



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

AGENDA MILFORD PLANNING BOARD Tuesday, April 21, 2020

Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, this meeting is being conducted via remote participation.

PUBLIC HEARINGS

- (7:02 P.M.) *Continued Public Hearing:* Application of Kevin Donnelly, Purchase Commons, LLC, Philip and Susan Hampson, and Suzanne I. Gibbons for a Special Permit to construct "Purchase Commons" Planned Residential Development, consisting of 12 detached single-family residential units on 5.82 acres lying easterly off Purchase Street at 177 and 179 Purchase Street. Assessor's Map 20 Lots 1 and 3. RB Zone.
The Applicant has withdrawn this application.
- (7:05 P.M.) Application of David Consigli for a Special Permit to install two 29" x 47" double-faced projecting signs on the existing building at 195 - 199 Main Street. Assessor's Map 48 Lot 567. CA Zone.
The Applicant has granted an extension. No deliberation on April 21, 2020.

GENERAL BUSINESS

- (7:00 P.M.)
1. Minutes of previous meeting
 2. 81-P Plans: 21 Highland Street – Evan Murphy
 3. Amended Site Plan: 146 South Main Street – TJ Café & Games
 4. Amended Site Plan: 283 Main Street – Lana Lopes
 5. Amended Site Plan: 42-46 Main Street – Johanna Rodriguez
-

RECEIVED
MILFORD TOWN CLERK

2020 APR 17 AM 8:35

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING

Board or Commission Planning Board
Date and Time of Meeting Tuesday, April 21, 2020 7:00 PM
Place of Meeting Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, this meeting is being conducted via remote participation.

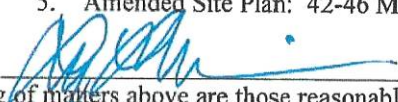
Matters Anticipated to be subject of discussion:

PUBLIC HEARINGS

- (7:02 P.M.) *Continued Public Hearing:* Application of Kevin Donnelly, Purchase Commons, LLC, Philip and Susan Hampson, and Suzanne I. Gibbons for a Special Permit to construct "Purchase Commons" Planned Residential Development, consisting of 12 detached single-family residential units on 5.82 acres lying easterly off Purchase Street at 177 and 179 Purchase Street. Assessor's Map 20 Lots 1 and 3. RB Zone.
The Applicant has withdrawn this application.
- (7:05 P.M.) Application of David Consigli for a Special Permit to install two 29" x 47" double-faced projecting signs on the existing building at 195 - 199 Main Street. Assessor's Map 48 Lot 567. CA Zone.
The Applicant has granted an extension. No deliberation on April 21, 2020.

GENERAL BUSINESS

- (7:00 P.M.) 1. Minutes of previous meeting
- 2. 81-P Plans: 21 Highland Street – Evan Murphy
- 3. Amended Site Plan: 146 South Main Street – TJ Café & Games
- 4. Amended Site Plan: 283 Main Street – Lana Lopes
- 5. Amended Site Plan: 42-46 Main Street – Johanna Rodriguez

Signature  Dated 4-17-2020

The listing of matters 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
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

March 3, 2020

Meeting Minutes – March 3, 2020

The meeting opened at 7:00PM. All members present. Town Planner present.

The minutes of February 18, 2020 Patrick Kennelly motioned to accept and sign. John Cook 2nd Un.5.

There will be March 17, 2020 meeting. March 31, 2020, no meeting April 7, 2020

Joseph Calagione motioned to schedule this. Lena McCarthy 2nd. Un.5.

Amended Site Plan 1 National Street Milford National LLC Atty. Joseph Antonellis present. Dan Mills, Mark Beaury PE and Mark present from Meridian Associates.

They went through changes and addressed Town Engineer issues. They have moved some loading docks. Car parking area moved to other end of site and restriped. Have a sidewalk on National Street. They have extended the retaining wall and lower grade..They have added storm water treatment unit. Sizing calculations provided for the treatment units, Traffic report provided by MDM

Parking provided. Dan Mills went thru traffic counts. Trip generators, 24 hour day with 4- 6 hour shifts compared. Patrick Kennelly spoke of what kind of products here perishable? Non- perishable? Do they need sound precision. They state no refrigerator use. Patrick Kennelly said it is still 24 hour facility and diesel noise etc. Lena McCarthy spoke of the area and traffic concerns. Lena McCarthy had to leave the meeting 7:40PM . Noise issue to C3/31/2020 Joseph Calagione wants to see the wall to be 1 foot wide. Mike Noferra Whitney Street spoke of traffic here and should keep amazon out of Milford,



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

March 3, 2020

Meeting Minutes – Page 2

Site Plan Review 134 Cedar Street Global Companies, LLC Patrick Kennelly motioned to endorse the plan John Cook 2nd. Un.4.

Site Plan Review 140 Medway Street Global Companies, LLC Patrick Kennelly motioned to continue ~~3-31~~ 2020 Joseph Calagione 2nd, Un,4,
PC

Site Plan Review 14 South Cedar Street Tata & Howard Inc. Patrick Kennelly motioned to continue 3-31-2020 Joseph Calagione 2nd. Un.4

ZBA Special Permit 42 Pine Street Russet Rentals, Inc. To convert basement office area to 2 additional units and add another unit on the top floor. Joseph Calagione made an unfavorable recommendation. Patrick Kennelly 2nd. Un.4.

Transportation terminals and warehouses to continue.

Patrick Kennelly motioned to adjourn. Joseph Calagione 2nd. Un. 4.

Meeting adjourned at 8:04PM.

Marble Mainini III

Joseph Calagione

John Cook

Lena McCarthy

Patrick Kennelly

G-10168



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

Milford Planning Board
Town Hall, Main Street
Milford, MA 01757

Attn: Larry Dunkin, Town Planner

Re: "Purchase Commons", Planned Residential Development

Dear Board Members;

On behalf of the applicant, Kevin Donnelly, Purchase Commons, LLC, we are respectfully withdrawing the application for the proposed PRD without prejudice. Once the business climate and the world returns to normal, we may revisit this project.

Very truly yours

A handwritten signature in black ink, appearing to read "Robert J. Poxon".

