



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
Marble Mainini, III
Jose M. Morais
Martha L. White
Christopher Wilson

AGENDA MILFORD PLANNING BOARD Tuesday, April 16, 2024 Room 3, Milford Town Hall

Remote Public Hearing access now requires advanced registration. Any member of the public may now register to access the zoom webinar as an attendee. Public attendees will be able to view the zoom LIVE and request to speak at the Public Hearing. Please register online at: <http://tiny.cc/41hnxz>. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.

PUBLIC HEARINGS

- (7:02 P.M.) Application of the Planning Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Brew Pub uses.
- (7:04 P.M.) Application of the Planning Board to amend Section 3.4 and Section 4.1 of the Zoning Bylaw relating to Electronic Vehicle Charging Stations.
- (7:06 P.M.) Application of the Planning Board to amend Section 2.3 of the Zoning Bylaw relating to Contractors Yard uses.
- (7:08 P.M.) Application of the Select Board to amend Section 2.3 and Section 3.20 of the Zoning Bylaw relating to Residential Sports Court uses.
- (7:10 P.M.) Application of the Select Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Residential Animals and Beekeeping uses.
- (7:12 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. **Reorganization**
 - 2. Minutes of 4-2-24 meeting
 - 3. 81-P Plans: (none)
 - 4. Amended Site Plan: 108 East Main – Geara Realty LLC.

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING

RECEIVED
MILFORD TOWN CLERK

2024 APR 10 AM 8:18

Board or Commission Planning Board
Date and Time of Meeting Tuesday, April 16, 2024 7:00 PM
Place of Meeting Room 3, Milford Town Hall

Remote Public Hearing access now requires advanced registration. Any member of the public may now register to access the zoom webinar as an attendee. Public attendees will be able to view the zoom LIVE and request to speak at the Public Hearing. Please register online at: <http://tiny.cc/41hnxz>. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.

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- (7:00 P.M.) 1. **Reorganization**
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3. 81-P Plans: (none)
4. Amended Site Plan: 108 East Main – Geara Realty LLC.

Signature _____

Dated 4-10-2024

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.

MILFORD PLANNING BOARD
ANNUAL REORGANIZATION
4-16-2024

For Chairman: _____ (Rotating by shortest remaining term)
(2023 Calagione)

For Vice Chairman: _____ (Rotating by second shortest remaining term)
(2023 Mainini)

For Clerk: Town Planner
(2023 Town Planner)

For MAPC-SWAP Representative: _____
(2023 Calagione)

For Fair Housing Committee Representative: _____
(2023 Morais)

For Open Space Advisory Committee Liaison: _____
(2023 DePaolo)

For Public Art Policy Task Force Liaison: _____
(2023 Mainini)

Authorizations

Authorize Clerk and/or Town Planner:

- a) to sign correspondence on behalf of the Chairman
- b) to sign Planning Board meeting postings w/Town Clerk

Authorize Town Planner:

- a) to sign Planning Board payroll
- b) to call Planning Board meetings and set Public Hearings
- c) to set Planning Board Agenda

RECEIVED
MILFORD TOWN CLERK
2024 MAR 26 AM 8:35

MILFORD PLANNING BOARD
Town of Milford, Massachusetts

NOTICE OF PUBLIC HEARING

On Tuesday April 16, 2024 in Room 3 of Milford Town Hall, 52 Main Street, the Milford Planning Board will, at the times designated, conduct public hearings regarding the following:

(7:02 P.M.) Application of the Planning Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Brew Pub uses.

(7:04 P.M.) Application of the Planning Board to amend Section 3.4 and Section 4.1 of the Zoning Bylaw relating to Electronic Vehicle Charging Stations.

(7:06 P.M.) Application of the Planning Board to amend Section 2.3 of the Zoning Bylaw relating to Contractors Yard uses.

(7:08 P.M.) Application of the Select Board to amend Section 2.3 and Section 3.20 of the Zoning Bylaw relating to Residential Sports Court uses.

(7:10 P.M.) Application of the Select Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Residential Animals and Beekeeping uses.

The full application and/or maps of the above items are available for public inspection at the Office of Planning and Engineering, Town Hall, 52 Main Street, Milford MA. 01757 at the following times: Monday, Tuesday and Thursday from 8:00 a.m. to 4:30 p.m., Wednesday from 8:00 a.m. to 6:00 p.m. and Friday from 8:00 a.m. to 11:30 a.m. Interested parties may express their views at the above scheduled hearings.

PER ORDER OF MILFORD
PLANNING BOARD

DATES TO PUBLISH:
4-2-2024 and 4-9-2024

PUBLIC HEARING #1

(7:02 P.M.) Application of the Planning Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Brew Pub uses.

ARTICLE 8: To see if the Town will vote to amend the Zoning Bylaw relating to Brewpub uses as noted hereinafter:

BY AMMENDING in Section 2.3 Use Regulation Schedule references to Manufacturing, procession, research uses as follows:

Section 2.3 Use Regulation Schedule

	DISTRICT											
ACTIVITY OR USE	RA	RB	RC	RD	OR	BP	CA	CB	CC	IA	IB	IC
<u>INDUSTRIAL USES</u>												
Manufacturing, processing, research ¹	O	O	O	O	O	O	O	O	AS	P	P	P

BY ADDING in Section 2.3 Use Regulation Schedule references to Brewpub uses as follows:

Section 2.3 Use Regulation Schedule

	DISTRICT											
ACTIVITY OR USE	RA	RB	RC	RD	OR	BP	CA	CB	CC	IA	IB	IC
<u>ACCESSORY USES</u>												
Brewpub ¹	O	O	O	O	O	O	S	S	S	P	P	P

AND BY ADDING in Section 4.1 Definitions the following new definition for Brewpub:

Brewpub - A small artisanal brewery, distillery, or winery, conducted as an accessory use to a restaurant, that prepares handcrafted beverages intended for direct consumption on the premises by patrons of the restaurant. Such accessory use may occupy up to 30 percent of the gross floor area of the restaurant.

Or take any other action relating thereto.

