation of additional landscaping, curbing, concrete pads, pavement striping, as well as associated security apparatus.

Stormwater runoff generated within the limit of work, and from the surrounding adjacent parking lot and driveway entrance is directed to a series of existing deep sump catch basins. These catch basins are connected to an existing subsurface infiltration system (Cultec chamber system) located within the driveway, which ultimately overflows to the existing nearby wetland system to the east.

The proposed improvements decrease the amount of impervious area by approximately 171 square feet, thereby also the amount of stormwater runoff to the existing subsurface infiltration system. Existing drainage patterns will be unchanged in pre vs. post construction by maintaining the existing drainage system and topography within the limit of work.

Therefore, due to the decrease in impervious area, by 171 square feet within the project site, and the proposed improvements that will maintain the existing drainage system and drainage patterns, it is our opinion that the project will not have a negative impact on the stormwater drainage system and therefor, formal hydrologic calculations are not necessary for this project.



Please feel free to contact us should you have any questions, comments or concerns.

Sincerely,

MERIDIAN ASSOCIATES, INC.

A handwritten signature in black ink that reads "Chris Broyles". The signature is fluid and cursive.

Christopher S. Broyles, PE
Project Manager

P:\6546_1 National Street, Milford, MA\ADMIN\Reports\Amendment to SPR\2023-11-20_6546_Stormwater Memorandum.doc



AMENDMENT TO SITE PLAN APPLICATION FORM

Milford Planning Board
52 Main Street, Milford, MA 01757
(508) 634-2317 Fax 508-473-2394

RECEIVED:
Office of Planning and Engineering
Date: ___/___/___
By: _____

In accordance with Section 1.15 of the Milford Zoning By-Law, the undersigned requests Planning Board approval of a Site Plan for the proposed development as described below:

Property Location: 1 National Street, Mildford, Massachusetts
(address)
Assessor Map: 58 Block: Lot: 9
Deed Reference: Book 63767 Page 299
Lot Area: 34.05 Zoning District(s): IB

Applicant: Nicole Harter, Project Manager at Magellan Architects **Owner:** NR 1 NATIONAL STREET LLC
(name) (name)
8383 158th Ave NE, Suite 280, Redmond, WA 98052 P.O. Box 30428
(address) (address)
425-885-4300 (phone number)
nicole@magellanarchitects.com (e-mail address)

Existing use of premises: Site is a distribution center for an online retailer

Proposed use of premises: The proposed scope is limited to an adjustment to the existing truck entrance/exit and will not change the use of the premises.

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u> </u> / <u> </u>	Open space:	<u> </u> / <u>171 SF</u>
Building area:	<u> </u> / <u> </u>	Parking spaces:	<u>290</u> / <u>284</u>
Building height:	<u> </u> / <u> </u>	Employees:	<u> </u> / <u> </u>
Lot coverage:	<u> </u> / <u> </u>	Traffic generation:	<u> </u> / <u> </u>

List and describe all Special Permits, and/or Variances granted for this site (include dates approved):
DEP Beneficial Use Determination (SW41-0000006), WPA Form 8B (223-1162), WPA Form 8B (223-1167),
Notice of Site Plan approval with conditions letter dated 7/15/2020.

Application Fee: \$100.00

Nicole Harter 12 / 21 / 2023
Applicant's Signature Date

[Signature] 02 / 20 / 2024
Owner's Signature (if different) Date

Note: Eight copies of this form must be accompanied by the appropriate fee, and eight sets of plans depicting existing and proposed conditions, all as required by pertinent sections of the Milford Zoning By-Law.

For Planning Board Use Only:
Date received: ___/___/___ +65 days = ___/___/___ Fee received: \$ _____ Date Fee received: ___/___/___
Copy to: Engineer Highway Fire Sewer Water Con. Com. Com. on Disabilities
7-1-2013

LIMITED SITE IMPROVEMENTS

AMAZON SORTATION CENTER

BOS4

1 NATIONAL ST
MILFORD, MA 01757



Magye Ilan
Professional Engineer
License No. 8040
State of Massachusetts
Mechanical Engineering
164925
www.magyeilan.com

AMAZON SORTATION CENTER
LIMITED SITE IMPROVEMENTS
1 NATIONAL ST
MILFORD, MA 01757

PROJECT DATA

PROJECT NO.	2019-003
DATE	11/1/2019
PROJECT NAME	AMAZON SORTATION CENTER
PROJECT ADDRESS	1 NATIONAL ST, MILFORD, MA 01757
OWNER	AMAZON
DESIGNER	PERKINS+WILL
CHECKED	PERKINS+WILL
DATE	11/1/2019

COPY INFORMATION

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR CONSTRUCTION
3		ISSUED FOR RECORD
4		ISSUED FOR ARCHIVE
5		ISSUED FOR ARCHIVE
6		ISSUED FOR ARCHIVE
7		ISSUED FOR ARCHIVE
8		ISSUED FOR ARCHIVE
9		ISSUED FOR ARCHIVE
10		ISSUED FOR ARCHIVE

COPY SHEET
A0.10

DEFERRED SUBMITTALS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GENERAL NOTES

- SEE THE PLAN SHEET FOR THE PROJECT. THE ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC).
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC).