Robert J. Poxon
Project Engineer



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

GRANT OF EXTENSION

Consistent with the state of emergency declared by Governor Charles D. Baker, and after consultation with Milford's Emergency Management Director and Health Agent to facilitate social distancing protocols set by the Massachusetts Department of Public Health, and as part of Milford's ongoing and developing effort to curtail the spread of the novel coronavirus (COVID-19):

DATE: 3/19/20

REGARDING APPLICATION FOR:

- SITE PLAN REVIEW
- PRELIMINARY SUBDIVISION
- DEFINITIVE SUBDIVISION
- PLANNED RESIDENTIAL DEVELOPMENT
- PLANNING BOARD SPECIAL PERMIT

APPLICANT: DAVID R. CONSIGLI

OWNER: CONSIGLI MAIN ST. LLC.

NAME OF DEVELOPMENT: CONSIGLI BUILDING

DEVELOPMENT LOCATION: 195-199 MAIN ST MILFORD

An extension is hereby granted to the Milford Planning Board by CONSIGLI MAIN ST LLC, being the applicant or a designated representative thereof, for the disposition of the above referenced application.

Said extension is granted until the next regularly scheduled meeting of the Planning Board, or the next meeting of the Planning Board scheduled after the state of emergency declared by Governor Baker is lifted, whichever is sooner.

Signature of Applicant (or designated representative)

FORM A

APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Article III B.

Milford, Mass MARCH 5, 2020
(Date)

To the Planning Board:

21 Highland St.

The undersigned, believing that the division of property as shown on the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law, hereby requests an endorsement thereon that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant EVAN MURPHY, (ETG CUTLER, LLC)

Address 101 ADIN STREET HOPEDALE MA 01747

2. Name of Engineer or Surveyor GUERRIERE & HALNON, INC.

Address 333 WEST STREET MILFORD MA 01757

3. Deed of property recorded in Worcester District Registry,

Book 60970 Page 15

4. Location and Description of Property: TAX MAP 40, LOT 96

EAST SIDE OF HIGHLAND STREET

Signature of Owner 

Address 101 ADIN STREET HOPEDALE MA 01747

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF MASSACHUSETTS REGISTRATION AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

JEFFREY J. STEFANK R/S DATE

NOTES

1) SEE THE LATEST RECORDS FOR ALL RECORDS AT THE REGISTERARS OFFICE.

PLAN BOOK 780 PLAN 55 MAY 2002
 PLAN BOOK 488 PLAN 124 MARCH 1992
 PLAN BOOK 272 PLAN 27 JUNE 1983
 PLAN BOOK 258 PLAN 6 MAY 1985

2) ZONING CLASSIFICATION:
 SINGLE FAMILY RESIDENTIAL (R8)

MINIMUM AREA - 15,000 SF
 MINIMUM FRONTAGE - 80'
 MAXIMUM BUILDING COVERAGE - 75%
 MAXIMUM STORIES - 2.5

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 HOPEDALE PLANNING BOARD

TAX MAP 40 LOT 98
 OWNER:
 EG CUTLER, LLC
 21 HIGHLAND STREET
 HOPEDALE MA 01747
 DEED BOOK 60970 PAGE 14

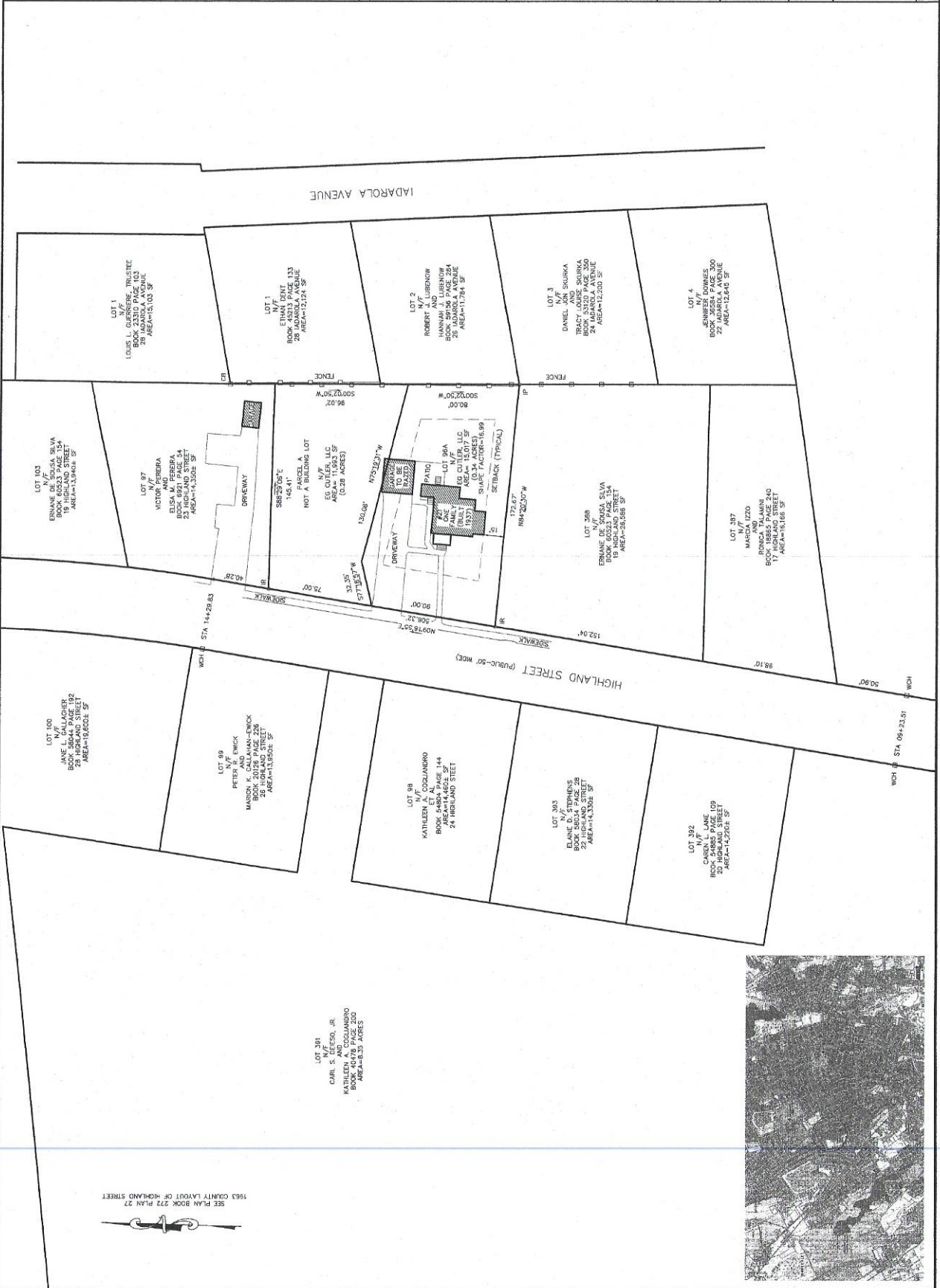
DATE:

21 HIGHLAND STREET
 MILFORD, MASS.
 SCALE: 1" = 20'
 DATE: 11/2/2020

GRAPHIC SCALE: 1" = 20'
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
 FEET

Guerriere & Halton, Inc.
 ENGINEERS & LAND SURVEYORS
 333 WEST STREET PH. (508) 473-4630
 MILFORD, MA 01757 FX. (508) 473-8243
 www.guerriereandhalton.com

SHEET 1 OF 1 G-10235



SEE PLAN BOOK 277 PLAN 27
 1643 COUNTY LAYOUT OF HIGHLAND STREET





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 21, 2020

Marble Mainini, III, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**TJ Café & Games**
(**146 South Main Street**
(**Map 59 Lot 1**
(**CC Zone**
(

Dear Mr. Chairman:

The applicant requests amended site plan approval to locate TJ Café & Games in a portion of the existing plaza on the subject property.

Specifically, the proposed uses will occupy approximately 10,290sf of the rear (east) building, which will include a 24-seat restaurant, 3,000sf of assembly area, and 4,000sf of retail space. The previously approved habilitation center is no longer being proposed for the building

There appear to remain several deficiencies in the parking lot striping, especially pertaining to handicap parking, accessible routes, and ramps, much of which is addressed in the outstanding violation notice from the Architectural Access Board (see attached).

I recommend the amended site plan be approved subject to the property owner complying with applicable AAB requirements, as well as to relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

508-634-2317 Fax 508-473-2394

mdean@townofmilford.com

OFFICE OF PLANNING
AND ENGINEERING

Michael Dean, P.E.
Town Engineer

March 11, 2020

Mr. Marble Mainini III, Chairman
Planning Board
52 Main Street, Milford, MA 01757

Re: Amended Site Plan – TJ Café & Games
146 South Main Street – Plaza with Ace Hardware, Planet Fitness & Southside Pizza

Dear Mr. Mainini:


The submittal is for an Amended Site Plan at 146 South Main Street, the Plaza that currently houses Ace Hardware, Planet Fitness & Southside Pizza. The Applicant is TJ Café & Games, Milford MA. The proposal is for a 24-seat restaurant area, 3,000 SF assembly area and a 4,000 SF retail area.

Following a review of the submitted Site Plan I offer the following comment:

1. Crosswalk Striping (painting) should be added to the pavement in the drive isle (that runs parallel to the front of the building) in front of the existing entrances servicing each use.

I recommend the above item be discussed and then the approval of the Amended Site Plan.

Sincerely,



Michael Dean, P.E.
Town Engineer



CHARLES D. BAKER
GOVERNOR

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

KARYN E. POLITO
LIEUTENANT GOVERNOR

Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board

DIANE M. SYMONDS
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

1000 Washington St., Suite 710 Boston MA 02118
V: 617-727-0660 www.mass.gov/aab Fax: 617-979-5459

February 26, 2020

South Main Plaza LLC
c/o GE Supply, Ed Siegl
593 American Legion Highway
Westport, MA 02790

Docket Number C.19 083

RE: Ace Hardware South Main Plaza 146 South Main Street , Milford

Dear Sir/Madam:

Upon information received by the Architectural Access Board, the facility referenced above has been reported to violate M.G.L. c. 22, § 13A and the Rules and Regulations (521 CMR) promulgated thereunder. Reported violations, include the following items:

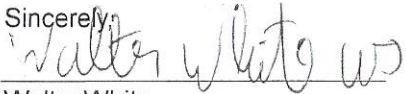
Section: Reported violation:

23.4.6(b)	Access aisles: All accessible spaces shall have access aisles that comply with the following: Access aisles adjacent to accessible spaces shall be five feet (5' = 1524mm) wide minimum, except adjacent to van accessible spaces the access aisle shall be a minimum of eight feet (8' = 2438mm) wide. Photographs show that not all spaces designated as accessible spaces are served by access aisles.
23.6.1	A sign shall be located at the head of each space and no more than ten feet (3048mm) away, and at accessible passenger loading zones. Photographs show that not all spaces designated as accessible have a sign at their head.

Under Massachusetts law, the Board is authorized to take legal action against violators of its regulations, including but not limited to, an application for a court order preventing the further use of an offending facility. The Board also has the authority to impose fines of up to \$1,000.00 per day, per violation, for willful noncompliance with its regulations.

You are requested to notify this Board, in writing, of the steps you have taken or plan to take to comply with the current regulations. Please note the current sections may be different from the sections that are cited above. Unless the Board receives such notification within 14 days of receipt of this letter, it will take necessary legal action to enforce its regulations as set forth above. If you have any questions, you may contact this office.

cc: Local Building Inspector
Local Disability Commission
Independent Living Center
Complainant

Sincerely,

Walter White
Chairperson



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF
MARK A. NELSON, 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 4, 2020

RE: 146 South Main Street
Applicant: TJ Café & Games
160 Main street
Milford, Massachusetts 01757
Owner: So. Main Plaza, LLC
593 American Legion Highway
Westport, Massachusetts 02790

Dear Mr. Dunkin:

The Milford Fire Department has reviewed the proposed Amendment to Site Plan for 146 South Main Street. On March 4, 2020, I went to the site to observe the condition of the fire lane and exit at the rear of the building.