(Planning Board)

BACKGROUND & NARRATIVE

This Article seeks to amend the Zoning Bylaw to allow brewpub uses by Planning Board special permit approval within the CA, CB, and CC Commercial zoning districts. This is intended to promote redevelopment in these districts generally, but especially focused on the revitalization of the downtown area.

As proposed, a brewpub could be conducted as an accessory use to a restaurant, with the beverages being brewed intended for the direct consumption on the premises by the restaurant patrons. The brewpub aspect would be limited to occupying up to 30 percent of the gross floor area of the restaurant.

PUBLIC HEARING #2

(7:04 P.M.) Application of the Planning Board to amend Section 3.4 and Section 4.1 of the Zoning Bylaw relating to Electronic Vehicle Charging Stations.

ARTICLE 24: To see if the Town will vote to amend the Zoning Bylaw by adding in Section 3.4 Parking Requirements a new Section 3.4.7 relating to Electronic Vehicle Charging Stations as follows:

Section 3.4.7 Electronic Vehicle (EV) Charging Stations: Electronic Vehicle (EV) Charging Stations may be permitted as an accessory use within required off-street parking lots of 20 or more parking spaces subject to the following requirements:

3.4.7.1 EV charging stations may be included in proposed new parking lots provided the number of EV charging stations does not exceed 10% of the total number of parking spaces being proposed, the total number of parking spaces being proposed otherwise complies with the off-street parking requirements of Section 3.4 of this By-Law, and a Site Plan is approved by the Planning Board.

3.4.7.2 EV charging stations may be installed in existing parking lots provided the total number of existing parking spaces complies with the off-street parking requirements of Section 3.4 of this By-Law, the number of EV charging stations does not exceed 10% of the proposed total number of parking spaces being provided, and an amended Site Plan is approved by the Planning Board.

3.4.7.3 Where an existing off-street parking lot is the result of a Shared Parking Special Permit issued by the Planning Board under the requirements of 3.4.1(b)3 of this By-Law, any proposal to include EV charging stations within said parking lot shall require an amendment to the Shared Parking Special Permit granted for that parking lot, and an amended Site Plan approved by the Planning Board.

AND BY ADDING in Section 4.1 Definitions the following new definitions for Electric Vehicle and Electric Vehicle Charging Station:

Electric Vehicle (EV) - A vehicle that uses an electric motor and runs fully or partially on electricity from a rechargeable battery.

Electric Vehicle Charging Station (EVCS) - An electric power supply device that supplies electricity for recharging plug-in electric vehicles. EVCS shall be construed to include the adjacent off-street parking space necessary to accommodate the electric vehicle to be charged.

Or take any other action relating thereto.

(Planning Board)

BACKGROUND & NARRATIVE

This amendment to the Zoning Bylaw will provide clear provisions to regulate the addition of Electronic Vehicle (EV) Charging Stations in parking lots that have 20 or more parking spaces. With the increased interest in electronic vehicles, it is important for the Town to regulate the installation of charging stations to assure the safety of the general with public proper location of the charging stations while maintaining adequate handicap access and accessible routes within parking lots.

PUBLIC HEARING #3

(7:06 P.M.) Application of the Planning Board to amend Section 2.3 of the Zoning Bylaw relating to Contractors Yard uses.

ARTICLE 19: To see if the Town will vote to amend Section 2.3 Use Regulation Schedule of the Zoning Bylaw relating to Contractors Yard uses as follows:

Section 2.3 Use Regulation Schedule

	DISTRICT												
ACTIVITY OR USE	RA	RB	RC	RD	OR	BP	CA	CB	CC	IA	IB	IC	
<u>INDUSTRIAL USES</u>													
Contractors yard ¹		O	O	O	O	O	O	O	O	<input type="checkbox"/> A	P	P	P

Or take any other action relating thereto.

(Planning Board)

BACKGROUND & NARRATIVE

This proposed amendment to the Zoning Bylaw will allow for contractor’s yards by Zoning Board of Appeals special permit within the CC commercial zoning district. There are currently similar manufacturing and auto-related uses already allowed by special permit in the CC district.

PUBLIC HEARING #4

(7:08 P.M.) Application of the Select Board to amend Section 2.3 and Section 3.20 of the Zoning Bylaw relating to Residential Sports Court uses.

ARTICLE 14: To see if the Town will vote to amend the Zoning Bylaw relating to Residential Sports Court uses as noted hereinafter:

BY AMMENDING in Section 2.3 Use Regulation Schedule references to Residential Sports Court uses as follows:

Section 2.3 Use Regulation Schedule

ACTIVITY OR USE	DISTRICT											
	RA	RB	RC	RD	OR	BP	CA	CB	CC	IA	IB	IC
<u>ACCESSORY USES</u>												
Residential Sports Court ¹	A ³⁴	A ³⁴	A ³⁴	A ³⁴	A ³⁴	O	O	O	O	O	O	O

AND BY AMMENDING Section 3.20 Residential Sports Court by deleting Section 3.20.7 in its entirety and adopting in lieu thereof the following new Section 3.20.7:

3.20.7 Residential Sports Court lighting shall be permitted upon the following conditions:

- (a) Lighting fittings must be a minimum of 25 ft. from rear or side lot lines; and
- (b) Such lighting shall be of a type of fixture(s), and shall be located and directed, as not to illuminate adjacent properties; and
- (c) The mounting height of light fixtures shall not exceed fifteen (15) feet (or the height of the principal building, whichever is less); and
- (d) No lighting shall be established or utilized until such lighting has been inspected and certified by the Office of the Building Commissioner as in compliance with these provisions and applicable wiring and electrical codes.

Or take any other action relating thereto.

(Select Board)

BACKGROUND & NARRATIVE

This Article will correct language in the current Zoning Bylaw relating to Sports Court lighting that is unclear and/or conflicting. The amendment will also provide for consistency among the residential zones, by making sports court uses special permits in the RC and RD residential districts.

PUBLIC HEARING #5

(7:10 P.M.) Application of the Select Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Residential Animals and Beekeeping uses.

