



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, May 5, 2020

Pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law, G.L. c. 30A sec. 18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

PUBLIC HEARINGS

- (7:02 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.

GENERAL BUSINESS

- (7:00 P.M.)
1. Minutes of previous meeting
 2. 81-P Plans: 5 Gordon Drive – F&D Central Realty Corp. Inc.
 3. Preliminary Plan: "109 Depot Street" – Frederico and Lisa Carneiro
 4. *Continued* Site Plan Review: 14 South Cedar Street – Tata & Howard, Inc.
 5. *Continued* Site Plan Review: 21 Beaver Street – Rte. 85 Realty Corp.
 6. Site Plan Review: 26 Beaver Street - Rte. 85 Realty Corp.
 7. Site Plan Review: 3 Industrial Road – Corner Brook, LLC.
 8. Amended Site Plan: 154-160 East Main Street – Imperial Hyundai
 9. *Continued* Site Plan Review: 140 Medway Street – Global Companies, LLC.
 10. ZBA Variance Referral: 399 Central Street – Grason, LLC
 11. ZBA Special Permit Referral: 139 (91) Medway Street – Nouria Energy Retail, Inc.
-

RECEIVED
MILFORD TOWN CLERK
2020 APR 30 AM 9:09

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING

Board or Commission Planning Board

Date and Time of Meeting Tuesday, May 5, 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, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, this meeting is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

Matters Anticipated to be subject of discussion:

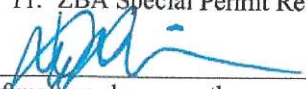
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Signature



Dated 4-30-2020

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

Minutes of Meeting
MILFORD PLANNING BOARD
This meeting was conducted via Remote Participation
Tuesday, April 21, 2020

Members participating remotely: Joseph Calagione, John Cook, Patrick Kennelly, Lena McCarthy, Marble Mainini, III. (Chairman)

Members absent: none

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner)

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

The Chairman announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition of strict limitations on the number of people that may gather in one place, meetings in the Town of Milford are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public is being permitted at this meeting, but every effort has been made to ensure that the public can adequately access these proceedings as provided for in the Order.

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 Chairman announced that the Applicant has withdrawn this application in writing, and is requesting that the board accept the withdrawal without prejudice.

Motion by Kennelly, Second by Cook, to accept the withdrawal without prejudice.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

CONTINUED PUBLIC HEARING: Application of David Consigli for a Special Permit to install two 29" x 47" double-faced projecting signs on the existing building located at 195-199 Main Street. Assessor's Map 48 Lot 567. CA Zone. The Chairman announced that the Applicant has granted an extension in writing until the next meeting. No deliberation is being conducted at this meeting.

1. Minutes of Previous Meeting: Motion by Kennelly, Second by McCarthy to approve the minutes of the March 3, 2020 meeting as submitted.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

2. 81-P Plan: 21 Highland Street – Evan Murphy. The Town Planner explained that the plan divides the existing lot to create a parcel to be sold to the abutter. The remaining lot containing the existing dwelling will be conforming, although the detached garage is to be razed.

Motion by Kennelly, Second by Cook, to approve the 81-P Plan and authorize the Town Planner to endorse the mylar.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

3. Amended Site Plan: 146 South Main Street – TJ Café & Games. The Town Planner explained that 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. The Town Planner also noted that there appear to remain several deficiencies in the parking lot striping, especially pertaining to handicap parking, accessible routes, and ramps, much of which is outlined in the outstanding violation notice from the Architectural Access Board which was attached to the report packet.

Attorney Brian Murray participated remotely to represent the applicant, and suggested the Board approve the application with specific conditions. This will hopefully facilitate the applicant being able to work with the plaza owner in correcting the noted deficiencies. 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.

Motion by Calagione, Second by Kennelly, to approve the amended site plan with the following conditions:

1. That all parking lot striping be corrected, including handicap parking, accessible routes, ramps and crosswalks.
2. That the overgrowth of trees and vegetation around the perimeter of the parking be cleaned up.
3. That all fire hydrants be kept cleared of any vegetation at all times.
4. That fire lane signs and markings be installed as per the Fire Chief.
5. That all trash and debris in the wooded section and in the pond between the building and Howard Street be removed. Conservation Commission approval may be necessary for this task.
6. That a letter from the Sewer Board be provided confirming the existence of the required grease trap for the restaurant.
7. The required changes must be shown/noted on the plan mylar prior to endorsement.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

4. Amended Site Plan: 283 Main Street – Lana Lopes. The Town Planner explained that the applicant requests change of use site plan approval for the commercial building on subject premises. The separate residential dwelling on the same parcel will remain unchanged. Specifically, this proposal is to change the use of the commercial building from the former barber shop to a restaurant. Previous barber shop uses had replaced the original restaurant (Tony's Place) that historically occupied the space for a number of years. The Town Planner also noted that the proposed use will not increase the amount of traffic or required parking from the prior use, provided that the number of seats in the restaurant is limited to 12 seats. There is one parking space adjacent to the building off Taylor Street. The Town Planner recommended approval of the change of use site plan subject to the number of seats in the restaurant being limited to 12 seats, and subject to relevant agency comments. Elizabeth Mainini, P.E. of Guerriere & Halnon Eng. Inc. participated remotely to represent the applicant, and confirmed that the grease trap had been installed noting that it is shown on the site plan.

Motion by Kennelly, Second by Calagione, to approve the change of use site plan subject to the number of seats in the restaurant being limited to 12 seats.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

5. Amended Site Plan: 42-46 Main Street – Johanna Rodriguez. The Town Planner explained that the applicant requests amended 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 plan included in the report packet. The space is being proposed for use as a small 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. The Town Planner recommend approval as submitted.

Motion by Cook, Second by McCarthy, to approve the amended change of use site plan as submitted:

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

The Chairman noted that the next meeting of the Planning Board will be on May 5, 2020.

Adjournment: Motion by Kennelly, Second by Calagione to adjourn the meeting.

Roll Call Vote: Calagione, yes; Cook, yes; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried unanimously.

The meeting was adjourned at 7:35 P.M.

Joseph Calagione, Chairman

John H. Cook

Patrick J. Kennelly

Lena McCarthy

Marble Mainini, III

DECISION
MILFORD PLANNING BOARD
SPECIAL PERMIT
PROJECTING SIGNS
195-199 Main Street, Milford, MA

Decision of the Planning Board of the Town of Milford, Massachusetts (hereinafter the BOARD) on the application of David Consigli, 195-199 Main Street, Milford, MA 01757 (hereinafter the APPLICANT) for a Special Permit to install two projecting signs at 208 Main Street as shown on Assessors Map 48, Lot 567 and located on a 0.16 acre site within the CA Central Commercial Zone. The application was formally received by the BOARD on March 10, 2020.

More specifically, the Special Permit is sought pursuant to Section 1.10, Section 3.9, and other relevant provisions of the Milford Zoning Bylaw in order to allow for the installation of two non-illuminated 29" x 47" double-faced projecting signs on the Main Street façade of the existing building at 195-199 Main Street, as depicted on a one-page design drawing entitled "Downtown Milford Improvement Project/Sign Type: Flag Mounted" dated February 14, 2020 by Sunshine Sign Co. 121 Westboro Road, North Grafton, MA 01536. Upon receipt of the application, the BOARD scheduled a Public Hearing thereon for 7:05 PM on March 31, 2020 at the Milford Town Hall, 52 Main Street, Milford, MA.

On March 19, 2020, subsequent to a state of emergency having been declared by Governor Charles D. Baker relating to the COVID-19 virus outbreak in the Commonwealth of Massachusetts, APPLICANT granted an extension for the opening of the Public Hearing on this application until the next regularly scheduled Public Hearing of the BOARD. Due notice of the time, place and subject matter of the application was provided, as required by law.

The matter came on for hearing at 7:02 PM on May 5, 2020, which meeting was conducted via remote participation. BOARD members participating remotely throughout the public hearing were Joseph Calagione, John Cook, Patrick Kennelly, Marble Mainini and Lena McCarthy. APPLICANT participated remotely to present the proposal. Evidence was taken and following discussion and public input the BOARD closed the Public Hearing and took the matter under advisement.

FINDINGS OF FACT:

At the May 5, 2020 meeting, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the BOARD made the following findings of fact:

F-1. APPLICANT has participated in the 2019 Milford Downtown Façade Improvement Program to install projecting signs on the subject premises at 195-199 Main Street (otherwise known as "The Consigli Building"), contingent upon, among other things, obtaining all applicable special permits.

F-2. APPLICANT proposes signs as depicted on a two-page design drawing entitled "Downtown Milford Improvement – Project/Sign Type: Flag Mounted" dated May 30, 2019 by Sunshine Sign Co. 121 Westboro Road, North Grafton, MA 01536.

F-3. The subject premises is a 0.16 acre parcel of land located at 195-199 Main Street as shown on Assessors Map 48, Lot 567, within the CA Central Commercial Zone.

F-4. Specifically, the Special Permit is sought under Section 3.9.7.14 of the Milford Zoning Bylaw to allow for the installation of two non-illuminated 29" x 47" double-faced projecting signs on the Main Street façade of the existing building on the subject premises, which signs to be placed above the central and northerly second floor entrances of said façade.

F-5 The two proposed projecting signs, subject to this Special Permit, are to be in addition to the first projecting sign to be located above the main (southerly) entrance on the Main Street façade, which sign is allowed as of right under the Zoning Bylaw.

F-6. A grant of the Special Permit, subject to all of the conditions of this permit, complies with the requirements of Section 1.10, Section 3.9.7.14, and other relevant provisions of the Milford Zoning Bylaw.

F-7. As set forth above, the Special Permit, with the following conditions herein, conforms to all of the general and specific provisions of the Zoning By-Law relating to projecting sign, and otherwise.

F-8. The projecting signs, being specifically allowed by Special Permit in the Zoning By-Law, are in harmony with the purpose and intent thereof.

F-9. The projecting signs will not create undue traffic congestion or impair pedestrian safety.

F-10. The projecting signs will not cause substantial harm to the neighborhood nor create any nuisance or hazard affecting the health, safety or general welfare of the citizens of Milford.

A MOTION was made to GRANT the projecting sign Special Permit subject to the following conditions:

1. The two projecting signs as depicted in the design drawing referred to in finding #F-2 shall be installed in a manner that maintains, below each sign, a minimum unobstructed vertical clearance of 10 feet above the sidewalk.
2. The sign faces of the projecting signs shall not exceed 9 square feet of area per sign face.
3. The sign faces of the projecting signs may be changed without amendment to this Special Permit provided, however, that all other conditions herein remain otherwise compliant.
4. All signage on the subject premises shall be brought into compliance with the Milford Zoning Bylaw within 60 days of the lapse of the 20-day appeal period of this Special Permit.

MOTION CARRIED UNANIMOUSLY

Dated this _____ day of _____, 2020

MILFORD PLANNING BOARD

Marble Mainini, III, Chairman



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: March 25, 2020
Subject: Special Permit/Projecting Signs
195-199 Main Street

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

The minimum height from the lowest point of the awning to the surface of the sidewalk must be 8'6". The reason for this is to allow our snow removal equipment to clear the sidewalks during a snow event.



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 18, 2020

RE: Special Permit for Projecting Signs “195-199 Main Street”

Owner:

David Consigli
199 Main Street
Milford, Massachusetts 01757

Applicant:

Consigli Main Street LLC
199 Main Street
Milford, Massachusetts 01757

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Special Permit application 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

March 16, 2020

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

**Re: Waiver of Site Plan Review – 195-199 Main Street – Milford, MA
(Dated 3/10/2020)**

Milford Water Company (MWC) after reviewing the waiver of site plans submitted for the **Consigli Main St LLC** located at **199 Main Street** approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager
Milford Water Company

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

To the Milford Planning Board
Milford, MA 01757

Date: 3/10/20

The undersigned 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: CONSIGLI MAIN ST LLC 199 MAIN ST MILFORD, MA.
(Full Name) (Address)

Owner: DAVID CONSIGLI 199 MAIN ST. MILFORD, MA.
(Full Name) (Address)

Tenant (if any): _____

1. Location of Premises:
195-197-199 MAIN ST MILFORD 48-0-567
(Street/Address) (Assessors Map/Parcel Number)
2. Which Zoning District is the premises within? CA
3. State the Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner 60347 / 40
4. State present use of premises OFFICE | RETAIL
5. State proposed use of premises " "
6. Give extent of proposed alterations NEW TENANT SIGNS
TO BE INSTALLED
7. Number of families for which building is to be arranged _____
8. Have you submitted plans for above to the Building Inspector? yes
9. Has a permit been refused? _____
10. Pursuant to what provision(s) of the zoning by-law do you seek a special permit and for what purpose(s) _____

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 To provide Proper/Professional Signage To Building Tenants To Assist In Increasing more business.