- The exit discharge for the second means of egress does not appear in acceptable condition and will be referred to the Building Department.
- The site plan shows adequate clearance of 20 feet from the edge of the pavement to the concrete pads/stairs. There are trees and brush growth that encroach into this vehicle access during all seasons. The growth has also covered the hydrant in past years. The overgrowth, including overhead tree branches, need to be maintained.
- I recommend fire lane signs indicating FIRE LANE - NO PARKING – TOW ZONE be adequately posted and visible.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: March 4, 2020
Subject: Amended Site Plan
146 South Main St.

I have reviewed the above mentioned site plan and find it to be satisfactory.

I would like to inform the Board that the rear of the property located at 146 South Main Street has large amounts of trash and debris in the wooded section and in the small pond between the property and Howard St. The property owner should be responsible for cleaning up the trash and debris.



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

March 3, 2020

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

Re: **Site Plan Review – 146 South Main Street, Milford MA**
TJ Café & Games (Dated 3/2/2020)

Milford Water Company (MWC) after reviewing the plans for **146 South Main Street** submitted by **TJ Café & Games** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



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: 146 South Main Street
(address)
Assessor Map: 59 Block: 0 Lot: 1
Deed Reference: Book 34713 Page 230
Lot Area: 10.72 ac Zoning District(s): CC

Applicant: TJ Cafe & Games
(name)
160 Main St, Milford, MA 01757
(address)
508-473-5874
(phone number)
TJCollect@aol.com
(e-mail address)

Owner: So. Main Plaza, LLC
(name)
593 Amer Legion Hwy, Westport, MA 02790
(address)
508-965-9319
(phone number)
ed@escompany.net
(e-mail address)

Existing use of premises: Vacant portion of existing bldg to be leased by applicant

Proposed use of premises: 24-seat restaurant area + 3,000 SF assembly area + 4,000 SF retail area

Number of buildings: Existing / Proposed 1 / 1
Building area: 77,189 / 77,189
Building height: 2 sty / 2 sty
Lot coverage: /

Open space: Existing / Proposed /
Parking spaces: 264 / 264
Employees: 5* / 5*
Traffic generation: /

*Employees for subject area to be leased only - not for entire site

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

Application Fee: \$100.00

Applicant's Signature [Signature] 3/21/20 Date

Owner's Signature (if different) [Signature] 3/2/20 Date

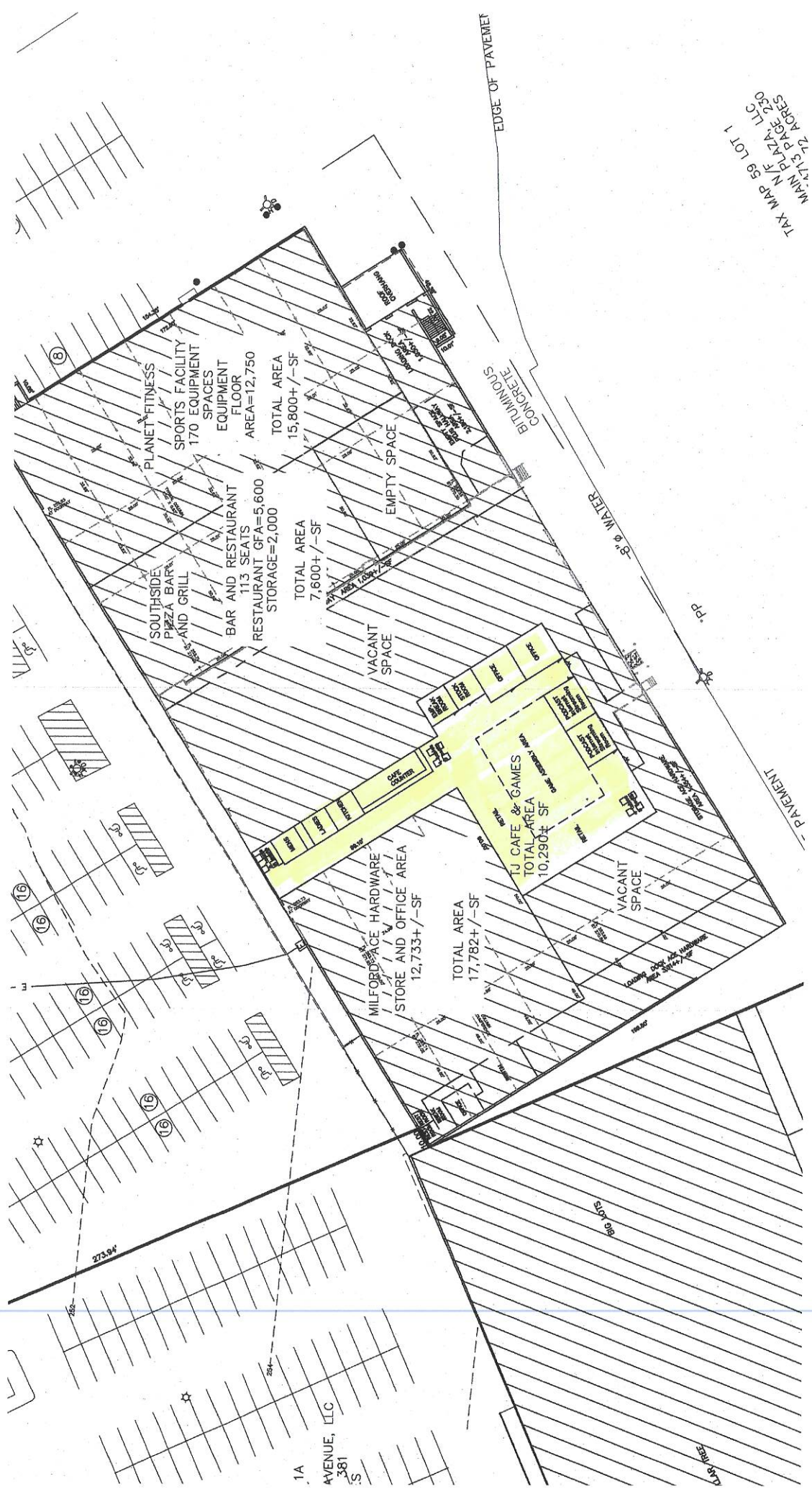
Note: Eight copies of this form must be accompanied by the appropriate fee, and eight sets of plans depicting existing and proposed conditions, all as required by pertinent sections of the Milford Zoning By-Law.