ARTICLE 28: To see if the Town will vote to amend the Zoning Bylaw relating to Residential Animals and Beekeeping uses as noted hereinafter:

BY AMENDING in Section 2.3 Use Regulation Schedule references to Residential Animals uses as follows:

Section 2.3 Use Regulation Schedule

ACTIVITY OR USE	DISTRICT											
	RA	RB	RC	RD	OR	BP	CA	CB	CC	IA	IB	IC
<u>ACCESSORY USES</u>												
Residential animals	<input type="checkbox"/>	A	A	A	O	O	O	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O

AND AMENDING Section 4.1 Definitions by deleting the last sentence of the definition for Residential Animals in its entirety and adopting in lieu thereof the words “Residential Animals shall also include Beekeeping, but shall not include the keeping of three or fewer dogs, three or fewer cats, or any household pet which is normally kept within a dwelling unit.”

Or take any other action relating thereto.

(Select Board)

BACKGROUND & NARRATIVE

In response to recent inquiries by residents interested in pursuing beekeeping on their residential property, the following Zoning Bylaw amendment has been developed. Because beekeeping is currently not allowed in the Zoning Bylaw, the amendment proposes new language that would include beekeeping uses under the Residential Animals provisions. The amendment will retain the requirement for a special permit from the ZBA, and will now only allow for such uses within the RB, RC, and RD Residential districts, which have larger lot sizes, and a lower density of development patterns.

PUBLIC HEARING #6

(7:12 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.



TOWN OF MILFORD

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

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

January 16, 2024

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

(
(**Special Permit "Wholesale Building"**
(**RTE 85 REALTY CORPORATION**
(**0 East Main Street**
(**Map 30 Block 0 Lot 34**
(**BP Zone**
(

Dear Mr. Chairman:

The applicant is requesting special permit approval to construct a wholesale building and associated parking spaces on the subject property. "Wholesaling with storage" uses are permitted in the BP Business Park zoning district by special permit approval from the Planning Board, and provided that such developments are limited to an area not to exceed 25% of the overall acreage of the contiguous BP district within which they are located, or to a parcel not to exceed 10 acres, whichever is less.

The subject property (formerly known as the Robsham property) has been the focus of multiple development proposals in the recent past, including: The Oakmont I subdivision in 2000; The Oakmont II subdivision in 2002; The Village at Kings Way PRD in 2008; The Casino proposal in 2010 thru 2013; The Robsham Village 40B in 2016; and the Brookview 40B in 2018.

With this submittal, the current applicant is proposing the construction of a 191,700sf wholesale building and approximately 200 associated parking spaces on the subject property. The overall size of the undeveloped property is 116.87 acres, and the actual development parcel is to be 10 acres. This is due to the contiguous acreage of the BP district in this area being 263 acres, and 25% of that area is 65.75 acres; well in excess of the 10-acre maximum.

I have reviewed the application materials and site development plans that have been submitted and note the following:

1. The actual proposed use has not been specified beyond the general "wholesaling with storage" reference. A specific business or enterprise should be identified to assure the Planning Board is able to make the necessary findings to grant the Special Permit.

2. The plans submitted should be revised to exclude parcel 30-0-35 (460 East Main) as part of the development. Parcel 30-0-35 is within the RC Rural Residential district and cannot be part of the proposed development without being rezoned.
3. A separate 81P plan should be prepared for the required distinct 10-acre maximum area "wholesale use" parcel.
4. A considerable amount of regrading is being proposed to the north of the building, well beyond the limits of the proposed 10-acre development parcel.
5. A building floor plan has yet to be provided with the development plans.
6. It is advisable for the Board to require a peer review of the Traffic Impact Study.

Therefore, I recommend the Special Permit Public Hearing be continued to allow sufficient time to secure a peer review consultant to evaluate the Traffic Impact Study.

Respectfully,



Larry L. Dunkin, MCRP
Town Planner



GREEN INTERNATIONAL AFFILIATES, INC.

100 AMES POND DRIVE, SUITE 200 TEWKSBURY, MA 01876

T: (978) 923-0400 | WWW.GREENINTL.COM

April 4, 2024

Elizabeth Mainini
Town Engineer
Planning and Engineering
Town of Milford
52 Main Street (Room 5)
Milford, MA 01757

**Subject: Traffic Engineering Peer Review
0 East Main Street
Milford, Massachusetts**

Dear Ms. Mainini:

On behalf of the Town of Milford (the Town), Green International Affiliates, Inc. (Green) is submitting this letter report of the findings from our traffic engineering peer review of the application package for the proposed development. The applicant seeks to develop a wholesale with storage facility approximately 191,700 square feet in size. The scope of our review included a review of the operations and characteristics of the study area intersections, crash history and safety, trip generation and distribution analysis, and conclusions and recommendations reached by the Applicant's traffic engineer.

This review included an examination of the following documents submitted in support of the proposed project:

- Traffic Impact Study, Proposed Wholesale with Storage Facility, 0 East Main Street (Route 16), Milford, MA, prepared by McMahan, dated September 2023.
- Road Safety Audit, prepared by CDR Maguire, dated May 18, 2017.

In addition to the above documents, Green visited the project site and surroundings on March 19th, 2024, to gain a better understanding of the existing conditions and the context of the proposed project. Our review evaluated the documents for consistency with typical industry practices for traffic studies, the Town of Milford's regulations and general bylaws, and American with Disabilities Act (ADA) and Massachusetts Architectural Access Board (AAB) design standards.

Green offers the following comments resulting from our initial review of the Traffic Impact Study and concerns put forth by the Planning Board:

1. Green concurs with the study area and intersections for the analysis.
2. Town of Milford Bylaw 3.4.1 requires industrial uses to provide 3.5 spaces per 1,000 square feet of office floor space. The *Project Description* of the study indicates a total of 201 parking spaces will be provided. The applicant has met the requirement, and no further information is needed.
3. Per MassDOT standards, no seasonal factor was applied to the existing traffic counts. Green concurs with the methodology and no further information is needed.