(b) the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety The new Signage is To Enhance The major Investment Already completed & To provide Tenants proper Exposure To Increase Their Business Development.

(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 The new Signage shall Have NO Impact.

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.

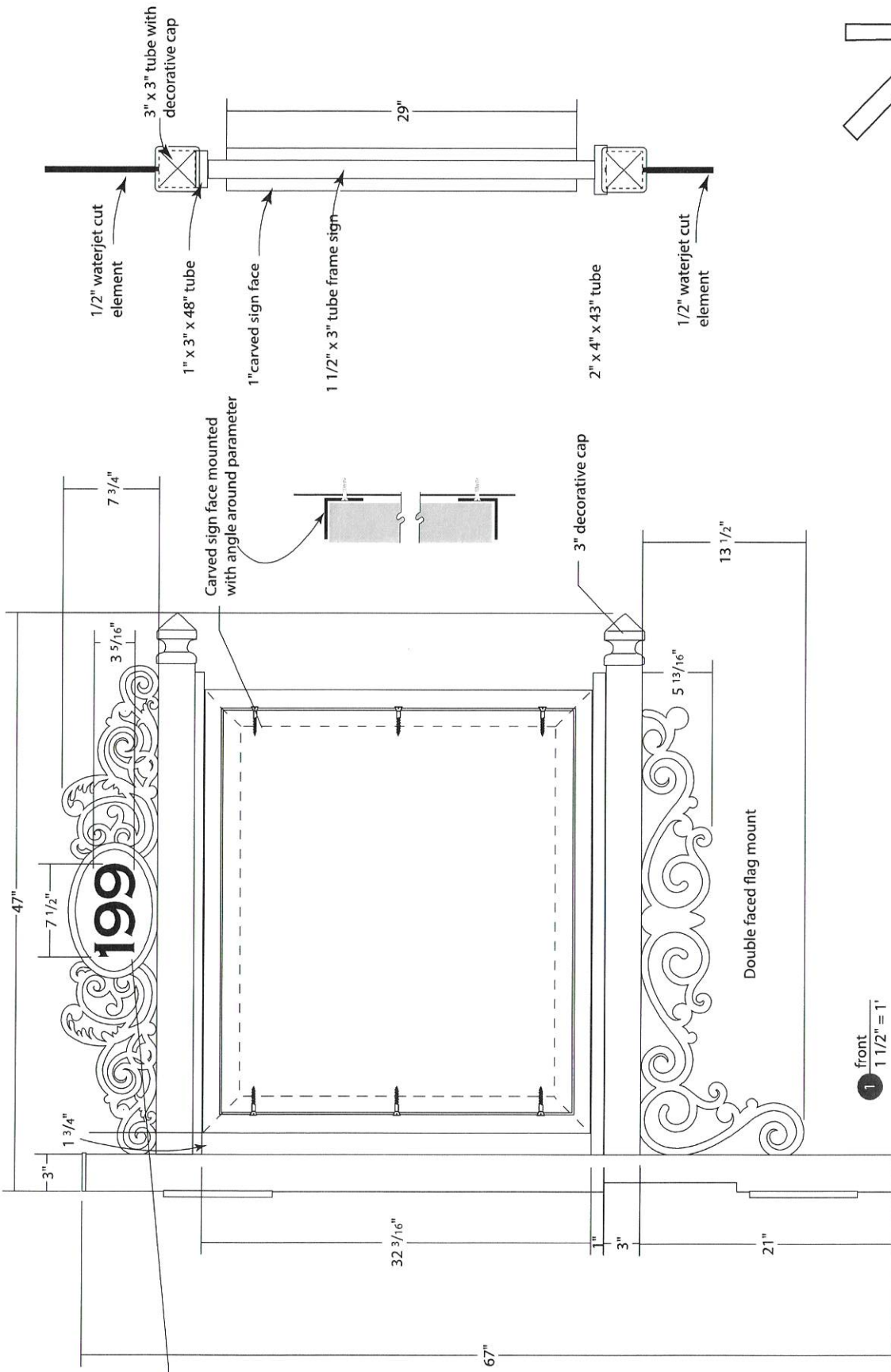
I hereby certify that the above statements are true to the best of my/our knowledge and belief.

Applicant Consigli Main St L.P.C.
Signature: [Signature]
Address: 199 Main St Milford

Owner
Signature: [Signature]
Address: _____

Telephone: 508-922-9644
Attorney (if any) _____
Address: _____
Telephone: _____

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.



White acrylic oval with black acrylic numerals mounted to black ornamental element

CLIENT: DOWNTOWN MILFORD IMPROVEMENT PROJECT/SIGN TYPE: FLAG MOUNTED DRAWN BY: LRG JOB #: 8608-61643 DATE: FEB. 14, 2020

121 Westboro Road
 North Grafton, MA 01536
 P 508.839.5588
 F 508.839.9929
 www.sunshinesign.com

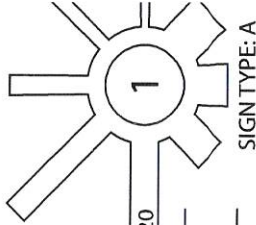
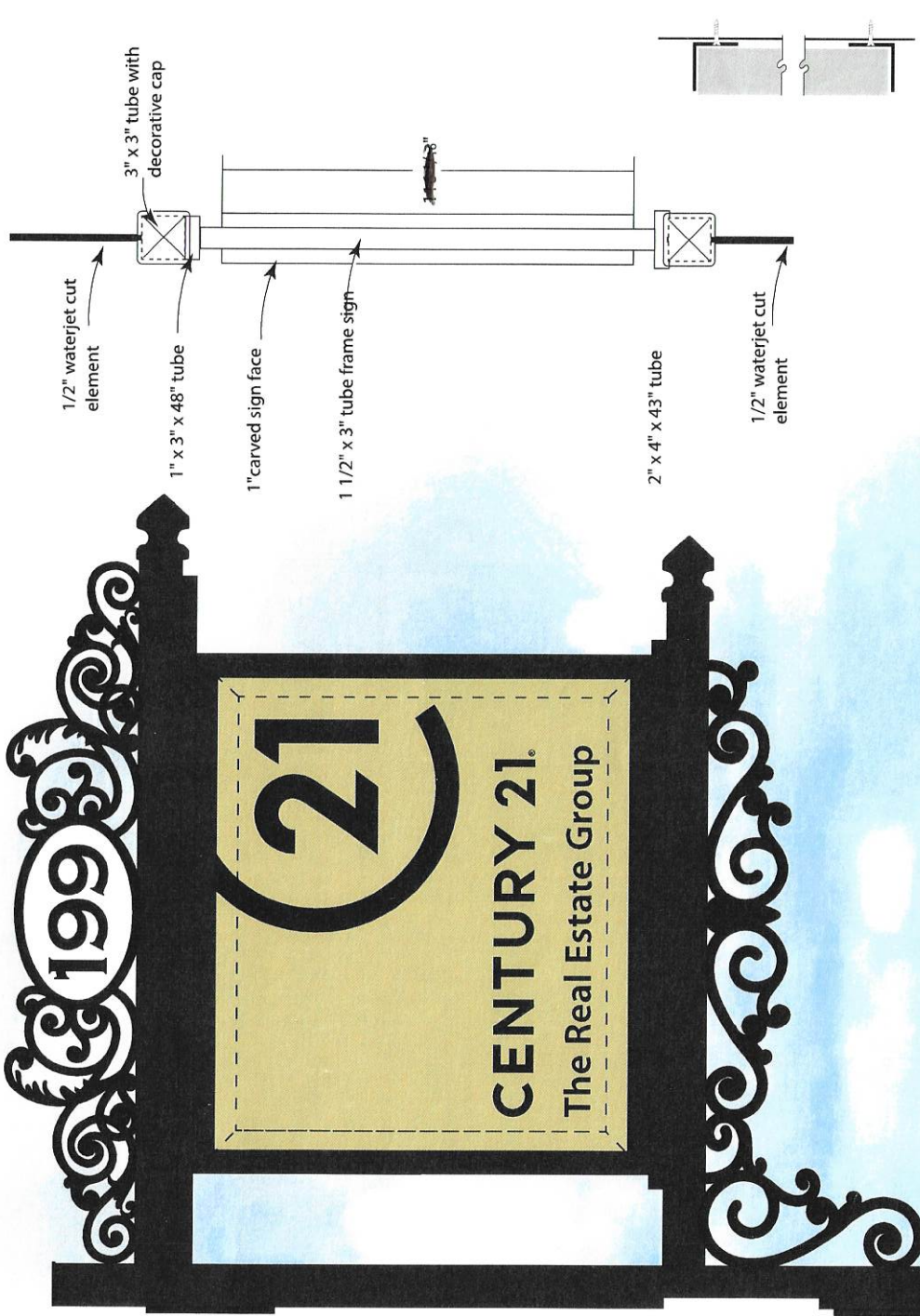
SUNSHINE
 SIGN

Approved for Fabrication
 Approved as Noted
 Revise and Resubmit
 Rejected

Name _____

Signature _____

SIGN TYPE: A



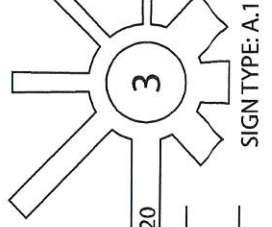
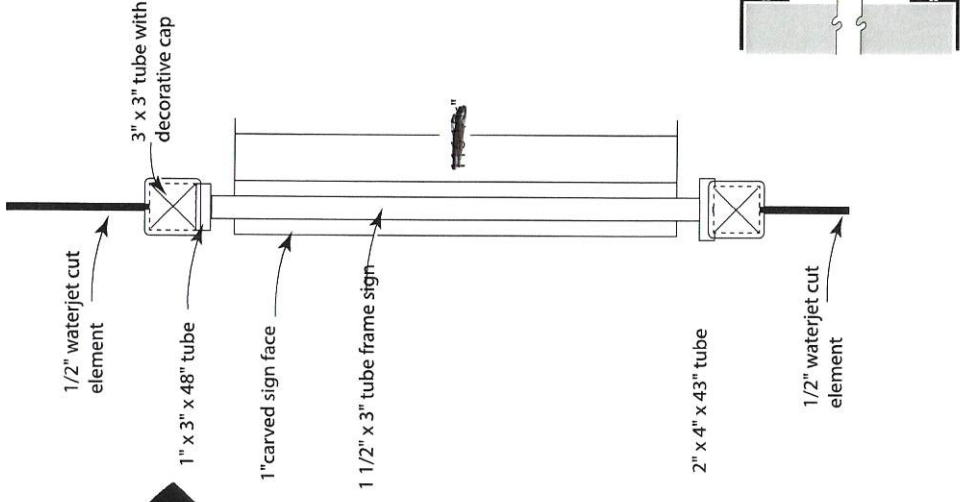
SIGN TYPE
A
 D/F Custom Flag Mount Sign
 Quantity (1)

Double faced flag mounted sign with ornate trims. Carved HDU face tenant panel. Bracket ornaments are waterjet cut and lettering is carved and infill painted in an contrasting color. Main support on fabricated powder coated steel with rigid internal frame. Tube mounted to wall has notch to allow fit to building's architectural feature

PALETTE
 ■ PAINT: Black
 ■ PAINT: Relentless Gold (SW BEAF 87)

front
 1 1/2" = 1'