CODES

2015 NATIONAL ELECTRICAL CODE (NEC)
2015 NATIONAL MECHANICAL CODE (NMC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL PLUMBING CODE (IPC)

ARCHITECTURAL ABBREVIATIONS

ACC	ACCESSIBLE	ARCH	ARCHITECTURAL
ADU	ACCESSIBLE DUCT	ASST	ASSISTANT
ADJ	ADJUTANT	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
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AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT
AE	ARCHITECTURAL ENGINEER	ASST	ASSISTANT

SYMBOLS LEGEND

REGULATORY MARKING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

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100' CONC. FOUNDATION FOOTING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

VICINITY MAP

AMAZON SORTATION CENTER

PROJECT DATA

PROJECT NO. 2019-003

DATE 11/1/2019

PROJECT NAME AMAZON SORTATION CENTER

PROJECT ADDRESS 1 NATIONAL ST, MILFORD, MA 01757

OWNER AMAZON

DESIGNER PERKINS+WILL

CHECKED PERKINS+WILL

DATE 11/1/2019

PROJECT TEAM

PERKINS+WILL

1000 WASHINGTON STREET, SUITE 1100
MILFORD, MASSACHUSETTS 01757
PHONE (508) 226-4000
WWW.PW.COM

DESIGNER

PERKINS+WILL

1000 WASHINGTON STREET, SUITE 1100
MILFORD, MASSACHUSETTS 01757
PHONE (508) 226-4000
WWW.PW.COM

PROJECT DATA

PROJECT NO. 2019-003

DATE 11/1/2019

PROJECT NAME AMAZON SORTATION CENTER

PROJECT ADDRESS 1 NATIONAL ST, MILFORD, MA 01757

OWNER AMAZON

DESIGNER PERKINS+WILL

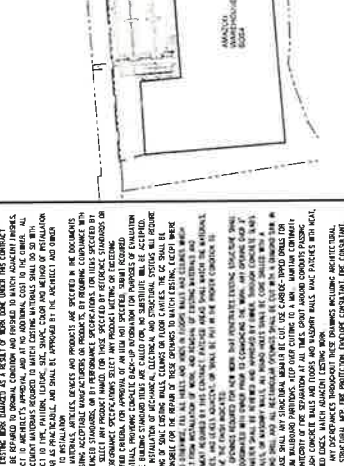
CHECKED PERKINS+WILL

DATE 11/1/2019

SCOPE

THIS SET OF PLANS SHOWS THE LIMITED SITE IMPROVEMENTS FOR THE AMAZON SORTATION CENTER. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REFERENCE SITE PLAN



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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SYMBOLS LEGEND

REGULATORY MARKING (FOR RECORDS)

100' CONC. FOUNDATION FOOTING (FOR RECORDS)