4. Automatic Traffic Recorder (ATR) Data was summarized under Table 1 of the study; however, the ATR Data is not included in the appendix. Please update the appendix and provide all collected traffic counts.
5. A background growth rate of one percent (1%), compounded annually, was utilized to capture traffic growth associated with general changes in population and other developments that may not be known at this time. Green concerns with the methodology and no further information is needed.
6. Project-generated traffic was estimated using the ITE Trip Generation Manual Land Use Code (LUC) 154 High-Cube Transload and Short-Term Storage Warehouse. The applicant should provide a more detailed description of the development to confirm the selected LUC. Based on Greens review of the site plan and provided description, it appears LUC 150 Warehousing is more appropriate as it provides flexibility in facility use and a more conservative analysis.
7. If the development is revised from wholesale with storage facility, the applicant shall submit a revised TIAS for planning board approval at any point prior to construction. The current use (LUC 154) only generates approximately 21 trips and change in use may increase the trips/impacts to the study roadway network.
8. Passenger trips and total development trips under Table 2: Trip Generation Summary does not match the projected trips per ITE LUC 154. Please update the passenger and total development trips.
9. Journey-to-work data as well as existing travel patterns were used to determine trip distribution along the study network. Green concurs with the methodology; however, the census data is missing from the appendix. Please update the appendix so the trip distribution can be confirmed.
10. The trip distribution, as shown in Figure 6, shows 5% for passenger vehicles and 0% for trucks entering/exiting Washington Street. Washington Street is a rural minor arterial and provides primary access to the nearby towns. Not all traffic will be using I-495 and the distribution should account for passenger vehicles/trucks traveling on Washington Street (Route 16). Please reconsider distribution along this approach.
11. Green concurs with the methodology for the traffic operations analysis and capacity analysis results. However, the results may differ and should be updated if the land use/trip-generation and/or trip distribution is changed per comment 7 and 10 of this memo.
12. Green conducted a field visit to confirm existing conditions and sight distance at the proposed driveway. The stopping and intersection sight distance measures for the southbound approach were significantly less than those shown on Table 5 and 6 and do not appear to meet site distance requirements today. Please provide stopping sight distance and intersection sight distance triangles at the proposed driveway to confirm minimum required distances are being met.
13. The recommended ISD values for a passenger design vehicle should be 445 feet per Table 9-7 of AASHTO Geometric Design of Highways and Street. The recommended ISD values for a combination truck design vehicle should be 670 feet per Equation 9-1 of AASHTO Geometric Design of Highways and Streets. Please update Table 6 accordingly.

14. The applicant should include MassDOT Crash Rate Calculation worksheets for all study intersection in the appendix along with the Crash Summary.
15. Any additional development to the proposed site should consider the impact of the parcel as a whole on the study roadway network instead of the individual additional development.
16. The signal timings at the intersection of East Main Street and Fortune Boulevard/Beaver Street appear to be optimized during the No-Build and Build Conditions. The applicant should consider making a commitment to adjusting signal timings at the study intersection to match the Build Condition analysis.
17. The applicant should consider implementing RSA enhancements to help with safety concerns at the study intersection of East Main Street (Route 16) at Fortune Boulevard/Beaver Street. Short-term improvements include but are not limited to installing advance warning signage, increasing curb radius, and/or adjusting signal timing at the study intersection.

If either the Town staff or Applicant's engineer would like to discuss any of these comments further, please feel free to contact me at (978) 923-0400.

Sincerely,
Green International Affiliates, Inc.



Corinne Tobias, P.E., PTOE
Project Manager

TOWN OF MILFORD
PETITION FOR SPECIAL PERMIT
 UNDER THE ZONING BY-LAW

To the Milford Planning Board
 Milford, MA 01757

Date: 11/21/2023

Location of Premises 0 East Main Street
 (Address/Number) (Name of Street)

NOTE: All petitions for special permits must be accompanied a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or a Registered Land Surveyor.

The undersigned hereby petitions the Milford Planning Board to grant a special permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the zoning by-law in relation to the following described premises:

Applicant: RTE 85 REALTY CORP. c/o Tariq Fayyad 32 Hastings St.
 (Full Name) (Address) P.O. Box 444
Mendon, MA 01756
 Owner: RTE 85 REALTY CORP. 32 Hastings St.
 (Full Name) (Address) P.O. Box 444
Mendon, MA 01756

Tenant (if any): _____

1. Location of Premises 0 East Main Street
 (Address Number) (Name of Street)

Assessor 's: 30 0 34
 (Map) (Block) (Lot)
BP

2. Within which Zoning District is the premises located? _____

3. State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner Book 60756 Page 386

4. State present use of premises Undeveloped wooded area

5. State proposed use of premises Wholesale with storage

6. Give extent of proposed alterations Construction of a 191,000 sf wholesale and storage building with approximately 200 parking space and associated improvements including but not limited to construction of entrance ways from East Main Street and installation of Stormwater Management facilities and other related improvements.

7. Number of families or housing units for which building is to be arranged 0

8. Have you submitted plans for above to the Building Inspector? No

9. Has a permit been refused? No

10. Pursuant to what provisions(s) of the zoning by-law do you seek a special permit and for what purpose(s) 1.10 Special Permits; Section 2.3 footnote 28 (use of property in BP Zone for wholesaling with storage

11. Explain the reasons you assert that:

(a) the special permit sought is in harmony with the general purpose and intent of the zoning by-law In creating the BP Zoning District the Town specifically authorized the use of land in this zoning district for the development of buildings designed to service industries that store products on site and provide for the shipment of those products.

(b) the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety A detailed traffic report has been prepared to demonstrate that the proposed use will not generate undue traffic and that the overall impact of this use is similar or less intrusive than other uses that area allowed as of right in the BP district.

(c) the proposed use of the premises will not cause harm to the neighborhood or create a nuisance or hazard affecting the health, safety or general welfare of the public Referencing the detailed traffic analysis, the entrance and exits to the proposed use have been carefully designed and all due consideration has been taken to ensure the orderly use of the site. The use will not create any significant demands on sewer, water, or other municipal services. Adequate parking has been planned to eliminate any concerns about on-street parking.