CLIENT: DOWNTOWN MILFORD IMPROVEMENT PROJECT/SIGN TYPE: FLAG MOUNTED DRAWN BY: LRG JOB #: 8608-61643 DATE: FEB. 14, 2020
 121 Westboro Road
 North Grafton, MA 01536
 P 508.839.5588
 F 508.839.9929
 www.sunshinesign.com
 This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.
 Approved for Fabrication
 Approved as Noted
 Revise and Resubmit
 Rejected
 Name _____
 Signature _____
 SIGN TYPE: A



SIGN TYPE
A.1

D/F Custom Flag Mount Sign

Quantity (1)

Double faced flag mounted sign with ornate trims. Carved HDU face tenant panel. Bracket ornaments are waterjet cut and lettering is carved and in-fill painted in an contrasting color. Main support on fabricated powder coated steel with rigid internal frame. Tube mounted to wall has notch to allow fit to building's architectural feature

PALETTE

■ PAINT: Black

■ PAINT: Relentless Gold
(SW BEAF 87)

1 front
1 1/2" = 1'

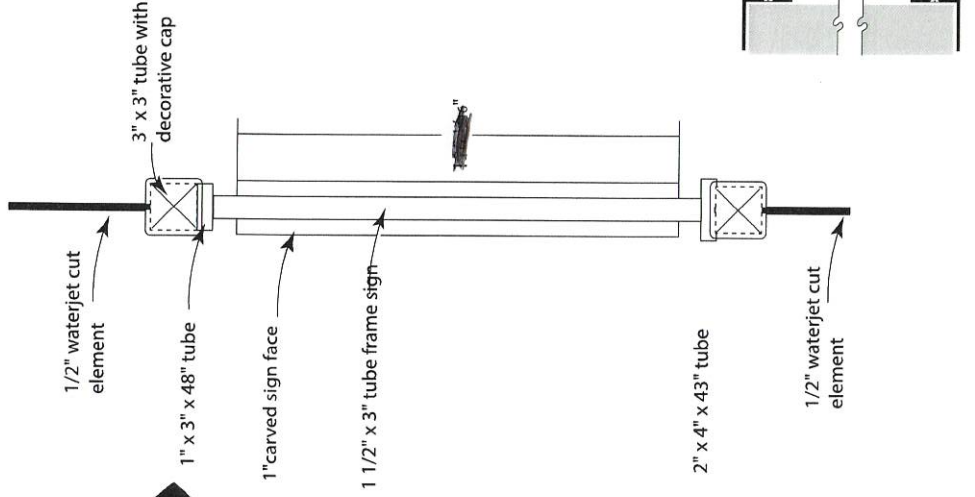
CLIENT: DOWNTOWN MILFORD IMPROVEMENT PROJECT/SIGN TYPE: FLAG MOUNTED DRAWN BY: LRG JOB #: 8608-61643 DATE: FEB. 14, 2020

SUNSHINE
SIGN

121 Westboro Road
North Grafton, MA 01536
P. 508.839.5588
F. 508.839.9929
www.sunshinesign.com

Approved for Fabrication
 Approved as Noted

Revise and Resubmit
 Rejected
Name _____
Signature _____



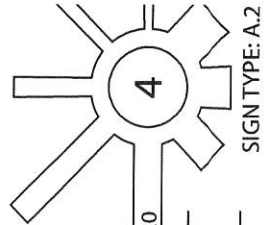
SIGN TYPE **A.2**
D/F Custom Flag Mount Sign
Quantity (1)

Double faced flag mounted sign with ornate trims. Carved HDU face tenant panel. Bracket ornaments are waterjet cut and lettering is carved and infill painted in an contrasting color. Main support on fabricated powder coated steel with rigid internal frame. Tube mounted to wall has notch to allow fit to building's architectural feature

PALETTE

- PAINT:** Black
- PAINT:** Relentless Gold (SW BEAF 87)

1 front
 1 1/2" = 1"



CLIENT: DOWNTOWN MILFORD IMPROVEMENT PROJECT/SIGN TYPE: FLAG MOUNTED DRAWN BY: LRG JOB #: 8608-61643 DATE: FEB. 14, 2020

SUNSHINE SIGN
 121 Westboro Road
 North Grafton, MA 01536
 P 508.839.5388
 F 508.839.9929
 www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

Approved for Fabrication Revise and Resubmit
 Approved as Noted Rejected

Name _____
 Signature _____

SIGN TYPE: A.2

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 APRIL 29, 2020
(Date)

To the Planning Board:

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 F. D. CENTRAL REALTY CORP., INC.

Address 189 MAIN STREET MILFORD MA 01757

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 61887 Page 379

4. Location and Description of Property:

S GORDON DRIVE

Signature of Owner _____

Address JOAO E. & ANNA L. VIEIRA
S GORDON DRIVE
MILFORD MA 01757



CERTIFY THAT THIS PLAN HAS BEEN APPROVED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF MASSACHUSETTS. THE ENGINEER'S LIABILITY IS LIMITED TO THE OBLIGATION OF THE LAND DEVELOPER HEREON.

ALFREY J. STEVENS, P.E.
DATE

NOTES:
1) SEE THE REGULATIONS PLAN INCORPORATED AT THE WORKSHEET DESIGNER'S REGISTERED OFFICE.
2) ZONING DISTRICT - R-1
3) LOT 16, AS DESCRIBED ON PLAN BOOK 927 PLAN 62 WITH 140' x 400' BEAR 30' W/45° 00' 00" TO THE CENTER OF CURVE 450' RADIUS.
4) LOT 16, AS DESCRIBED ON PLAN BOOK 927 PLAN 62 WITH 140' x 400' BEAR 30' W/45° 00' 00" TO THE CENTER OF CURVE 450' RADIUS.

APPROVAL: SUPERVISOR OF REGISTRATION CONTROL, MILFORD PLANNING BOARD

DATE: BRING A MAJORITY

OWNER: JOAO E. VIEIRA AND ANA L. BARBERA VIEIRA MILFORD, MA 01921

PLAN OF LAND
3 GORDON DRIVE
MILFORD, MASS.
SCALE: 1"=40'
DATE: APRIL 29, 2020

Guertierek & Hannon, Inc.
ENGINEERING & LAND DEVELOPMENT
1333 WEST STREET, F4 (200) 473-8200
MILFORD, MA 01921
www.guertierekandhannon.com

SHEET 1 OF 1
G-5665-1



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

May 5, 2020

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

(
(**Preliminary Plan "109 Depot Street"**
(**Frederico and Linda Carneiro.**
(**4 Residential Lots and 1 street**
(**3.43 acres off Depot Street**
(**Map 52 Lots 43, 164, 164C**
(**RA Zone**
(

Dear Mr. Chairman:

This preliminary plan is a resubmission of a plan that was previously reviewed by the Planning Board in November of 2018. The applicant is proposing a 4 Lot residential subdivision, including one new street. The property consists of approximately 3.43 acres located westerly of Depot Street. No waivers from the subdivision requirements have been submitted with this application.

I have reviewed the proposed plan revised thru 4-29-20, and note that the frontage on Lot 52-0-164 is non-conforming. A variance and/or special permit may be needed to reconfigure this lot.

I recommend the preliminary plan be approved only if all of the agency comments can be adequately addressed.

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

April 16, 2020

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

Re: 109 Depot Street – Preliminary Residential Subdivision (2nd Submittal)
4 or 5 – Lot Subdivision off of Depot Street

Dear Mr. Mainini:

The submittal is for a Preliminary Plan Approval for a proposed 4 or 5 -Lot Residential Subdivision with a proposed 345-foot long Road. The parcels are associated with the existing houses located at 109 Depot Street and 75 Fruit Street. The first preliminary plan was submitted in November, 2018.

The project consists of 3 parcels totaling approximately 3.43 Acres of land, Zoned as General Residential (RA). The parcels refer to the Town Assessors Map 52, Block 0, Lots 43, 164 & 164C. The project is serviced by Town Sewer and Public Water.

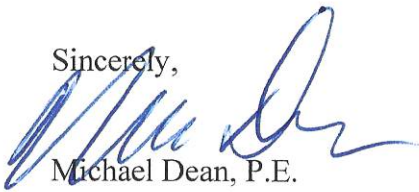
Following a review of the 2nd Preliminary Plan Submittal I offer the following comments:

1. Substantiate there are no waivers being requested.
 2. The plan associated with the first preliminary subdivision submittal included the parcel associated with 75 Fruit Street in its entirety and did not call it out as Lot 5. The current submittal (2nd Preliminary Plan) now shows a Lot 5, which is the parcel associated with 75 Fruit Street, however the entire parcel (of 75 Fruit Street) is not shown.
-

3. This comment was included in the first report following a review of the 1st Preliminary Subdivision Submittal: *“The lot and house (to remain) associated with #75 Fruit Street should be labeled with the new Lot Area and Shape Factor. The same lot and its non-conformity should be further discussed in terms of any additional requirements for permitting prior to the Definitive Subdivision submittal”*.

The above items should be discussed prior to making a decision. If there are any questions or comments please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Dean', is written over the word 'Sincerely,'.

Michael Dean, P.E.
Town Engineer



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 23, 2020

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

Re: **Preliminary Subdivision Plan – “109 Depot Street” - Milford, MA**

Milford Water Company (MWC) after reviewing the Preliminary Subdivision Plans for “**109 Depot Street**” requests the following.

MWC requires clarification of which size water main will be used.

MWC requires an investigation into easements to eliminate the “dead end”.

MWC requires clarification on the amount of service connections requested.

MWC will not be approving any additional water service connections until the completion of the Godfrey Brook wellfield and treatment plant. With an estimated completion date for the summer of 2021.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company

**FORM M-1
PRELIMINARY SUBDIVISION PLAN REPORT FORM**

TO: The Milford Planning Board

FROM: Highway Surveyor

DATE: March 31, 2020

SUBJECT: Comments and recommendations regarding:

A preliminary residential subdivision plan entitled "**109 Depot Street**" dated 3-17-2020, a four lot residential subdivision off Depot Street was submitted to the Planning Board via the Town Clerk.

The subdivider is Frederico and Lisa Carneiro, 4 Ben's Way, Hopedale, MA 01747.

The undersigned recommends:

- Approval
 Approval with Comments
 Disapproval

of the above named subdivision plan insofar as its area of jurisdiction is concerned. The reasons for this recommendation are as follows:

Depot St. was resurfaced in 2019, there is a moratorium of 2 years on all resurfaced roads. The road will be cleared for a road opening permit in June of 2021.

Scott J. Crisafulli
Name of officer, agency or
board representative

NOTE: The Planning Board will take into consideration any recommendations made hereon before taking final action on the preliminary subdivision plan. Lack of a timely report by any officer, agency or board will be so recorded in the minutes of the Planning Board.

RECEIVED
MILFORD TOWN CLERK

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

MAR 18 AM 11:24

File one completed form with the Planning Board (See Section III-A).

Milford, Mass March 17, 2020
(Date)

TO THE PLANNING BOARD:

The undersigned herewith submits the accompanying Preliminary Plan of the property located in the Town of Milford for tentative approval as a subdivision under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the Town of Milford.

1. Name of Subdivider Frederico and Lisa Carneiro
Address 4 Ben's Way, Hopedale, MA 01747

2. Name of Registered Engineer or Surveyor Guerriere & Halnon, Inc.
Address 333 West Street, Milford, MA 01757

3. Deed of property recorded in Worcester District Registry
Book: 57421, 34485 Page: 49, 118

4. Location and Description of Property:
Approximately 3.14 acres with an entrance at # 109 Depot Street.

Signature of Owner Frederico Carneiro

Address 4 Ben's Way, Hopedale, MA 01747

A list of names and addresses of the abutters of this subdivision is attached. The names are as they appear on the most recent tax list.