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

TAX MAP 59 LOT 1
MAIN PLAZA, LLC
21.13 ACRES



1A
AVENUE, LLC
381
S



Property Information

Property ID 59-0-1
Location 146 SOUTH MAIN ST
Owner SO MAIN PLAZA LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018
Data updated 11/16/2018



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 21, 2020

Marble Mainini, III, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**Lana Lopes**
(**283 Main Street**
(**Map 48 Lot 214**
(**CB Zone**
(

Dear Mr. Chairman:

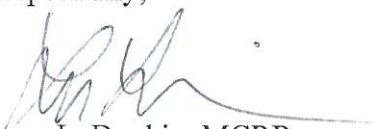
The applicant requests amended site plan approval to change the use of the commercial building on subject premises. The separate residential dwelling on the parcel will remain unchanged.

Specifically, the latest proposal is to change the use of the commercial building from the former barber shop to a restaurant. The previous barber shop uses had replaced the original restaurant (Tony's Place) that historically occupied the space for a number of years.

The proposed use will not increase the amount of traffic or required parking from the prior use, provided the number of seats in the restaurant is limited to 12 seats. There is one parking space adjacent to the building off Taylor Street.

Therefore, I recommend approval of the amended site plan subject to the number of seats in the restaurant being limited to 12 seats, and subject to relevant agency comments.

Respectfully,


Larry L. Dunkin, MCRP
Town Planner



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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

Michael Dean, P.E.
Town Engineer

March 10, 2020

Mr. Marble Mainini III, Chairman
Planning Board
52 Main Street, Milford, MA 01757

Re: **283 Main Street – Marilanclia Lopes**
Site Plan Review – Restaurant

Dear Mr. Mainini:

The filing is for a Site Plan Review for the change of use of a pre-existing non-conforming site on the northern Corner of Main Street and Taylor Street, located in the Neighborhood Commercial B (CB) Zoning District. The Applicant is Marilanclia Lopes, Milford Ma, 01757.

The use of the site has changed several times over the recent years, this change of use is from a Barber Shop to a proposed Restaurant, which the building was for many years prior to the Barber Shop use.

Following a review of the submitted documents I recommend the approval of the Site Plan.

Sincerely,

Michael Dean, P.E.
Town Engineer



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: March 4, 2020
Subject: Amended Site Plan
~~42-46~~ Main St
283

I have reviewed the above mentioned site plan and offer the following:

The Rt16 Transportation Improvement Project that is planned to start in the spring may eliminate any on street parking with the addition of a 5' wide bike lane both sides of the street from water St to the Hopedale town line.



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF
MARK A. NELSON, 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 4, 2020

RE: Site Plan Review "283 Main Street"
Owner:
F & V Realty Trust
139 Sumner Street
Newton, Massachusetts 02159
Applicant:
Marilanclia Lopes
283 Main Street
Milford, Massachusetts 01757

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amendment to Site Plan submitted for 283 Main Street and requests no changes.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
Deputy Fire Chief
508-473-2256 (O)
508-958-3006 (C)
mnelson@milfordfire.org



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

February 25, 2020

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

Re: **Amended Site Plan – 283 Main Street - Milford, MA**
(Dated 2/20/2020)

Milford Water Company (MWC) after reviewing the plans for **283 Main Street** submitted by **Marilancia Lopes** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted. MWC will conduct a survey of the premises when renovations are completed.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



SITE PLAN REVIEW 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: 283 Main Street, Milford, MA (address)

Assessor Map: 48 Block: Lot: 214
Deed Reference: Book 9439 Page 242
Lot Area: 3,015 SF Zoning District(s): CB

Applicant: Marilanlia Lopes (name)
283 Main Street Milford, MA 01757 (address)
508-774-6621 (phone number)
lanalopes11277@hotmail.com (e-mail address)

Owner: F&V Realty Trust (name)
139 Sumner St Newton, MA 02159 (address)
(phone number)
(e-mail address)

Existing use of premises: "Store Building" is former barber shop + Existing 3-Family Dwelling

Proposed use of premises: 12
Converting former barber shop to small 8-seat restaurant

Table with 2 columns: Existing / Proposed and Existing / Proposed. Rows include: Number of buildings (2/2), Building area, Building height, Lot coverage, Open space, Parking spaces (0/0), Employees, Traffic generation.