12. If applicant is not the owner, provide proof of authorization by owner, either by copy of executed agreement or by the owner's authorized signature below.

I hereby certify that the above statements are true to the best of my/our knowledge and belief.

Applicant
Signature: _____

Address: _____

Telephone: _____

Cell phone: _____

e-mail: _____

Attorney (if any) _____

Address: _____

Telephone: _____

e-mail: _____

Owner
Signature: _____

Address: _____

Telephone: _____

Cell phone: _____

e-mail: _____

BE SURE THAT ALL QUESTIONS HAVE BEEN ANSWERED FULLY. IF MORE SPACE IS NECESSARY TO ANSWER ANY QUESTION(S), FEEL FREE TO USE AND ATTACH ADDITIONAL SHEETS.

PROPOSED SITE PLAN DOCUMENTS

FOR _____

RTE 85 REALTY CORPORATION

PROPOSED DEVELOPMENT

LOCATION OF SITE:
0 EAST MAIN STREET, TOWN OF MILFORD
WORCESTER COUNTY, MASSACHUSETTS
MAP #30, BLOCK #0, LOT #34



USGS MAP
SOURCE: U.S. GEOLOGICAL SURVEY
SCALE: 1:25000



SITE MAP
SOURCE: AECOM
SCALE: 1:1000
DATE: 08/14/2014

PREPARED BY

BOHLER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PRINTING SERVICES
TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

REV	DATE	COMMENT
1	08/14/2014	ISSUED FOR PERMITTING

811
Call before you dig
ALWAYS CALL 811
BEFORE YOU DIG

PERMIT SET

PROJECT NO. 140104
DATE 08/14/2014
DRAWN BY J. BOHLER
CHECKED BY J. BOHLER
SCALE 1/8" = 1'-0"

PROPOSED SPECIAL PERMIT PLANS

RTE 85 REALTY CORPORATION
PROPOSED
MAP #30, BLOCK #0, LOT #34
0 EAST MAIN STREET,
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER
303 SUNRISE ROAD
SOUTHBRIDGE, MA 01573
PHONE: 508-753-9000
www.BohlerEngineering.com



COVER SHEET

SHEET NUMBER
C-101

REVISIONS: 1 - 08/14/2014

SIGNATURE _____ DATE _____
APPROVED BY THE MILFORD PLANNING BOARD

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
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13 SHEETS



SITE INFORMATION

- 1. PROJECT NAME: RITE 85 REALTY CORPORATION
- 2. PROJECT ADDRESS: 335 TURNPIKE ROAD, WINDSOR, ONTARIO, CANADA
- 3. PROJECT CONTACT: BOHLER ENGINEERING
- 4. PROJECT CONTACT: BOHLER ENGINEERING
- 5. PROJECT CONTACT: BOHLER ENGINEERING
- 6. PROJECT CONTACT: BOHLER ENGINEERING
- 7. PROJECT CONTACT: BOHLER ENGINEERING
- 8. PROJECT CONTACT: BOHLER ENGINEERING
- 9. PROJECT CONTACT: BOHLER ENGINEERING
- 10. PROJECT CONTACT: BOHLER ENGINEERING

ZONING ANALYSIS TABLE

REQUIRED PERMIT	REQUIRED	EXISTING	NO CHANGE
1. ZONING PERMIT	YES	NO	NO CHANGE
2. DEVELOPMENT PERMIT	YES	NO	NO CHANGE
3. CONSTRUCTION PERMIT	YES	NO	NO CHANGE
4. SIGNAGE PERMIT	YES	NO	NO CHANGE
5. FLOODING PERMIT	NO	NO	NO CHANGE
6. WINDSHIELD PERMIT	NO	NO	NO CHANGE
7. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
8. WINDSCREEN PERMIT	NO	NO	NO CHANGE
9. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
10. WINDSCREEN PERMIT	NO	NO	NO CHANGE
11. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
12. WINDSCREEN PERMIT	NO	NO	NO CHANGE
13. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
14. WINDSCREEN PERMIT	NO	NO	NO CHANGE
15. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
16. WINDSCREEN PERMIT	NO	NO	NO CHANGE
17. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
18. WINDSCREEN PERMIT	NO	NO	NO CHANGE
19. WINDSTOPPER PERMIT	NO	NO	NO CHANGE
20. WINDSCREEN PERMIT	NO	NO	NO CHANGE

BOHLER

ENGINEERING

LAND MANAGEMENT
PROGRAM MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	COMMENTS
1	2024-01-15	ISSUED FOR PERMITTING