DATE: _____ APPROVED DATE: _____

PLANNING BOARD

SIGNATURE DATE: _____ BEING A MAJORITY

MOUSE

CONSTRUCTION OF THIS PROJECT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER MATTERS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE RECORDS BY AN ENGINEER OR SURVEYOR. THE CONTRACTOR SHALL TAKE CAUTION IN THE WORK AND SHALL BE RESPONSIBLE FOR UTILITY LINES AND/OR HAZARDOUS MATERIALS ENGAGED IN WORKING IN THESE AREAS. CALL (1-888-344-2233). EXISTING LINES OTHER THAN UTILITIES SHALL BE PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO THE LOCATION OF ALL UTILITIES. ASSESSOR'S PARCEL ID: 02-41-55-145, 52-194C

OWNER
FREDERICO AND USA CARNERO
HOPEDALE, MA 01747

APPLICANT
FREDERICO AND USA CARNERO
4 BEDS WAY
HOPEDALE, MA 01747

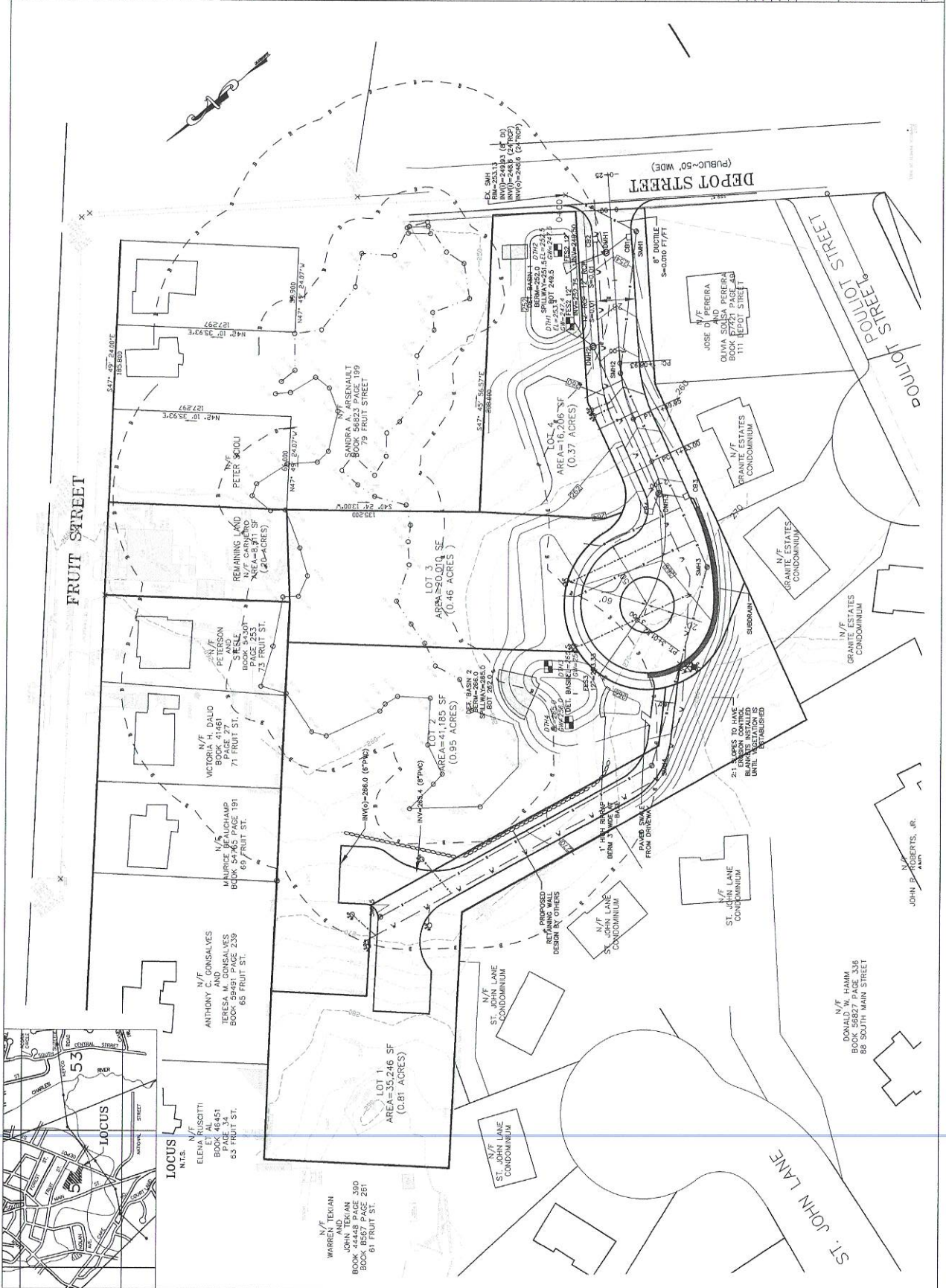
109 DEPOT STREET
MILFORD, MA

PRELIMINARY SUBDIVISION PLAN
109 DEPOT STREET
MILFORD, MA

1/17/20 INITIAL SUBMITTAL DATE
COLLAPSED: RECOVER, MEET, IN, DOWN, PAUSE, MARK

GRAPHIC SCALE: 1"=30'

Guerriere & Halton, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET
MILFORD, MA 01757
PH. (508) 473-8450
FX. (508) 473-8243
www.guerrierehalton.com





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 3, 2020

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

(
(**Site Plan**
(**Milford Water Company**
(**14 South Cedar Street**
(**Map 53 Lot 21**
(**IA/WR-1 Zones**
(

Dear Mr. Chairman:

The applicant requests site plan approval to construct a new Godfrey Brook water treatment plant on the subject property. The new water treatment plant will include a 4,400sf pre-engineered metal building that will replace the existing building which is to be razed. The existing gravel area surrounding the building is to be retained for employee parking, however the plant is remotely operated and only partially staffed.

I have reviewed the site plan and note the following:

1. The zoning chart is inaccurate and incomplete.
2. The building setbacks are not shown on the plan.

I recommend that the site plan be approved subject to the above noted items as well as other agencies' comments being adequately addressed.

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

February 27, 2020

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

Re: 14 South Cedar Street – Milford Water Company
Site Plan Review – Water Treatment Facility

Dear Mr. Mainini:

The filing is for a Site Plan Review for the demolition of an existing (small) Water Treatment Facility, the construction of a slightly larger Water Treatment Facility (in the same general location) and the installation of the utilities associated with new water lines to and from the existing Wells and the new Water Treatment Facility. The applicant is the Milford Water Company

The project is located at the end of South Cedar Street, on a 39.8 Acre parcel of land, Assessor Map 53, Block 0, Lot 21, Zoned-Central Industrial “A” (IA).

The plans show the main access drive, to the water treatment facility via the existing gravel drive along the Railroad, from the intersection of Depot Street & Charles River Street (to the facility). The proposed drainage mitigates the pre & post development peak flow rates.

The plans should show the setbacks / dimensions from the existing and proposed structures to the property lines and the chart on the first page (02-C-1) should be updated.

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

February 24, 2020

RE: Site Plan Review "14 South Cedar Street"

Owner:

Milford Water Company
66 Dilla Street
Milford, Massachusetts 01757

Applicant:

Tata & Howard, Inc.

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Site Plan submitted for "14 South Cedar 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



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: February 24, 2020
Subject: Amended Site Plan
14 South Cedar St,
Milford Water Company.

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

February 25, 2020

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

Re: **Waiver of Site Plan Review – 14 South Cedar Street – Milford, MA
(Dated 2/18/2020)**

Milford Water Company (MWC) after reviewing the waiver of site plans submitted for the **Milford Water Company** located at **14 South Cedar Street** approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager
Milford Water Company



February 14, 2020

Mr. Joseph A. Calagione, Chairman
Milford Planning Board
52 Main Street
Milford, Massachusetts 01757

Subject: Application for Site Plan Review
Godfrey Brook Water Treatment Plant
Milford Water Company
T&H No. 6067

Dear Mr. Calagione:

On behalf of the Milford Water Company (MWC), please find attached nine (9) copies of the Site Plan Review Application Form and associated documentation for the Godfrey Brook Water Treatment Plant project. We hereby request a review of this Application for Site Plan Review by Town Department heads.

The Milford Water Company proposes to construct a new 0.79 million gallon per day capacity water treatment plant (WTP) at 14 South Cedar Street in Milford, Massachusetts. The new WTP will replace the existing Godfrey Brook WTP at the same location. The new WTP building will be a 55 foot by 80 foot pre-engineered metal building with exterior eave height of 25 feet constructed at the site of the existing plant. The work generally consists of construction of the new treatment plant building, packed tower aerator, buried 16 foot by 9 foot residuals tank, 10 foot by 12 foot concrete metering vault, treatment equipment, approximately 3,400 linear feet of raw water main, finished water main and appurtenances, grading, site work and landscaping, stormwater controls, submersible well pumps, and approximately 2,500 linear feet of electrical and instrumentation conduit and wiring. The existing gravel area surrounding the Godfrey Brook WTP will be regraded which will facilitate parking for employees when on site and chemical deliveries. The facility is remotely operated and will only be partially staffed.

The main process area in the building is generally open and includes three biological pressure filters for iron and manganese removal, a fiberglass decant tank, and space for the future carbon filtration equipment. The treatment process also includes a packed tower aerator for removal of carbon dioxide and for pH adjustment. The WTP contains storage and chemical feed equipment for the addition of potassium hydroxide (additional pH adjustment), zinc orthophosphate (corrosion control), and sodium hypochlorite (disinfection). The basement level houses the aerator wetwell, clearwell, intermediate/backwash pumps to supply and backwash the iron and manganese filters, and finished water pumps to pump to the water distribution system. The process area includes a fiberglass decant tank for storage and handling of residuals.

The northeast corner of the building contains a 12'-0" by 21'-0" mechanical room with CMU walls and a precast concrete plank roof that houses the air scour blowers for use with the iron & manganese filters and the blower for the packed tower aerator. Adjacent to the generator room is a 12'-0" by 16'-0" room with concrete masonry unit (CMU) walls and a precast concrete plank roof that houses a motor control center, breakers and automatic transfer switch for the generator (located behind the building), main circuit breaker, lighting panel, power panel and transformer. The electrical room will only contain electrical equipment. The room will be dry, with no oil-filled equipment. The room will be separated from other areas in the building by a 1-hour fire rated wall. No storage of any kind will be allowed in the electrical room. The area above the mechanical room and electrical room is a mezzanine open to the rest of the WTP. The mezzanine will contain HVAC equipment.

The building roof will consist of 4" pre-insulated metal panels, achieving a minimum R-value of R30. The exterior walls will be 3" pre-insulated metal panels, achieving a minimum R-value of R19. All exposed non-masonry interior walls will be finished with sheet metal liner panels. Egress will be via double-doors on the north and south ends of the WTP, and a single door on the west wall.

Site work, as detailed on attached Drawing Nos. 02-C-3 thru 02-C-7, will generally consist of the following:

- Below grade yard piping for raw and finished water transmission, water sample lines, roof drains, electrical conduit, raw water metering vault, residuals tank.
- Drain pipe for emergency clearwell and wetwell overflow.
- On-site subgrade stormwater infiltration structure for roof recharge.
- Standby generator.
- All disturbed areas around the new building will be restored with loam and seed.
- Site and driveway grading around the perimeter of the building will be required as shown on Drawing No. 02-C-4.
- Access road improvements to Depot Street and the water supply wells.

The new treatment plant is required to meet Massachusetts Department of Environmental Protection water quality standards for treatment of iron and manganese from the five existing wells and two proposed wells which will be constructed under a separate contract. Construction of the Godfrey Brook WTP will improve operation of the water system and reduce the strain on other water supply sources that serve the MWC and the Town of Milford.

Mr. Joseph A. Calagione, Chairman
Milford Planning Board

February 14, 2020
Page 3 of 3

We appreciate your continued assistance with this project. Should you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

TATA & HOWARD, INC.