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PROJECT TEAM

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PROJECT DATA

PROJECT NO. 2019-003

DATE 11/1/2019

PROJECT NAME AMAZON SORTATION CENTER

PROJECT ADDRESS 1 NATIONAL ST, MILFORD, MA 01757

OWNER AMAZON

DESIGNER PERKINS+WILL

CHECKED PERKINS+WILL

DATE 11/1/2019

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SHEET INDEX

ARCHITECTURAL

A0.10 ENLARGED DEMO SITE PLAN

A0.10 ENLARGED DEMO SITE PLAN

A0.20 ENLARGED DEMO SITE PLAN

A0.30 ENLARGED DEMO SITE PLAN

SURVEY

1 OF 1 PARTIAL SITE SURVEY

STRUCTURAL

S101 FOUNDATION PLAN

CIVIL

C100 COVER SHEET

C100 SITE DEVELOPMENT PLAN

LOW VOLTAGE

T000 COVER SHEET

T100 ENLARGED DEMO SITE PLAN

T200 ENLARGED DEMO SITE PLAN

T300 ENLARGED DEMO SITE PLAN

T400 ENLARGED DEMO SITE PLAN

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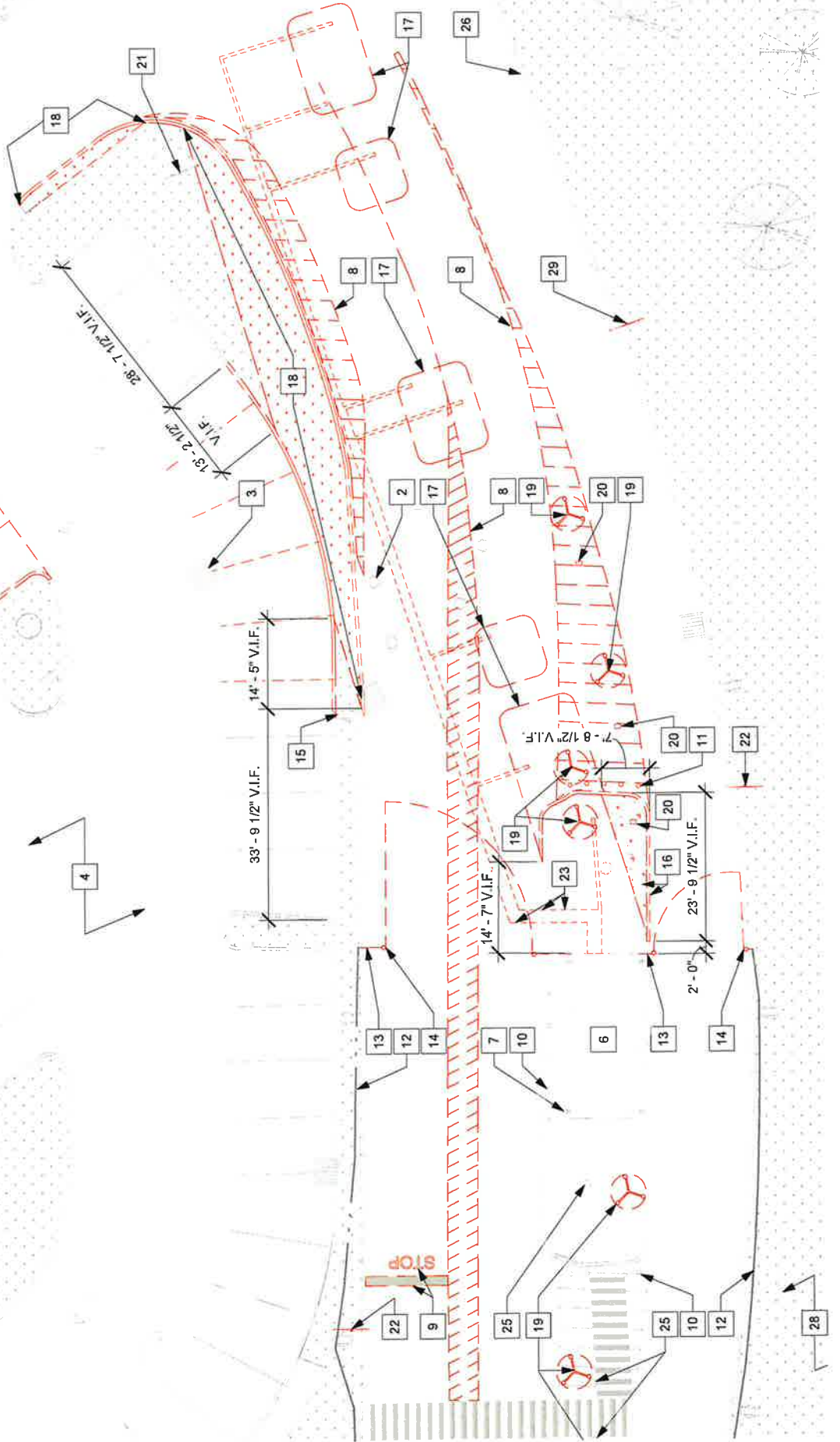
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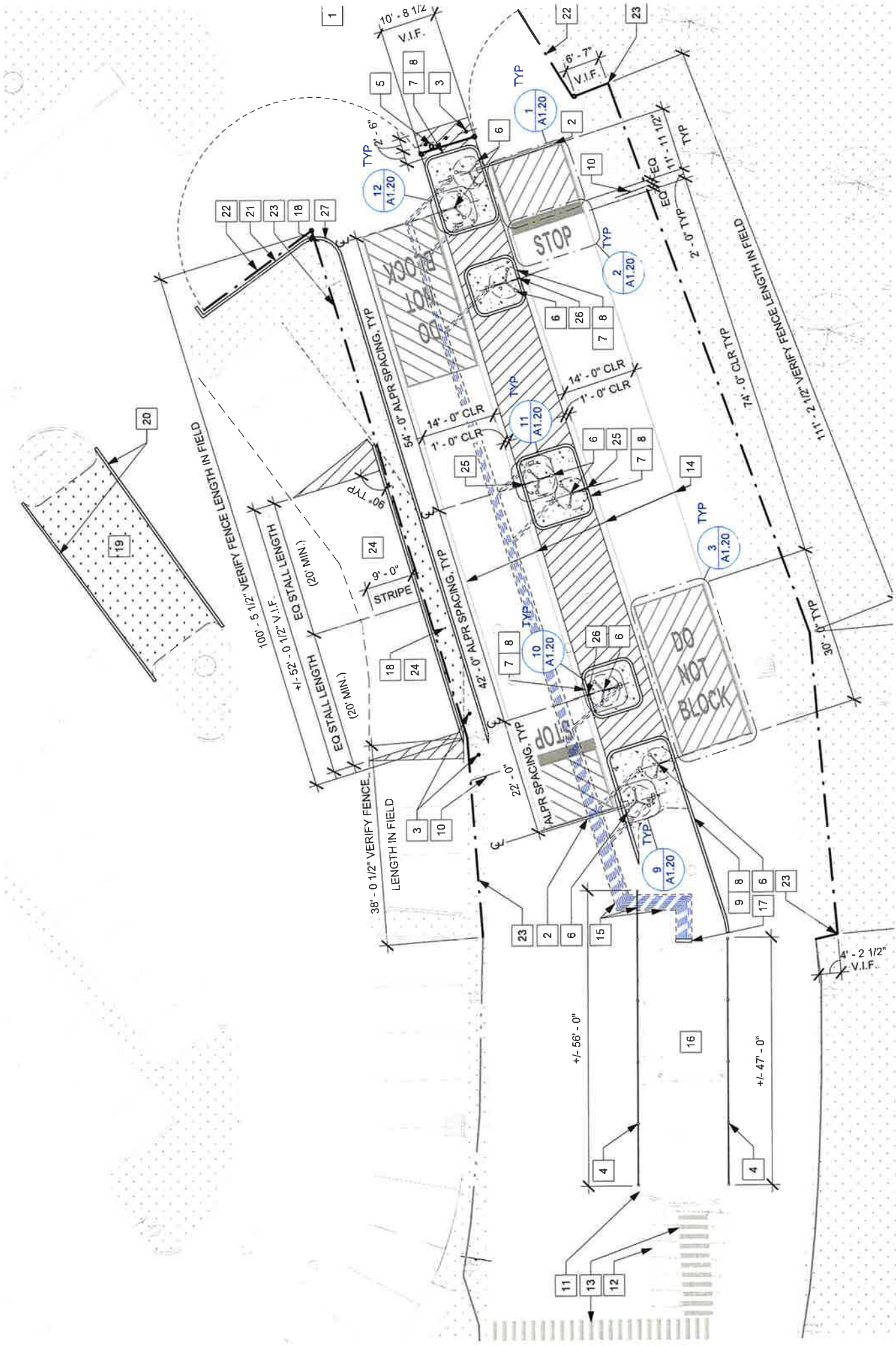
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 www.mageplan.com