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

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

Applicant's Signature: Marilanlia Lopes 02/12/2020 Date

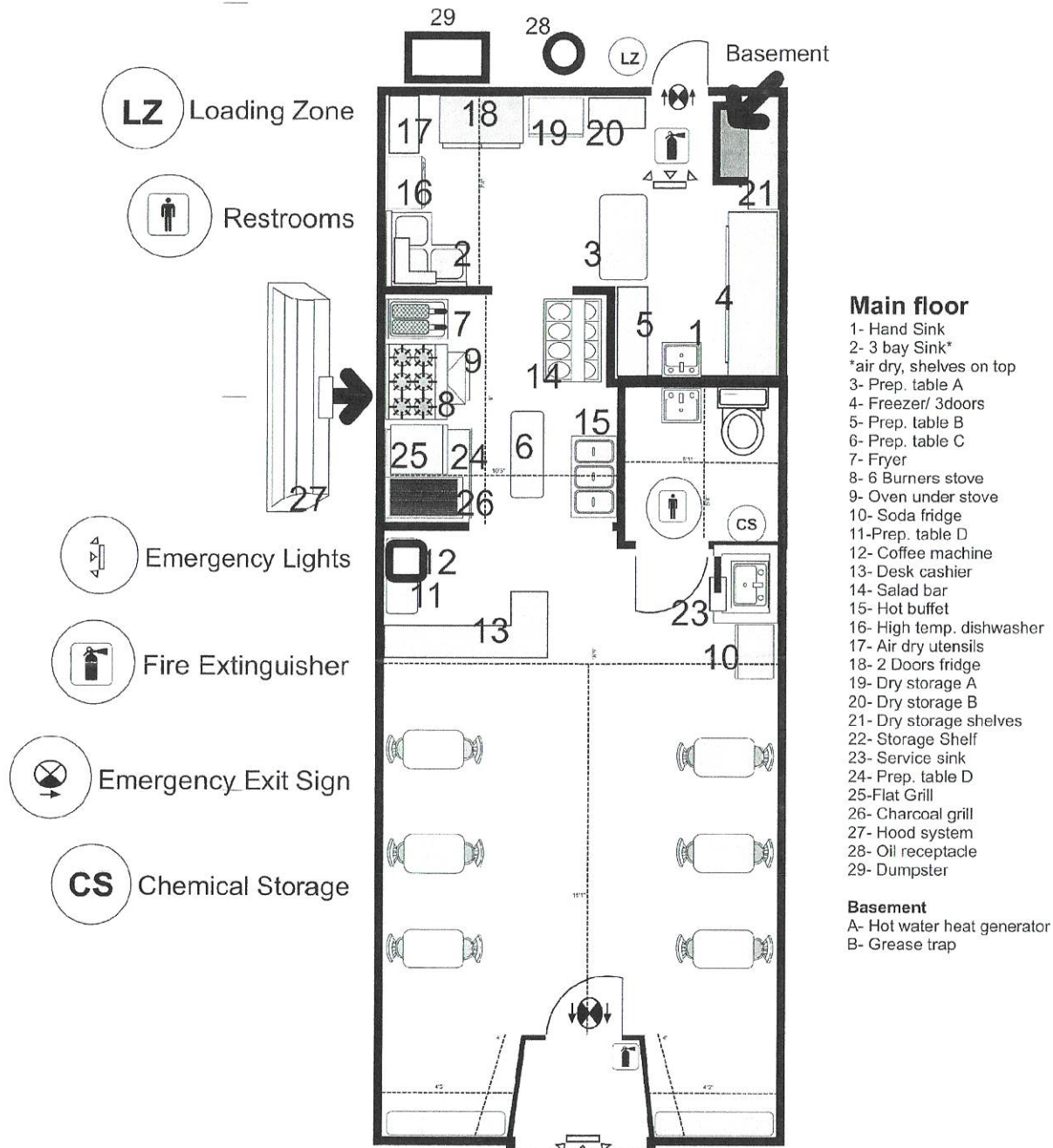
Owner's Signature (if different) Date

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



Client:
529 Main St
Millford - MA

Drawing:
001556

Project:
Rest/Electrical floor plan
0000416

Drawn:
Orange Consulting
529 Main St - 2 floor -
Power House -
Charlestown - MA - 02129

Date:
A

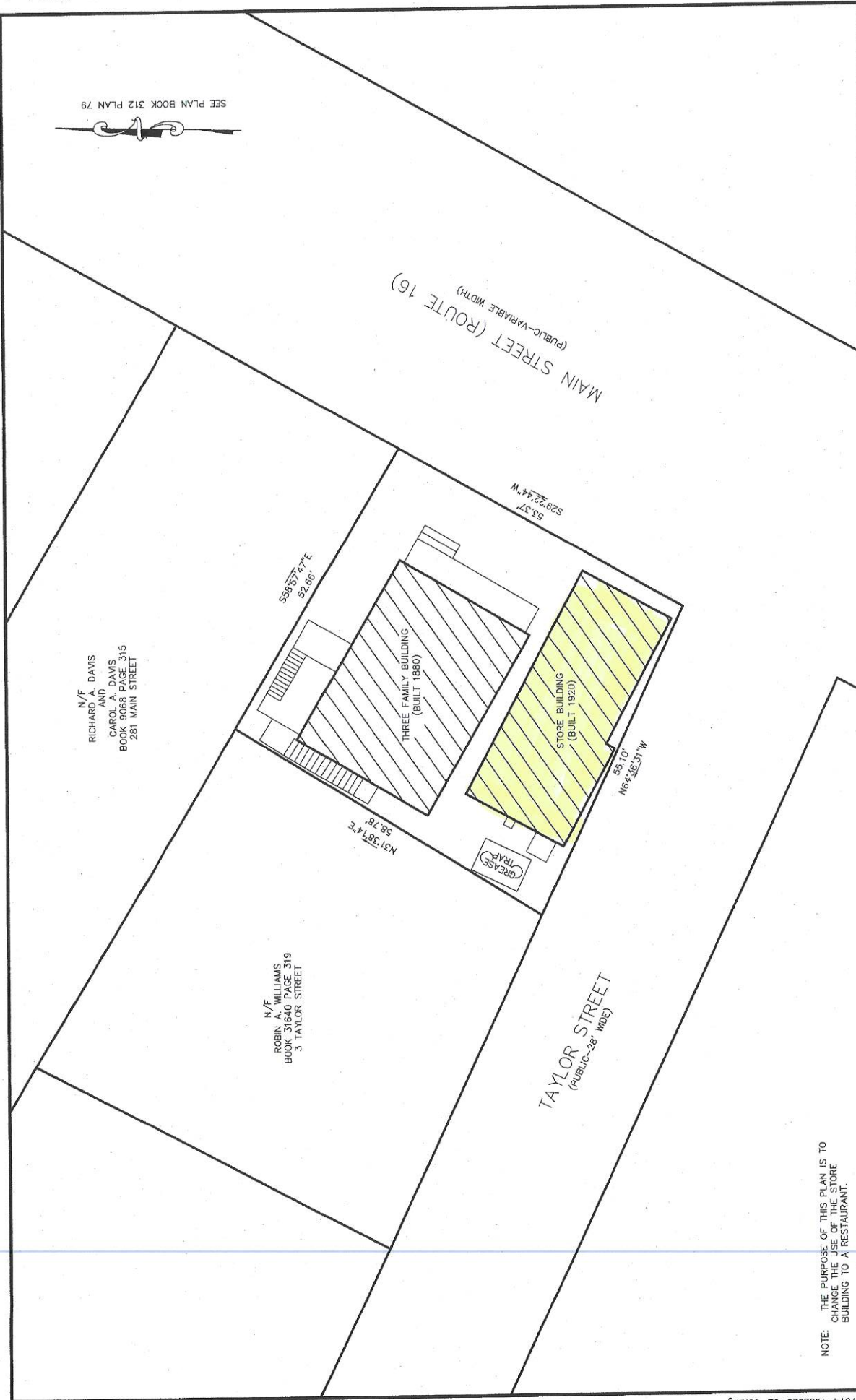
Orange Consulting
www.orangeconsulting.com
Phone: 617-733-4786
529 Main St - Charlestown - Power House
Boston - MA - 02129