Matthew V. Morganelli, P.E.
Senior Project Engineer

Attachments

cc: Mr. David Condrey, 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: 14 South Cedar Street
(address)
Assessor Map: 53 Block: 0 Lot: 21
Deed Reference: Book 21143/6267 Page 164/72
Lot Area: 39.8 acres Zoning District(s): IA

Applicant: Tata & Howard, Inc.
(name)
67 Forest Street
(address)
508-232-6238
(phone number)
mmorganelli@tataandhoward.com
(e-mail address)

Owner: Milford Water Company
(name)
66 Dilla Street, Milford, MA, 01757
(address)
508-473-5110
(phone number)
dcondrey@milfordwater.com
(e-mail address)

Existing use of premises: Water treatment plant and wellfield

Proposed use of premises: Water treatment plant and wellfield

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1</u> / <u>1</u>	Open space:	<u>38.7 ac</u> / <u>38.5 ac</u>
Building area:	<u>1024</u> / <u>4440</u>	Parking spaces:	<u>N/A</u> / <u>N/A</u>
Building height:	<u>19'-4"</u> / <u>26'-2"</u>	Employees:	<u>N/A</u> / <u>N/A</u>
Lot coverage:	<u>1,024</u> / <u>4,986</u>	Traffic generation:	<u>N/A</u> / <u>N/A</u>

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

N/A

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

Matthew Morganelli 2/11/2020
Applicant's Signature Date

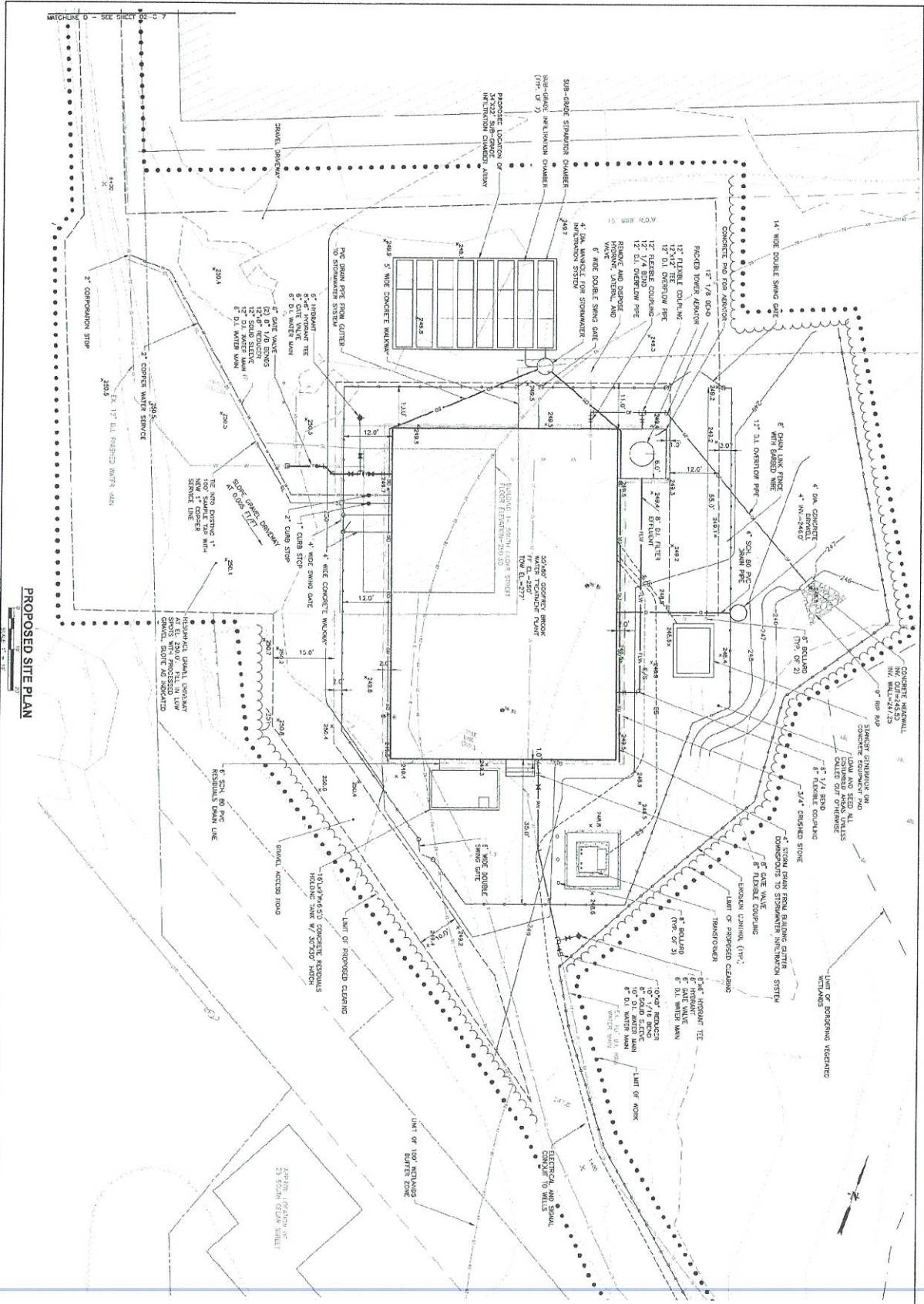
David L. Condrey 2/11/2020
Owner's Signature (if different) Date

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



PROPOSED SITE PLAN

DATE: 02-20-20
SCALE: AS SHOWN
02-C-4



FOR PLANNING BOARD REVIEW ONLY

SITE PLAN REVIEW ONLY NOT FOR CONSTRUCTION



2-14-2020

CIVIL PROPOSED SITE PLAN

MILFORD WATER COMPANY
MILFORD, MASSACHUSETTS
GODFREY BROOK
WATER TREATMENT PLANT

Prepared by: MWM Checked by: MWM Drawn by: PDB Approved by: PDB



Property Information
Property ID 53-0-21
Location 14 SOUTH CEDAR ST
Owner MILFORD WATER CO



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

January 21, 2020

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

(
(**Site Plan**
(**Rte 85 Realty Corp.**
(**21 Beaver Street**
(**Map 44 Lot 25A**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests site plan approval to construct a 420-space transportation terminal on the subject properties. Transportation terminals are permitted uses within the IB Highway Industrial zone.

I have reviewed the site plan and note the following:

1. The traffic report has yet to be completed.
2. The location of the access driveway onto Beaver Street should be evaluated.
3. Two-way traffic on a portion of Beaver Street north of Birch Street should be considered.
4. The internal circulation pattern near the entrance is likely to cause on-site congestion.
5. The perimeter screening as proposed is questionable at best.
6. No zoning chart, parking chart, or trip generation data are shown on the plan.
7. No terminal operations report or traffic management report have been submitted.
8. Traffic Engineering peer review should be required.

I recommend that the site plan review be continued to allow sufficient time for the applicant's engineer to address all of the above noted items as well as other agencies' 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

January 16, 2020

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

Re: "495 Transportation Terminal" – Site Plan Review
21 Beaver Street

Dear Mr. Mainini:

The submittal is for a Site Plan Review for a proposed Transportation Terminal with 420 standard sized parking spaces. The applicant is Route 85 Realty Corp., P.O. Box 444, Mendon, MA 01756. The site consists of 14.58 Acres, Zoned Highway Industrial B (IB) and is located on the west side of the one-way portion of Beaver Street (behind McDonald's Restaurant).

Following a review of the submitted Documents I offer the following comments:

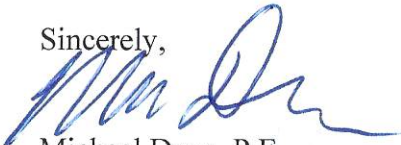
1. The submittal does not include a Traffic Study / Report. The Applicant has indicated that they have a Traffic Engineer currently working on the Traffic Study. The Applicant has been working with a traffic engineer for the past several years, analyzing this area and working with the town and MassDOT in hopes to convert the one-way section of Beaver Street into a two-way traffic flow. It is also suggested, due to the high level of complexity associated with the existing traffic patterns in this area, that the Planning Board engage the services of another traffic engineer for a peer review at the expense of the applicant.
2. The Applicant / Operator should discuss the operations of the site in general and specifically the number of vehicles to be "Released" at any one time and how the vehicles return back to the facility. The layout and internal circulation should be evaluated to ensure congestion is minimized.

3. The Trips Per Day should be added to the plans which could have other impacts on drainage design, Potential Higher Pollutant Loads and additional permitting.
4. The drainage analysis uses the incorrect Curve Numbers (run-off) in the Pre-Development analysis, therefore a thorough review of such drainage analysis has not been completed.
5. The drainage information and/or design does not show any soil testing information, as required by Stormwater Management Regulations.
6. There are no work sheets / calculations submitted that show the Total Suspended Solids (TSS) removal rates (%'s) for each BMP. The Hydrodynamic Separator should have detailed information showing the effective treatment off TSS (%) with the associated flow rates moving through the Unit. The Illicit Discharge Statement is not signed by the Owner.
7. A zoning chart should be added to the plans.
8. The snow storage area should be relocated, further away from the wetlands. Ideally so when the snow melts the run-off will drain through the treatment train. The site is located in a DEP Zone II.
9. The aesthetics of the proposed fence treatment (fabric) should be discussed.

My review has not been completed, once the additional information (above) is submitted another review will be performed. It is anticipated additional meetings will take place with the Applicants Traffic Engineer, the selected Traffic Consultant who will be performing the Peer Review and the Town.

I recommend the above items be addressed prior to any approvals.

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

January 14, 2020

RE: Site Plan Review "21 Beaver Street"

Owner:

RTE. 85 Realty Corp.

P.O. Box 444

Mendon, MA 01756

Applicant:

Same as Owner

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Site Plan submitted for "21 Beaver Street." If the guard building is not staffed 24 hours per day, I recommend adding a Knox Box with the access code or a Knox padlock, depending on the type of gate.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
Deputy Fire Chief
Milford Fire Department
21 Birch Street
Milford, Massachusetts 01757
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

January 16, 2020

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

Re: **Amended Site Plan – 21 Beaver Street - Milford, MA – Rte. 85 Realty Corp
(Dated 1/7/2020)**

Milford Water Company (MWC) after reviewing the plans for **21 Beaver Street** submitted by **Rte. 85 Realty Corp.** and seeing no conflict or issues posed to the existing water utility infrastructure and are not seeking a service connection approves as submitted.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



Town of Milford
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP
From: Scott J. Crisafulli, Highway Surveyor
Date: January 20, 2020
Subject: Site Plan Review
21 Beaver St.

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

The proposed chain link fence running between Beaver St and the property must be set back at least 6 feet from the edge of the road in order to make room for snow during the towns snow plowing operations.

All road opening permits and trench permits must be obtained at the Milford Highway Department.



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:

2020 JAN - 3 PM 2:53
MILFORD TOWN CLERK
RECEIVED

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: LOT 25A, 21 BEAVER STREET
(address)
Assessor Map: 44 Block: 0 Lot: 25A
Deed Reference: Book 51954 Page 371
Lot Area: 14.58 ac. Zoning District(s): IB

Applicant: RTE. 85 REALTY CORP.
(name)
P.O. BOX 444, MENDON, MA
(address)
508-422-1050 office 508-277-7558 cell
(phone number)
johnn@imperialcars.com
(e-mail address)

Owner: RTE. 85 REALTY CORP.
(name)
P.O. BOX 444, MENDON, MA
(address)
508-422-1050 office 508-277-7558 cell
(phone number)
johnn@imperialcars.com
(e-mail address)

Existing use of premises: VACANT

Proposed use of premises: TRANSPORTATION TERMINAL

Table with 2 columns: Existing / Proposed and Existing / Proposed. Rows include: Number of buildings, Building area, Building height, Lot coverage, Open space, Parking spaces, 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 [Signature] Date 01/03/2020

Owner's Signature (if different) [Signature] Date 01/03/2020

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

DATE: 01/13/20
APPROVED DATE: _____
PLANNING BOARD

SIGNATURE DATE: BEING A WARRANTY
NOTES:
1) ALL TRAVEL LINES TO BE 6" W X 18".
2) ALL TRAVEL LINES TO BE 24" WIDE.
3) TRAILERS ARE PERMITTED TO ALLOW FOR A MATURE OF CARS, VANS, TRUCKS AND TRAILERS.
4) ZONING CLASSIFICATION: B - HIGHWAY HIGHWAY INDUSTRIAL B.
5) HORIZONTAL DATUM - MVD 83.
VERTICAL DATUM - MVD 86.