811

Call before you dig

1-800-485-5747

PERMIT SET

PROJECT: RITE 85 REALTY CORPORATION

DATE: 2024-01-15

SCALE: AS SHOWN

PROPOSED SPECIAL PERMIT PLANS

FOR: RITE 85 REALTY CORPORATION

DEVELOPMENT: 335 TURNPIKE ROAD, WINDSOR, ONTARIO, CANADA

BOHLER

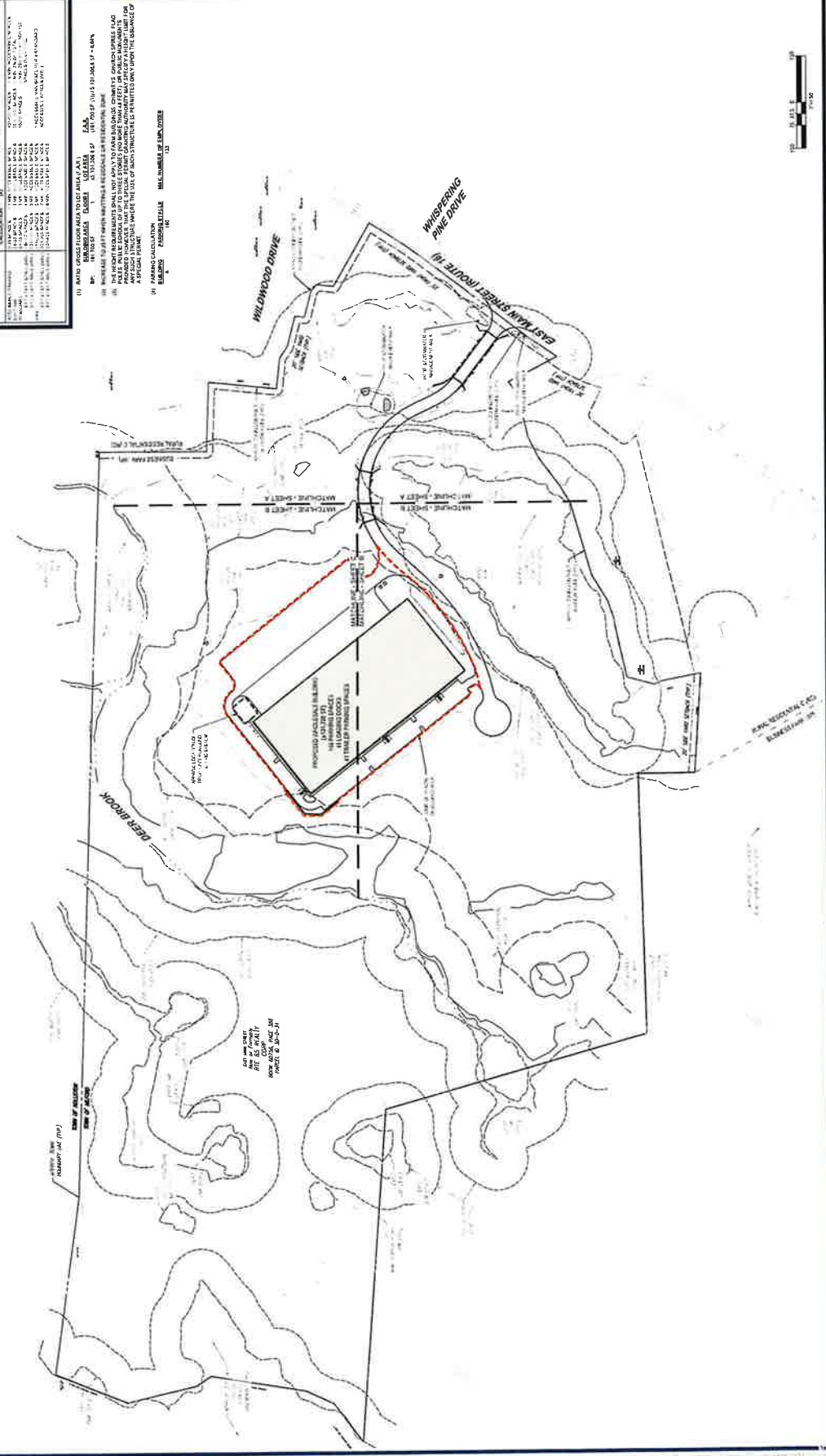
ENGINEERING

335 TURNPIKE ROAD
WINDSOR, ONTARIO, CANADA
www.bohlereng.com

OVERALL KEY PLAN

PROJECT NUMBER: C-301

REVISIONS: 1-20240115



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGER
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PLANNING SERVICES
 TRANSPORTATION SERVICES

REV	DATE	DESCRIPTION
1	1/10/2024	ISSUED FOR PERMIT

811

811 Call Center
 1-800-4-A-DAWN
 1-800-4-3-DAWN
 1-800-4-3-DAWN
 1-800-4-3-DAWN

PERMIT SET

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

PROPOSED SPECIAL PERMIT PLANS

FOR
RTE 85 REALTY CORPORATION
 PROPOSED DEVELOPMENT
 MAP 33 BLOCK 2 LOTS 34
 TOWN OF WINDSOR,
 WORCESTER COUNTY,
 MASSACHUSETTS