Issue:
Revision
equipment

Scale:
3/4"=1'-0"

Date:
January 2019

Sheet:
A



SEE PLAN BOOK 312 PLAN 79

RICHARD A. DAVIS
AND
CAROL A. DAVIS
BOOK 9068 PAGE 315
281 MAIN STREET

ROBIN N/F WILLIAMS
BOOK 31640 PAGE 319
3 TAYLOR STREET

MAIN STREET (ROUTE 16)
(PUBLIC-VARIABLE WIDTH)

TAYLOR STREET
(PUBLIC-28' WIDE)

THREE FAMILY BUILDING
(BUILT 1880)

STORE BUILDING
(BUILT 1920)

GREASE TRAP

NOTE: THE PURPOSE OF THIS PLAN IS TO
CHANGE THE USE OF THE STORE
BUILDING TO A RESTAURANT.

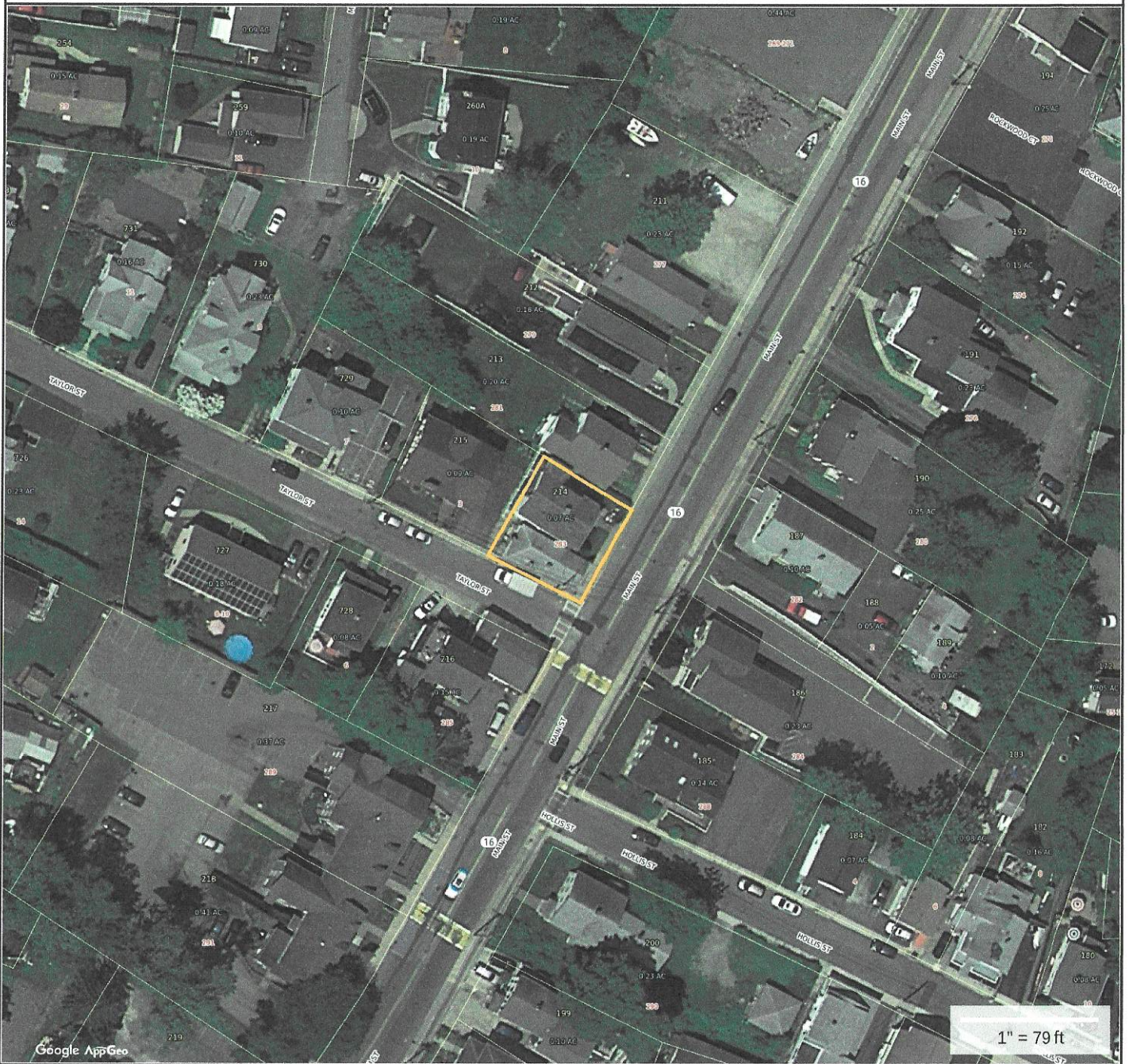
Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET
MILFORD, MA 01757
PH. (508) 473-6630
FX. (508) 473-8243
www.gandhengineering.com




ZONING DISTRICT- CB
SETBACKS- FRONT 25' SIDE 10' REAR 15'
MAXIMUM BUILDING COVERAGE- 25%
MINIMUM OPEN SPACE- 20%
MAXIMUM HEIGHT- 60' OR 5 STORES

OWNER:
TAX MAP 48 LOT 214
RICHARD A. MAGNANI, TRUSTEE OF
F&V REALTY TRUST
139 SUMNER STREET, NEWTON MA 02159
DEED BOOK 9439 PAGE 242
(RECORDED MAY 19, 1986)
AREA=3,015 SF (0.07 ACRES)

SITE PLAN OF LAND
283 MAIN STREET (ROUTE 16)
MILFORD, MASS.
SCALE: 1"=10'
DATE: FEBRUARY 5, 2020



Property Information	
Property ID	48-0-214
Location	283 MAIN ST
Owner	MAGNANI JOHN - TRUSTEE



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018
Data updated 11/16/2018

--



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 21, 2020

Marble Mainini, III, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Site Plan Waiver**
(**Johanna Rodriguez**
(**42-46 Main Street**
(**Map 41 Lot 6**
(**CB Zone**
(

Dear Mr. Chairman:

The applicant requests waiver of full site plan approval for the change of use in one of the units on the subject property.