LEGEND:
P: SIDE OF PAVEMENT
C: CONTOUR GIVE COO BERN
M: CONC. DRIVE GIVE COO BERN
F: FINISH MARKS
U: UTILITY MARKS
P: UTILITY MARKS
H: HEAD LIGHT POLE
S: SINGLE HEAD LIGHT POLE
M: MOUNTAIN FENCE
CONCRETE BLOCK WALL
METAL RAIL
POST AND RAIL BUTTER
WOOD STAKE WALL

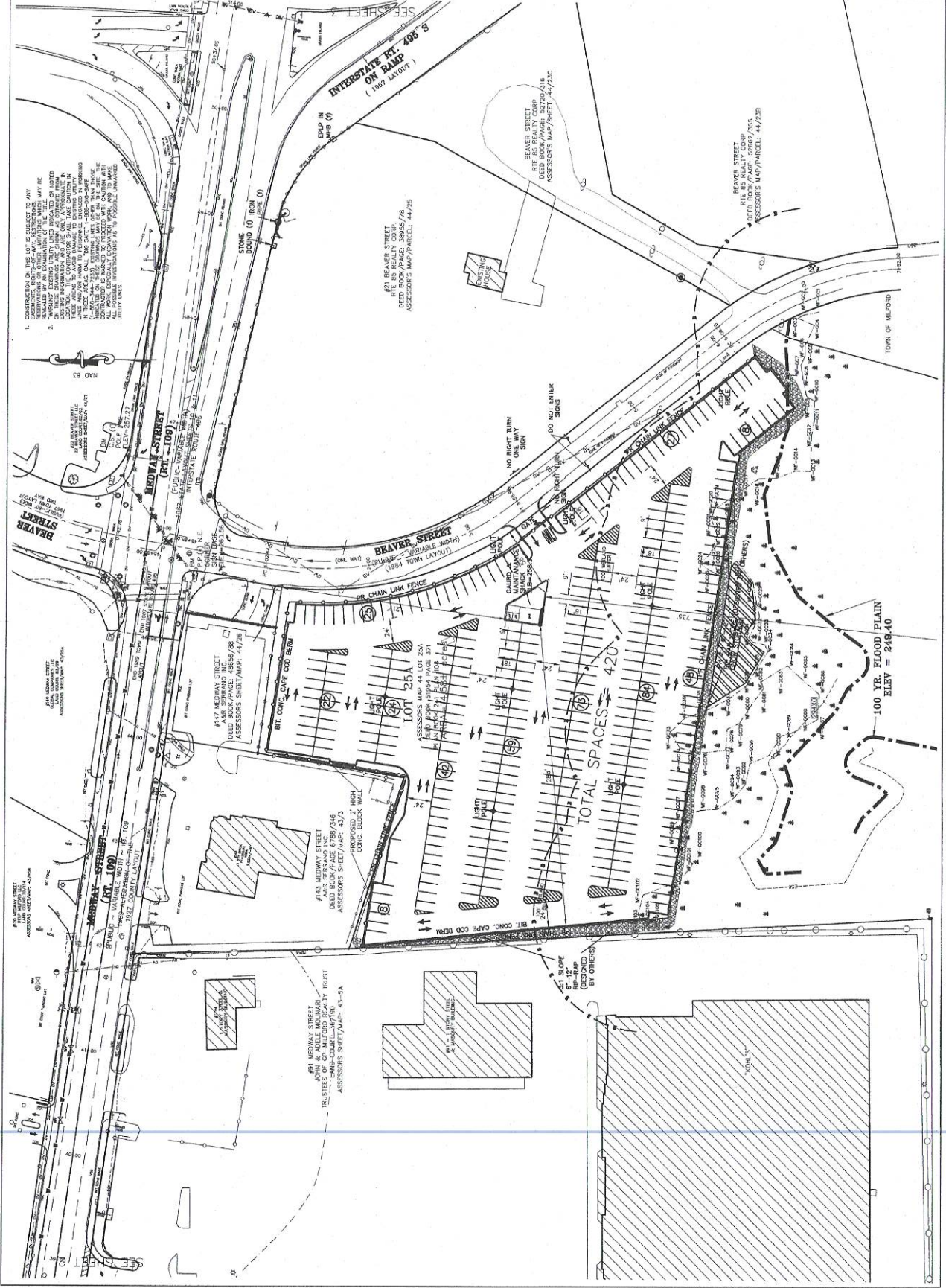
OWNER:
ROUTE 85 REALTY CORP.
P.O. BOX 444
MENDON, MA 01756
APPLICANT:
ROUTE 85 REALTY CORP.
P.O. BOX 444
MENDON, MA 01756

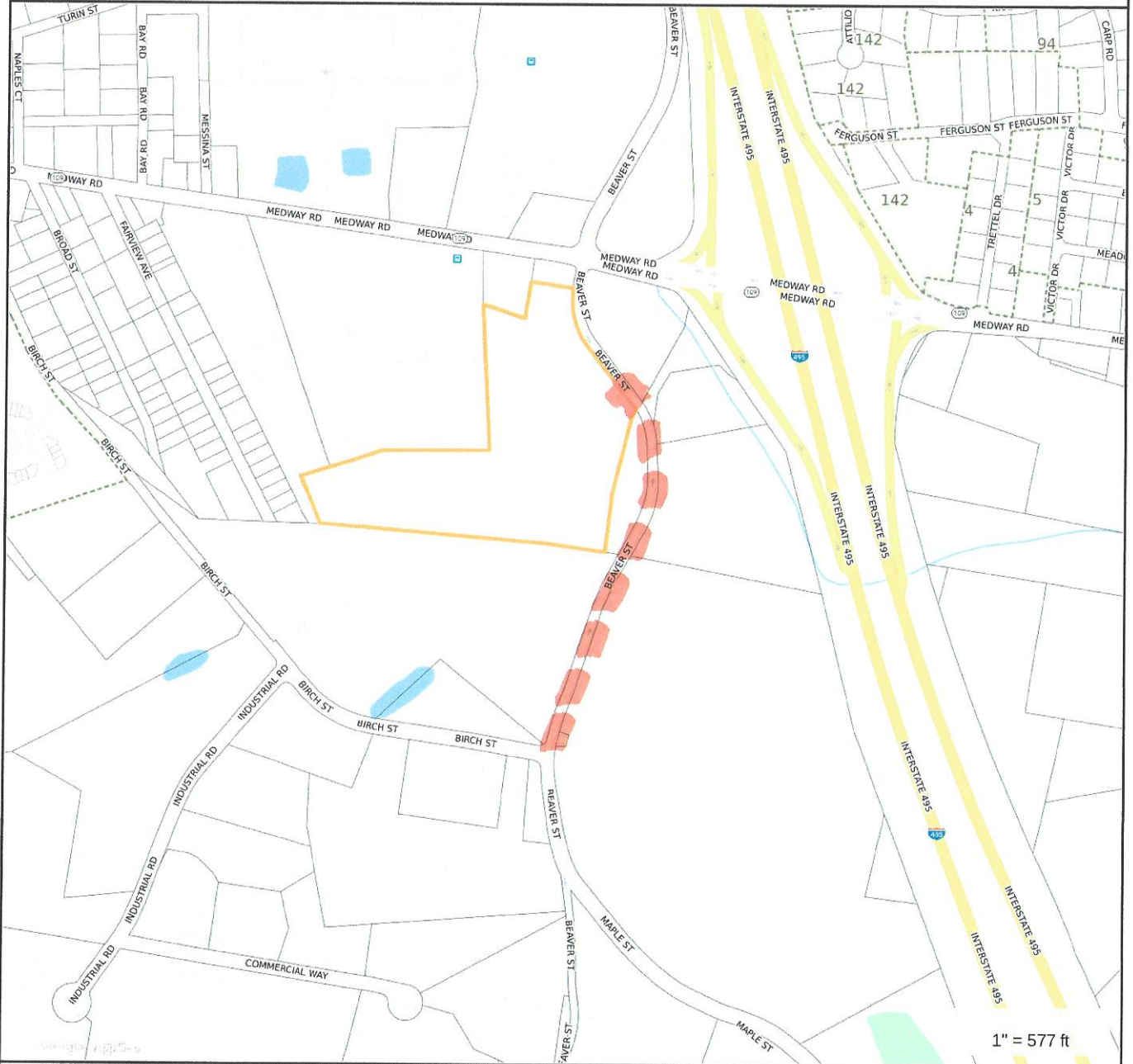
21 BEAVER STREET
SITE LAYOUT
PLAN OF LAND
IN
MILFORD, MA
SCALE:
DATE: JANUARY 2, 2020

#	DATE	DESCRIPTION	BY

Guerriere & Halnon, Inc.
Professional Engineers & Land Surveyors
300 W. Main Street, 4th Floor
Milton, MA 02149
(617) 261-0800
www.guerriereandhalnon.com

SHEET 3 OF 8 C-8293





Property Information	
Property ID	44-0-25A
Location	21 BEAVER ST
Owner	RTE 85 REALTY CORP



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

March 17, 2020

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

(
(**Site Plan**
(**Rte 85 Realty Corp.**
(**26 Beaver Street**
(**Map 44 Lots 23B, 23C, 25**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests site plan approval to construct a 424-space transportation terminal on the subject properties. Transportation terminals are permitted uses within the IB Highway Industrial zone.

I have reviewed the site plan and note the following:

1. The traffic report has yet to be completed.
2. The location of the access driveway onto Beaver Street should be evaluated.
3. Two-way traffic on a portion of Beaver Street north of Birch Street should be considered.
4. The internal circulation pattern near the entrance is likely to cause on-site congestion.
5. The perimeter screening as proposed is questionable at best.
6. No zoning chart, parking chart, or trip generation data are shown on the plan.
7. No terminal operations report or traffic management report have been submitted.
8. Traffic Engineering peer review should be considered.

I recommend that the site plan review be continued to allow sufficient time for the applicant's engineer to address all of the above noted items as well as other agencies' 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 11, 2020

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

Re: "**26 Beaver Street**" – Site Plan Review
Proposed Transportation Terminal

Dear Mr. Mainini:

The submittal is for a Transportation Terminal at 26 Beaver Street, the applicant is Route 85 Realty Corp, Mendon, MA.

The Parcels consists of 5.86 Acres, Zoned as Highway Industrial B (IB). The parcels refer to the Town Assessors Map 44, Block 0, Lots 23B, 23C & 25.

There is no drainage calculations and traffic impact statement / report included in the submitted documents.

I will perform a review of the project once the above referenced documents are submitted.

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 5, 2020

RE: Site Plan Review "26 Beaver Street"
Owner:
RTE. 85 Realty Corp.
P.O. Box 444
Mendon, MA 01756

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Site Plan submitted for "26 Beaver Street." I request key or code access for the proposed gate be located in a Knox Box.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
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

March 6, 2020

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

Re: **Site Plan Waiver – 26 Beaver Street - Milford, MA**
Rte. 85 Realty Corp. (Dated 3/3/2020)

Milford Water Company (MWC) after reviewing the plans for **26 Beaver Street** submitted by **Rte. 85 Realty Corp** requires the following amendment.

- The existing water service for 26 Beaver Street must be "cut & capped" at the water main.

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: 1/1
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: 26 BEAVER STREET
(address)
Assessor Map: 44 Block: 0 Lot: 25
Deed Reference: Book 51954 Page 371
Lot Area: 3.08 ac. Zoning District(s): IB

Applicant: RTE. 85 REALTY CORP.
(name)
P.O. BOX 444, MENDON, MA
(address)
508-422-1050 office 508-277-7558 cell
(phone number)
johnn@imperialcars.com
(e-mail address)

Owner: RTE. 85 REALTY CORP.
(name)
P.O. BOX 444, MENDON, MA
(address)
508-422-1050 office 508-277-7558 cell
(phone number)
johnn@imperialcars.com
(e-mail address)

Existing use of premises: VACANT

Proposed use of premises: TRANSPORTATION TERMINAL

Number of buildings: 0 / 0
Building area: 0 / 0
Building height: 0 / 0
Lot coverage: 0 / 0

Open space: 5.06ac / 1.92ac
Parking spaces: 0 / 424
Employees: 0 / 3
Traffic generation: 0 / 1482

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 [Signature] Date 03/02/2020
Owner's Signature (if different) [Signature] Date 03/02/2020

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: 1/1 +65 days = 2/1 Fee received: \$ Date Fee received: 1/1

Copy to: [] Engineer [] Highway [] Fire [] Sewer [] Water [] Con. Com. [] Com. on Disabilities



PLANNING BOARD
 DATE: 11/15/10
 APPROVED DATE: 11/15/10

NOTES
 1) ALL PARKING SPACES TO BE 5'W X 10'L.
 2) ALL TRAVEL LINES TO BE 24' WIDE.
 3) STRIPING MAY BE ALTERED TO ALLOW FOR A TRAILER PARKING SPACE.
 4) HIGHWAY CLASSIFICATION: B - HIGHWAY
 5) HORIZONTAL DATUM - MVD 83.
 6) VERTICAL DATUM - MVD 88.