BOHLER

237 TURNPIKE ROAD
 SUITE 100
 WINDSOR, MA 01890
 PHONE: 978-335-1400
 WWW.BOHLERENGINEERING.COM



SITE LAYOUT PLAN A

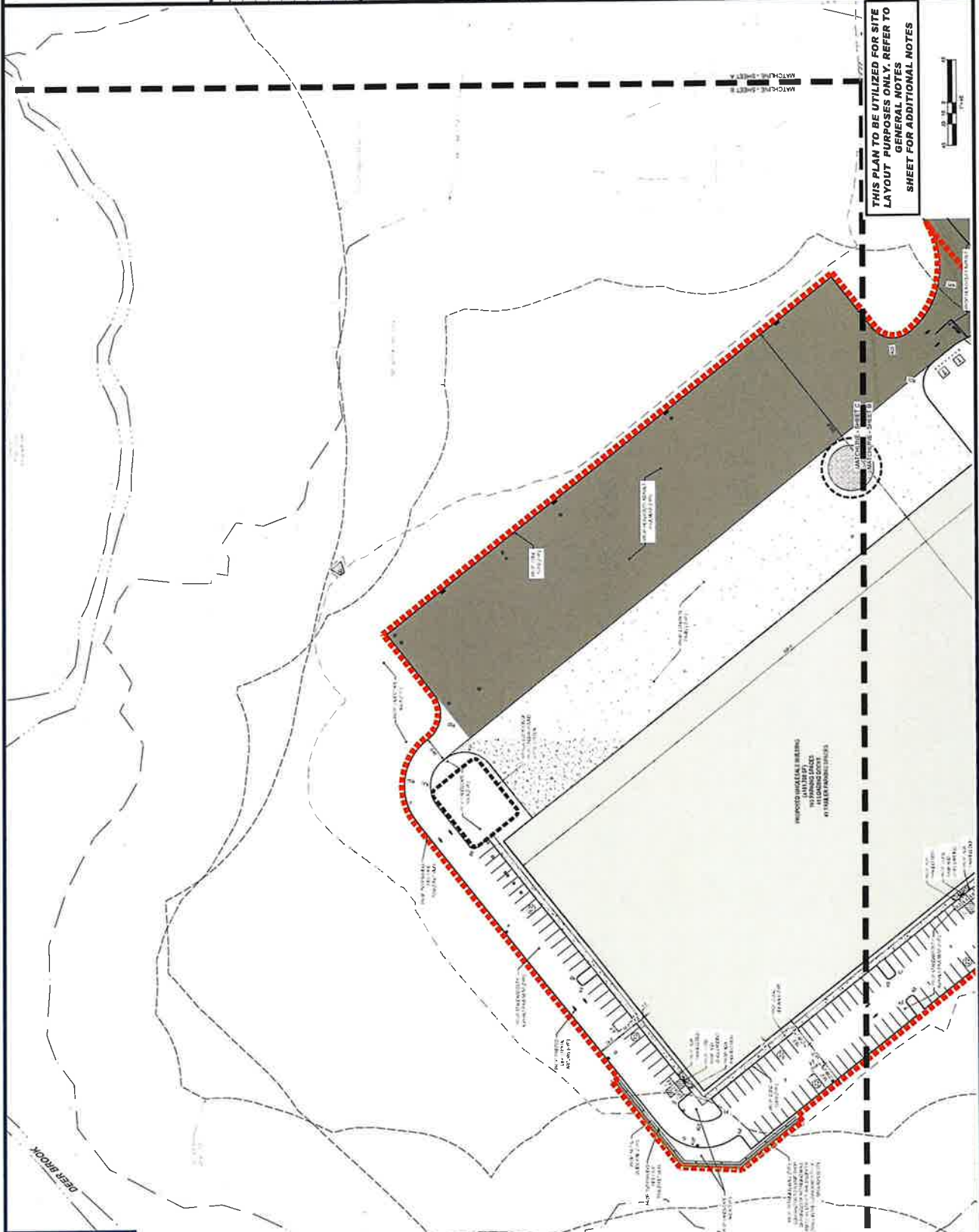
C-302

REVISION: 1-21/2024



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGER
 LAND SURVEYING
 PROFESSIONAL ENGINEERING
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

NO.	DATE	REVISIONS
1	10/20/2023	ISSUE FOR PERMITTING

BOHLER Engineering & Consulting
 811
 10000 Old Farm Road
 Suite 100
 Newburgh, NY 12551
 Phone: 845.534.1111
 Fax: 845.534.1112
 www.bohler-engineering.com

PERMIT SET

PROJECT: RTE 85 REALTY CORPORATION DEVELOPMENT
 LOCATION: MAP 30 BLOCK 0 LOTS 34
 TOWN OF MILDON, WASHINGTON COUNTY, NEW YORK STATE

PROPOSED SPECIAL PERMIT PLANS

FOR
 RTE 85
 REALTY
 CORPORATION
 DEVELOPMENT
 MAP 30 BLOCK 0 LOTS 34
 TOWN OF MILDON,
 WASHINGTON COUNTY,
 NEW YORK STATE

BOHLER //

332 TURNPIKE ROAD
 SUITE 100
 NEWBURGH, NY 12551
 www.BohlerEngineering.com



SITE LAYOUT PLAN C

SHEET NUMBER
C-304

REVISION 1 - JTD/2023



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, April 2, 2024

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

Members absent: none

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 3-19-24 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, yes.

Motion carried unanimously.

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, Jeffrey Frederick.

Ad Hoc Committee Members absent: Rick Villani.

Chairman Calagione noted that this is the second meeting of the Ad Hoc Comprehensive Plan Committee in 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, and Sasho Peroti. 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 May 21, 2024.

The Joint Meeting with the AD Hoc Committee was adjourned at 8:17 P.M.

3. 81-P Plans: (none)

4. ZBA Variance Referral: 76 Haven Street – Zoll Realty LLC. The applicant requests a variance from lot area 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 approximately one-acre residential building lots that will each comply with all applicable zoning requirements save for lot area. Proposed Lot 1A will have 43,725 SF of lot area; Proposed Lot 1B will have 43,727 SF of lot area. The RD Rural Residential zoning district requires 87,000 SF of area per lot. The subject property is the site of the former Dunbar transportation garage/limousine service, the north building of which was destroyed by fire in March of 2022. The south building that remains is to be razed. The proposed redevelopment will result in two single-family homes, will greatly improve the overall neighborhood, and finally eliminate a decades-long and sometimes problematic non-conforming use. 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.

The next Planning Board meeting will be on 4-16-2024.

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

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

Motion carried unanimously.

The meeting was adjourned at 8:29 P.M.

Joseph Calagione, Chairman



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

April 16, 2024

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

(_____
(**Amended Site Plan**
(**Geara Realty Inc.**
(**108 E. Main / 3 Cedar St.**
(**Map 42 Lots 260 & 261**
(**CB Zone**
(_____

Dear Mr. Chairman:

The applicant was granted a special permit by the ZBA on 3-14-2024 to allow for an auto glass replacement business on the property in lieu of the previously approved rental car operation (see attached decision). 108 East Main was the site of the former Gibbs gas station, and the separate adjacent lot at 3 Cedar Street contains a non-conforming three-family dwelling. The auto-related use required a special permit from the ZBA, and the changes relating to the non-conforming triplex required a special permit as well.

The applicant now seeks to conform the site plan to accommodate the auto glass replacement business on the property in lieu of the previously approved rental car operation. The prior ZBA approvals relating to the three-family dwelling remain unaffected with this current proposal. This proposal is to authorize the auto glass operation while retaining the use of the two properties as one site as previously approved. The two old driveways on Cedar Street have been closed, the existing driveway for the triplex on Cedar Street has been widened, and the width of the remaining driveway on East Main Street has been reduced. The triplex and its associated off-street parking have been retained.

Alterations proposed to the site with this application are generally limited to pavement striping. Landscaping is being provided within the area that would be necessary for any future reconfiguration of the East Main & Cedar Street intersection. In addition, the two parcels were to be formally merged into one lot.

I recommend approval subject to all relevant conditions of the special permits being met, and subject to relevant departmental comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner

TOWN OF MILFORD
ZONING BOARD OF APPEALS
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757

(508) 634-2302

DECISION

This decision is entered on the application Geara Realty, Inc., 232 West St., Milford, MA for Special Permit relief pursuant to Section 2.3 of the Zoning By-Law in relation to a parcel of land located at the northeasterly corner of East Main Street and Cedar Street and known and numbered as 108 East Main Street. The Special Permit relief is sought in order to permit the petitioner to utilize the property for a motor vehicle repair business, with a focus on automobile glass replacement.