Specifically, the applicant proposes to change from the former dental office to retail sales and service in the unit addressed as 2 North Bow Street. The proposed change will only affect approximately 1,800 sq.ft. of the first floor as indicated on the attached plan. The space is being proposed for use as a Grocery Store & Gift Shop.

There will be no increase in the required off-street parking, and no alterations to the structure are necessary. Off-street parking is maintained at the rear of the property with access from North Bow Street.

Therefore, I recommend approval as submitted.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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

Michael Dean, P.E.
Town Engineer

March 10, 2020

Mr. Marble Mainini III, Chairman
Planning Board
52 Main Street, Milford, MA 01757

Re: **42-46 Main Street – Johanna Rodriguez**
Site Plan Review – Retail Store (Grocery – Gift Shop)

Dear Mr. Mainini:

The filing is for a Site Plan Review of a pre-existing non-conforming site on the south east corner of Main Street and North Bow Street, located in the Neighborhood Commercial B (CB) Zoning District. The Applicant is Johanna Rodriguez, Milford Ma, 01757.

The previous use of the space was a Dentist Office, the proposed use is for a Retail Store.

Following a review of the submitted documents I recommend the approval of the Site Plan.

Sincerely,

Michael Dean, P.E.
Town Engineer



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF
MARK A. NELSON, 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 4, 2020

RE: Site Plan Review "42-46 Main Street"

Owner:

Jagdish C. Patel
9 Broad Street
Milford, Massachusetts 01757

Applicant:

Johanna Rodriguez
25 Alfred Road
Milford, Massachusetts 01757

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amendment to Site Plan submitted for 42-46 Main Street retail store and requests no changes.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
Deputy Fire Chief
508-473-2256 (O)
508-958-3006 (C)
mnelson@milfordfire.org



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: March 4, 2020
Subject: Amended Site Plan
42-46 Main St

I have reviewed the above mentioned site plan and find it to be satisfactory.



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

March 12, 2020

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

Re: **Site Plan Waiver – 42-46 Main Street - Milford, MA**
(Dated 3/2/2020) Johanna Rodriguez

Milford Water Company (MWC) after reviewing the plans for **42-46 Main Street** submitted by **Johanna Rodriguez** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company

KLI ASSOCIATES, LLC
 ARCHITECTS ARCHITECTS CONSULTANTS
 600 MAIN STREET, SUITE 200
 MILFORD, MA 01948

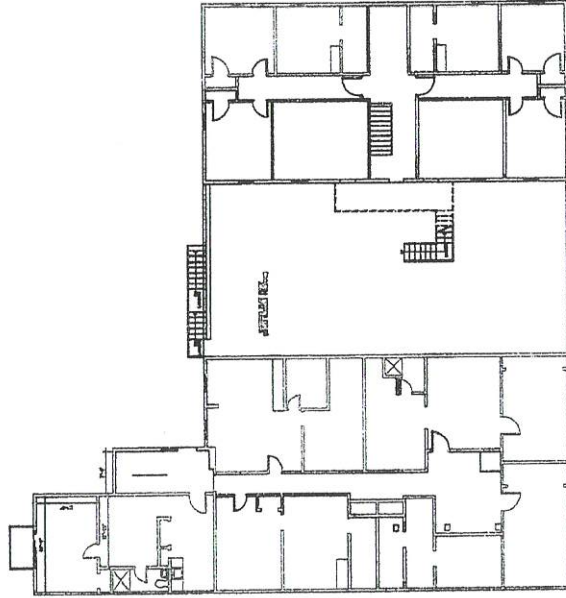
EXISTING
 BUILDING
 AT 42-46
 MAIN STREET
 MILFORD
 MA

KEY PLAN

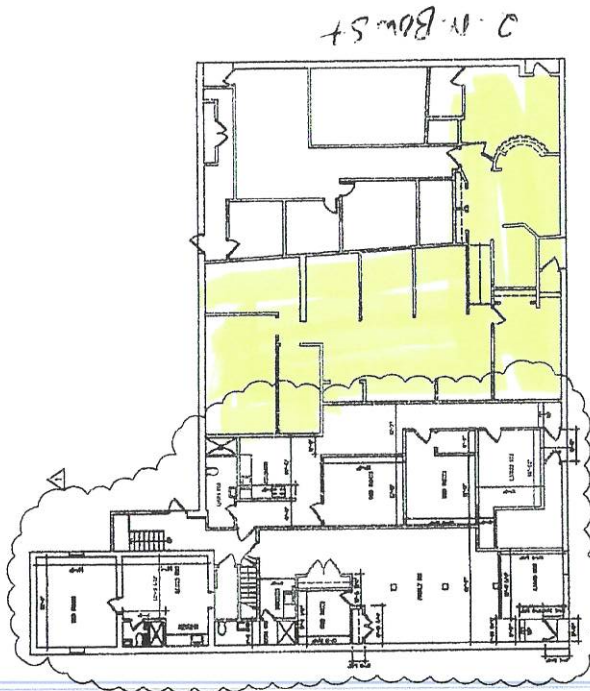
NO.	1/07/17	REVISION
DATE	1/07/17	REVISION
DESIGNED BY	AK	
CHECKED BY	AK	
APPROVED BY	AK	
DATE	1/07/17	SCALE
PROJECT NO.	17-001	
DATE	1/07/17	

FIRST AND
 SECOND FLOOR
 PLAN

PBM-A1



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