LEGEND
 P: EDGE OF PAVEMENT
 P: CURBED CAFE COB BERM
 P: BRAN LANE
 P: CATCH BASIN
 P: UTILITY/STREET POLE
 P: STREET TREE
 P: CHAINLINK FENCE
 P: SAND/GRIT FILL
 P: EXISTING BALCONIES
 P: METLANDS FLAG
 P: METLANDS SYMBOL
 P: METLANDS SYMBOL
 P: METLANDS SYMBOL

OWNER
 ROUTE 66 REALTY CORP.
 100 STATE STREET, SUITE 100
 MILFORD, MA 01756

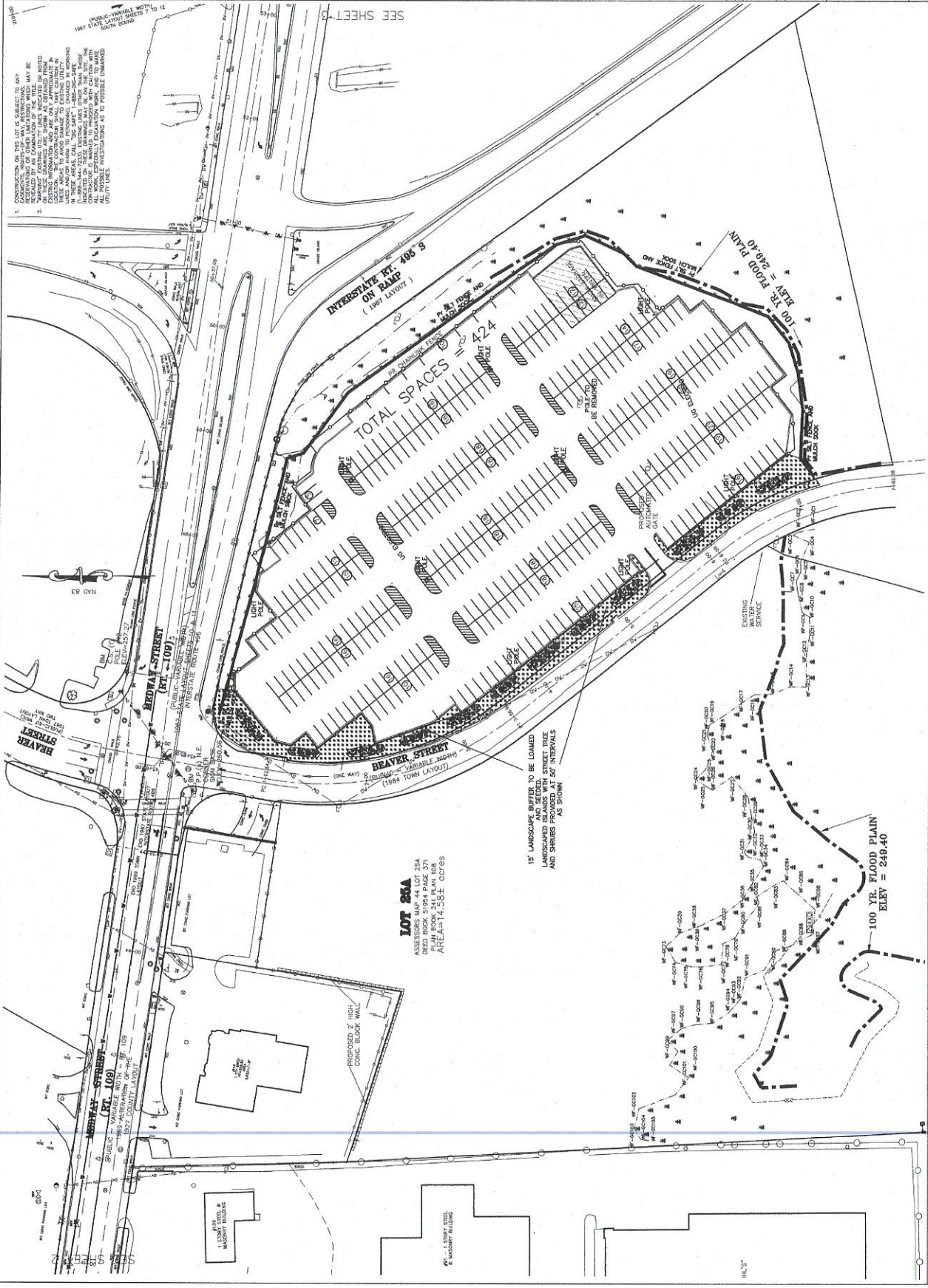
APPLICANT
 ROUTE 66 REALTY CORP.
 P.O. BOX 444
 MILFORD, MA 01756

26 BEAVER STREET
 LANDSCAPE
 PLAN OF LAND
 IN
 MILFORD, MA
 SCALE: 40 FEET TO AN INCH
 DATE: AUGUST 2, 2009

LINE	DATE	DESCRIPTION



Guerriere & Halnon, Inc.
 LANDSCAPE ARCHITECTS
 233 WEST STREET, MILFORD, MASS. 01757
 (508) 479-1100
 www.guerriereandhalnon.com



LOT 26A
 ASSESSORS MAP 44, LOT 26A
 BEAVER STREET, MILFORD, MA
 MAP BOX 261, PAGE 001
 AREA=14,5561 ACRES

15' LANDSCAPE BERRIES TO BE PLANTED
 LANDSCAPED ISLANDS WITH STREET TREES
 AND SEEDS AT 50' INTERVALS
 AND SHRUBS PLANTING SHOWN

100 YR. FLOOD PLAIN
 ELEV = 249.40



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 17, 2020

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

(
(**Site Plan Review**
(**Corner Brook LLC**
(**3 Industrial Road**
(**Map 46 Lot 6A**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests site plan approval to construct a 177-space transportation terminal on the subject property. Transportation terminals are permitted uses within the IB Highway Industrial zone.

I have reviewed the site plan and note the following:

1. The purported existing use “Heavy Equipment Rental & Display” has never been approved.
2. The parking area is proposed as gravel – pavement is required.
3. No traffic report has been submitted.
4. No zoning chart, parking chart, or trip generation data are shown on the plan.
5. No terminal operations report has been submitted.
6. The landscaping is limited to the area between the new driveways.

I recommend that the site plan review be continued to allow sufficient time for the applicant’s engineer to address all 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 11, 2020

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

Re: **"1 – 3 Industrial Road"** – Amended Site Plan
Proposed Transportation Terminal

Dear Mr. Mainini:

The submittal is for the addition of a Transportation Terminal to #1-3 Industrial Road, the applicant is Corner Brook LLC, 11 Commercial Way, Milford MA 01757.

The Parcel consists of 9.45 Acres, Zoned as Highway Industrial B (IB). The parcel refers to the Town Assessors Map 46, Block 0, Lot 6A.

There is no drainage calculations and traffic impact statement / report included in the submitted documents.

I will perform a review of the project once the above referenced documents are submitted.

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 17, 2020
Subject: Site Plan Review
3 Industrial Road

I have reviewed the above mentioned site plan and find it to be satisfactory however I want to remind the applicant that all trench permits and road opening permits must be obtained from the Milford Highway Department.



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 5, 2020

RE: Site Plan “3 Industrial Road”
Owner:
Cornerbrook LLC
11 Commercial Way
Milford, Massachusetts 01757

Dear Mr. Dunkin:

The Milford Fire Department has reviewed the Site Plan submitted for 3 Industrial Road transportation terminal and requests no changes.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
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

March 6, 2020

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

Re: **Site Plan Waiver – 3 Industrial Road - Milford, MA
Corner Brook LLC (Dated 3/3/2020)**

Milford Water Company (MWC) after reviewing the plans for **3 Industrial Road** submitted by **Corner Brook LLC** 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

Mayer, Antonellis, Jachowicz & Haranas, LLP
Attorneys at Law

288 Main Street, Milford, MA 01757
Tel. (508) 473-2203 Telecopier (508) 473-4041

William H. Mayer
Robert P. Jachowicz
Joseph M. Antonellis
Peter J. Haranas
Jill P. Dawczyk
Erin Wright (also admitted in R.I.)
A. Eli Leino (also admitted in N.H.)

To: Milford Planning Board
From: Joseph M. Antonellis, Attorney for Corner Brook, LLC
RE: 1-3 Industrial Road: Transportation Terminal
Date: March 17, 2020

Dear Chairman Mainini and Members of the Milford Planning Board:

Corner Brook, LLC (the "Applicant") has submitted a site plan for a portion of its land on Industrial Road. The site will be used on an interim basis as a "holding lot" for Amazon vehicles. The vehicles using the site will come from other locations and are bound for the existing Amazon warehouse located across the street from the site.

This Board is well aware of the concerns expressed by the landowners and their tenants whose businesses are located on Industrial Road and Commercial Way (see Letter dated April 4, 2019, attached hereto). You have previously heard testimony from the abutting businesses that these public ways are made nearly impassible due to the volume of traffic generated by the Amazon warehouse. On some occasions, Industrial Road is so congested that it in essence becomes a parking lot.

The proposed use of the site as a Transportation Terminal will differ in many ways from other sites in the general area that are either already approved or are in the process of being approved. While the Applicant's proposed use of this site is classified under the Zoning By-law as a Transportation Terminal, in reality, it will simply be an extension of Amazon's existing parking lot. The expanded parking and staging area will provide the necessary interim relief for the constant stream of traffic, and thereby allow the entire Industrial Road/Commercial Way road system to function more efficiently. The ability to use this site in the manner requested will also have a positive impact on the overburdened intersections along Routes 109 and 16.

The Industrial Road site will serve as a holding lot where the vans can be parked on a short term basis and held there by Amazon employees until there is sufficient room for them at the warehouse to park and be loaded. By providing this alternate site to park on a temporary basis, there will be no need for the vans to queue along Birch Street, Industrial Road and Commercial Way. ~~The present queuing has been reported to back-up along Birch Street and negatively affect traffic along Route 109.~~

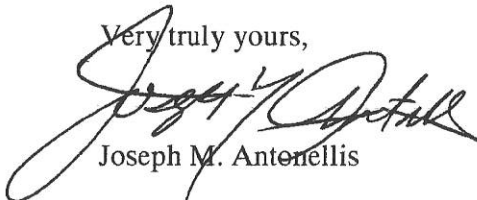
The land area for which the Applicant seeks approval was improved as part of the development of the two new Sira Cultivation facilities. The Applicant received a Special Permit to conduct large scale earth removal operations along Industrial Road. As is common in the area, the land is primarily solid ledge. The ongoing blasting and crushing operations provided high quality excess material. This fill was then used on site to create a staging area for the planned construction of multiple buildings and the development of the multi-acre site. After creating the staging area, it became apparent to the Applicant that this area could be put to use to help alleviate the aforementioned traffic issues.

Regarding the surface of the proposed lot, the Applicant is requesting a waiver from the requirement that this holding lot be paved. The surface area where the vans will be parked as they await notice to proceed to the warehouse is hard packed gravel. The entrance to the holding lot will be improved with pavement, and just beyond the edge of pavement a tire scrubbing surface of compacted rip rap will be installed. This measure will ensure that limited dust or debris will be carried from the site to the adjoining public roads.