Upon receipt of the above petition a public hearing was scheduled thereon for Thursday, February 8, 2024 at 7:05 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. Notice of the time, place and subject matter of the petition were given as required by law. The matter came on for hearing at the time and place set forth above. After hearing from the applicant and review of the file there was concern about certain possible conditions. It was determined to seek the opinion of Town Counsel on such conditions before making final decision and the matter was thus continued until March 14, 2024 at 7:05 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. The matter came on for hearing at the later time and place set forth above.

Present were Chairman David R. Consigli; members John Dagnese; Mark Calzolaio; David Pyne; and alternate member David Claro. The Petitioner was present and gave evidence in favor of the petition. At the close of the evidence, the Board members further considered the matter and thereafter voted unanimously to grant the Special Permit as requested based upon the findings, and subject to the conditions, set forth below:

1. The subject premises, consisting of a combination of two parcels, was the subject of previous action by this Board and a decision was rendered on October 19, 2022 allowing certain automotive related uses on the premises. That decision was recorded in the Worcester District Registry of Deeds at Book 68578, Page 311. The location is the site of the former Gibbs gas station and a separate adjoining lot. Auto related uses do require Special Permit from the Zoning Board of Appeals in relation to this site.
2. As is set forth in the earlier decision, the proposal was to redevelop the two properties as one site to better accommodate the proposed automotive related business by sharing access and driveways with the adjacent triplex. This would allow for the closure of two (2) old driveways on Cedar Street, the widening of the existing driveway for the tri-plex on Cedar Street and width of the remaining driveway on East Main Street. The tri-plex and its associated off-street parking are to be retained.

3. The earlier Special Permit had allowed, and is specifically for, the operation of a used motor vehicle rental business on the property. There were 5 specific conditions that were placed on that earlier Special Permit.
4. The owner/applicant now proposes to lease the property to an automotive glass company known as AutoGlassNow. This company will be solely involved in the repair and replacement of all forms of automotive glass.
5. Under all the circumstances the Board is specifically able to find that the Special Permit relief, as now sought, would conform to the general and specific provisions of the By-Law applicable to the use as proposed and that the uses for which Special Permit relief is sought are in harmony with the general purpose and intent of the By-Law.
6. In addition, the uses for which the Special Permit is sought will not create undue traffic congestion or unduly impaired pedestrian safety. Indeed, the conditions of the Special Permit would be utilized to improve the traffic situation significantly. In addition, the uses for which the Special Permit relief was sought would not cause harm to the neighborhood or create any nuisance or hazard effecting the health, safety or general welfare of the citizens of Milford.

Having made the above findings, the Board voted unanimously as set forth above to grant the relief requested subject to the following conditions:

1. The conditions as set forth within the above referenced Special Permit granted October 19, 2022 shall remain in effect except in relation to condition #3.
2. The Special Permit, in this instance, shall not be deemed to run with the land but will continue in place so long as the operator of the premises utilizes that property solely for automotive glass repair and replacement.
3. There shall be no motor vehicle stacking and landscaping will be established as would be approved by the Planning Board through site plan review.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

March 22, 2024



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

April 3, 2024

RE: Amendment to Site Plan, 108 East Main Street, Auto Glass Replacement

Applicant and Owner: Geara Realty, LLC
232 West Street
Milford, MA 01757

Dear Mr. Dunkin,

The Milford Fire Department reviewed the proposed Amendment to Site Plan for 108 East Main Street and I have the following request. The Massachusetts Comprehensive Fire Safety Code has requirements for dumpsters and containers with an individual capacity of 1.5 cubic yards or more. They shall not be stored in buildings or placed within 10 feet of combustible walls, openings, or combustible roof eave lines. This comment is in reference to the proposed dumpster. The lower portion of the rear wall is masonry, but there appears to be wood framing above it. The print submitted by the applicant shows adequate space behind the building to relocate the dumpster pad.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson

108 East Main Street

Daniel Syriala <dsyriala@milfordma.gov>

Thu 3/28/2024 3:45 PM

To:Larry Dunkin <ldunkin@townofmilford.com>

Larry,

The Board of Health has no issues with the amended site plan for 108 East Main Street.

Dan Syriala 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

April 1st, 2024

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

Re: Amended Site Plan Review – 108 East Main Street Milford, MA., plans dated December 19th, 2023

Milford Water Department (MWD) after reviewing the plans for **108 East Main Street, Milford, MA.**, submitted by **Geara Realty, LLC, - 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



**SITE PLAN REVIEW
APPLICATION FORM**

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

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

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: 108 E. Main Street
(address)
Assessor Map: 42 Block: 0 Lot: 261
Deed Reference: Book 62300 Page 76
Lot Area: 23,147 Zoning District(s): CB

Applicant: Geara Realty, LLC
(name)
232 West St, Milford, MA
(address)
508-254-9118
(phone number)
jjcrg@hotmail.com
(e-mail address)

Owner: (Same as Applicant)
(name)

(address)

(phone number)

(e-mail address)

Existing use of premises: Former Gas Station, Abandoned, previously approved as a Rental Car Facility

Proposed use of premises: Auto Glass Replacement

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>2</u> / <u>2</u>	Open space:	<u>25.7%</u> / <u>25.8%</u>
Building area:	<u>3,763</u> / <u>3,763</u>	Parking spaces:	<u>6</u> / <u>23</u>
Building height:	____ / ____	Employees:	<u>0</u> / <u>2</u>
Lot coverage:	<u>9.6%</u> / <u>9.6%</u>	Traffic generation:	<u>2,526</u> / <u>31</u>

List and describe all Special Permits, and/or Variances granted for this site (include dates approved):

Special Permit for Use (108 E. Main) - 3/14/24

Special Permit to Modify Existing Non-Conforming use (3 Cedar St)

Application Fee: \$150 +\$75/acre over 1 acre.

Applicant's Signature

03 / 20 / 2024
Date

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