AMAZON SORTATION CENTER
 LIMITED SITE IMPROVEMENTS
 BOS4
 1 NATIONAL ST
 MILFORD, MA 01757

NO.	DATE	BY	REVISIONS

DATE PLOTTED	11/20/2022
DATE APPROVAL	11/20/2022
DESIGN APPROVAL	11/20/2022
PROJECT	AMAZON SORTATION CENTER
PROJECT NO.	BOS4
DATE	11/20/2022
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
DRAWN BY	
DATE	

ENLARGED CURB LOCATING PLAN
A1.11

KEYNOTES

SITE PLAN LEGEND

GENERAL NOTES

- A. EXISTING CURBS SHOWN WERE DERIVED FROM SOURCE STATE DEPARTMENT OF TRANSPORTATION RECORD DRAWINGS OF THE SITE AND FIELD SURVEY. ANY DISCREPANCIES FOUND ON SITE WILL BE CORRECTED TO ACCOMMODATE THE FIELD SURVEY DATA.
- B. THE CURB IS REQUIRED FOR PROTECTING THE UTILITY FROM OVERSIGHT AND TO PROVIDE A BARRIER BETWEEN THE ROAD AND UTILITY. THE CURB SHALL BE CONCRETE AND SHALL BE 18" HIGH AND 12" WIDE. THE CURB SHALL BE LOCATED AT THE POINT OF ENTRY AND SHALL BE EXTENDED TO THE POINT OF ENTRY AND SHALL BE EXTENDED TO THE POINT OF ENTRY.
- C. SEE DESIGN TEMPLATE FOR CURB - FORM 400. THE CURB SHALL BE CONCRETE AND SHALL BE 18" HIGH AND 12" WIDE. THE CURB SHALL BE LOCATED AT THE POINT OF ENTRY AND SHALL BE EXTENDED TO THE POINT OF ENTRY AND SHALL BE EXTENDED TO THE POINT OF ENTRY.
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1 ENLARGED CURB LOCATING PLAN
 SCALE: 1/4" = 1'-0"