There will be no public access to the lot and therefore limited public safety concerns other than for the drivers. The boundaries of the holding area will be defined by the placement of Jersey barriers. As there is no long term lease in effect, the Applicant believes the Jersey barriers are an appropriate semi-permanent way to define the boundaries of what could be a short-term use of the site.

The Applicant has not submitted a detailed traffic study as part of this application because no new traffic will be generated by this proposal. Amazon employees will direct incoming vans to the proposed holding lot and then release those vans to the warehouse in an orderly fashion at appropriate intervals. The distance between the proposed holding lot and the warehouse is minimal and queuing vans in this lot should minimize the existing traffic issues by improving traffic efficiency in the entire industrial park.

Very truly yours,



Joseph M. Antonellis

JMA/jjf

Enclosure

CC: Larry Dunkin, Town Planner



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: 3 Industrial Road
(address)
Assessor Map: 46 Block: 0 Lot: 6A
Deed Reference: Book LC 89 Page 101
Lot Area: 3.35 ac. of 9.45 Zoning District(s): IB

Applicant: CORNER BROOK LLC
(name)
11 COMMERCIAL WAY
(address)
508-473-1300
(phone number)
PYNE74@HILLVIEWEQUIPMENT.COM
(e-mail address)

Owner: CORNER BROOK LLC
(name)
11 COMMERCIAL WAY
(address)
508-473-1300
(phone number)
PYNE74@HILLVIEWEQUIPMENT.COM
(e-mail address)

Existing use of premises: HEAVY EQUIPMENT RENTAL AND DISPLAY

Proposed use of premises: TRANSPORTATION TERMINAL

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>0</u> / <u>0</u>	Open space:	<u>1.73ac</u> / <u>1.73ac</u>
Building area:	<u>0</u> / <u>0</u>	Parking spaces:	<u>0</u> / <u>420</u>
Building height:	<u>0</u> / <u>0</u>	Employees:	<u>0</u> / <u>3</u>
Lot coverage:	<u>0</u> / <u>0</u>	Traffic generation:	<u>0</u> / <u>700</u>

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

VARIACE FOR FRONT SETBACK FOR SIRA NATURALS AT 1 INDUSTRIAL RD.

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

Applicant's Signature [Signature] Date 1/1/
Owner's Signature (if different) [Signature] Date 03/02/2020

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





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 17, 2020

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

(
(**Amended Site Plan**
(**Imperial Hyundai**
(**154-160 East Main Street**
(**Map 33 Lots 25, 36, 37, 38**
(**CB Zone**
(

Dear Mr. Chairman:

The applicant requests amended site plan approval to construct an additional garage building on the subject property.

Specifically, the proposed building will be a 2,200sf free-standing vehicle reconditioning garage located at the northerly portion of the property, east of Adams Road. The garage is to be used in conjunction with the Hyundai dealership located on the property.

I recommend approval subject 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: 154 – 160 East Main Street
Amended Site Plan Review

Dear Mr. Mainini:

The submittal is for an Amendment to the Site Plan of a Car Dealership at 154-160 East Main Street, the Applicant is Imperial Hyundai Corp., P O Box 444 Mendon, MA. The Parcels consists of 3.9 Acres, front portion of the parcel is Zoned as Neighborhood Commercial B (CB) and Single Family Residential – RB in the northern portion (rear) of the site. The parcels refer to the Town Assessors Map 33, Block 0, Lots 35, 36, 37 & 38.

This site has been in front of the Planning Board a number of times over the years, the current submittal is for a 2,356 SF detached building associated with Automobile Sales and Service.

Following a review of the site plan I offer the following:

1. The Zoning Chart does not reflect the current submittal, the chart should be updated / corrected. The setback dimensions should be shown on the plan and updated in the chart to show zoning compliance.
2. The edge of the wetlands, north / north east of the proposed building should be added to the plan. A filing with the Conservation Commission is required.

I recommend the additional information be added to the plans.

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 5, 2020

RE: Site Plan Review "154-160 East Main Street"
Owner: Jaylee Realty Corp.
Milford East Main Street, LLC
PO Box 444
Mendon, MA 01756

Applicant:
Imperial Hyundai Corp.
PO Box 444
Mendon, MA 01756

Dear Mr. Dunkin:

The Milford Fire Department has reviewed the Amendment of Site Plan submitted for 154-160 East Main Street recon building and requests no changes.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson
508-958-3006 (Cell)
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
154 – 160 East 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 2, 2020

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

Re: **Site Plan Review – 154-160 East Main Street, Milford MA
Imperial Hyundai, Corp. (Dated 3/2/2020)**

Milford Water Company (MWC) after reviewing the plans for **154-160 East Main Street** submitted by **Imperial Hyundai, Corp.** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted. An MWC inspector is required for this job. MWC will complete a survey of the building when work is completed.

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: 154-160 East Main Street
(address)
Assessor Map: 33 Block: _____ Lot: 35, 37, & 38
Deed Reference: Book 17184, 47850 Page 344, 151
Lot Area: 120,936 s.f. Zoning District(s): CB & RB

Applicant: Imperial Hyundai, Corp.
(name)
P.O. Box 444, Mendon, MA 01756
(address)
508-422-1050
(phone number)

(e-mail address)

Owner: Jaylee Realty Corp.
(name) Milford East Main Street, LLC.
P.O. Box 444, Mendon, MA 01756
(address)
508-422-1050
(phone number)
johnn@imperialcars.com
(e-mail address)

Existing use of premises: Automobile sales and service

Proposed use of premises: Automobile sales and service

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1 / 2</u>	Open space:	<u>7.9% / 8.2%</u>
Building area:	<u>16,000 s.f. / 18,360 s.f.</u>	Parking spaces:	<u>114 / 100</u>
Building height:	<u>25 ft. / 25 ft.</u>	Employees:	____ / ____
Lot coverage:	<u>21.9% / 13.2%</u>	Traffic generation:	____ / ____

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

Application Fee: \$100.00

[Signature] 02/19/2020
Applicant's Signature Date
[Signature] 02/19/2020
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

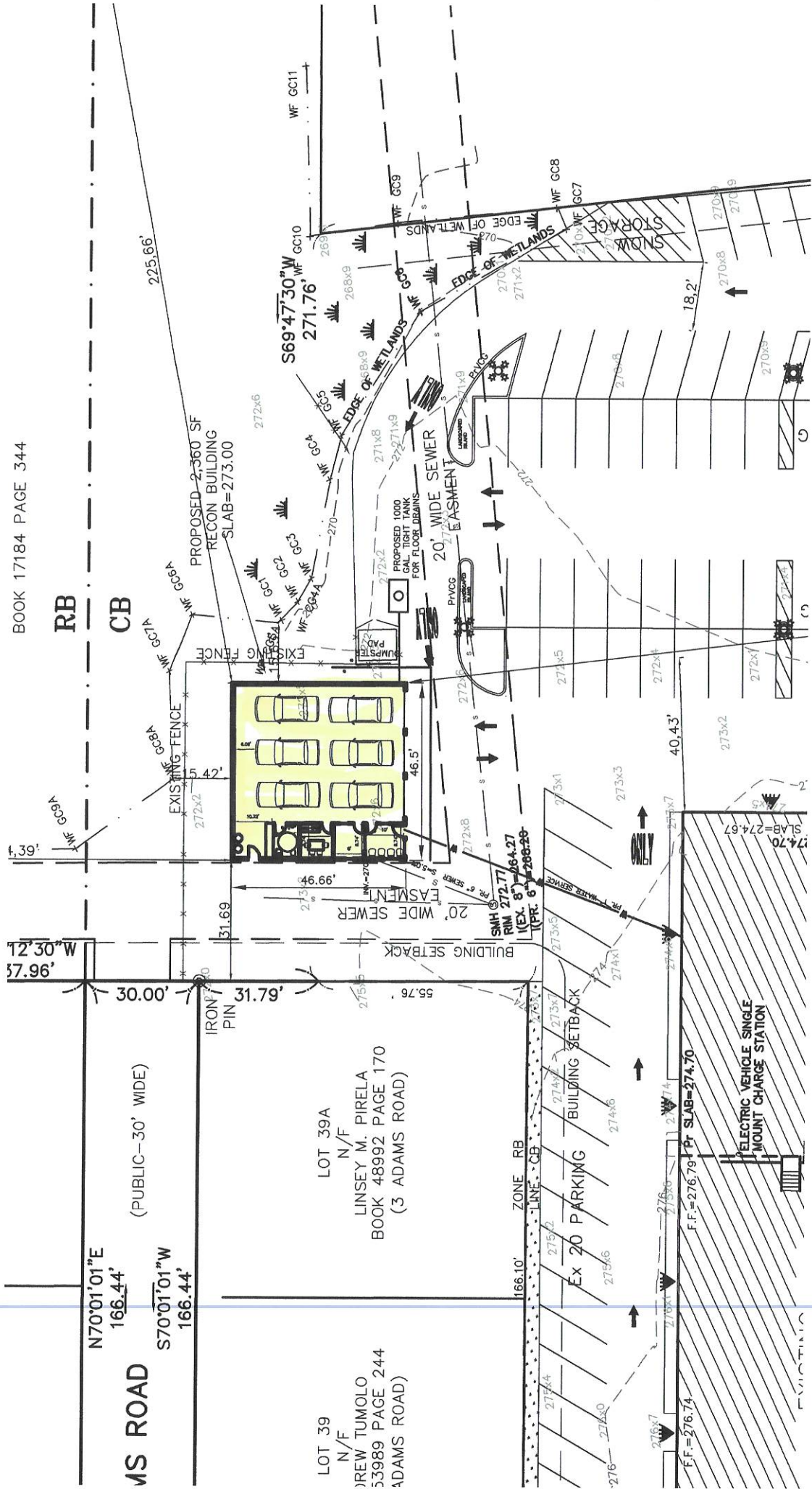
<p>AMENDED SITE PLAN APPROVED BY THE MILFORD PLANNING BOARD</p> <p>CHAIRPERSON _____ DATE _____</p>	<p>NOTES</p> <p>1. THIS PLAN REFERS TO MILFORD ASSESSORS MAP 35 LOTS 35, 37 & 38.</p> <p>2. ZONING CLASSIFICATION IS CB-COMMERCIAL 9</p>
---	---

Guerriere & Halnon, Inc.
 ENGINEERING & LAND DEVELOPING
 531 WEST STREET, SUITE 200
 MILFORD, MA 01757
 TEL: (508) 473-8243
 FAX: (508) 473-8243
 WWW.GUERRIEREHALNON.COM

MIN. LOT REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	2,517	13,009
MIN. LOT WIDTH (FT.)	5.11	20.23
MIN. YARD REQUIREMENTS		
FRONT (FT.)	38.71	100.82
REAR (FT.)	35.71	114.30
SIDE (FT.)	5.11	5.11
MAXIMUM BUILDING SIZE		
HEIGHT (FEET)	35	35
MINIMUM OPEN SPACE		
% OF LOT AREA	20%	20%
HEIGHT REQUIREMENTS		
MIN. HEIGHT (FEET)	10	10
MAX. HEIGHT (FEET)	35	35
PARKING REQUIREMENTS		
MIN. NO. OF SPACES	5	5
MIN. VEHICLE SPACES	5	5
MIN. VEHICLE DEPT. AT PARKING SPACE	22'	22'

PARKING CALCULATIONS
 PROPOSED MASONRY BUILDING AREA = 16,000 SQ. FT.
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MS ROAD
N70°01'01"E
166.44'
S70°01'01"W
166.44'

RB
CB

LOT 39A
N/F
LINSEY M. PIRELA
BOOK 48992 PAGE 170
(3 ADAMS ROAD)

LOT 39
N/F
DREW TUMOLO
BOOK 53989 PAGE 244
ADAMS ROAD)

Ex 20 PARKING
BUILDING SETBACK

ELECTRIC VEHICLE SINGLE
MOUNT CHARGE STATION

PROPOSED 2,360 SF
RECON BUILDING
SLAB=273.00

PROPOSED 1000
DIAMETER
MANHOLE
FOR FLOOR DRAINS

20' WIDE SEWER
EASEMENT

20' WIDE
EASEMENT

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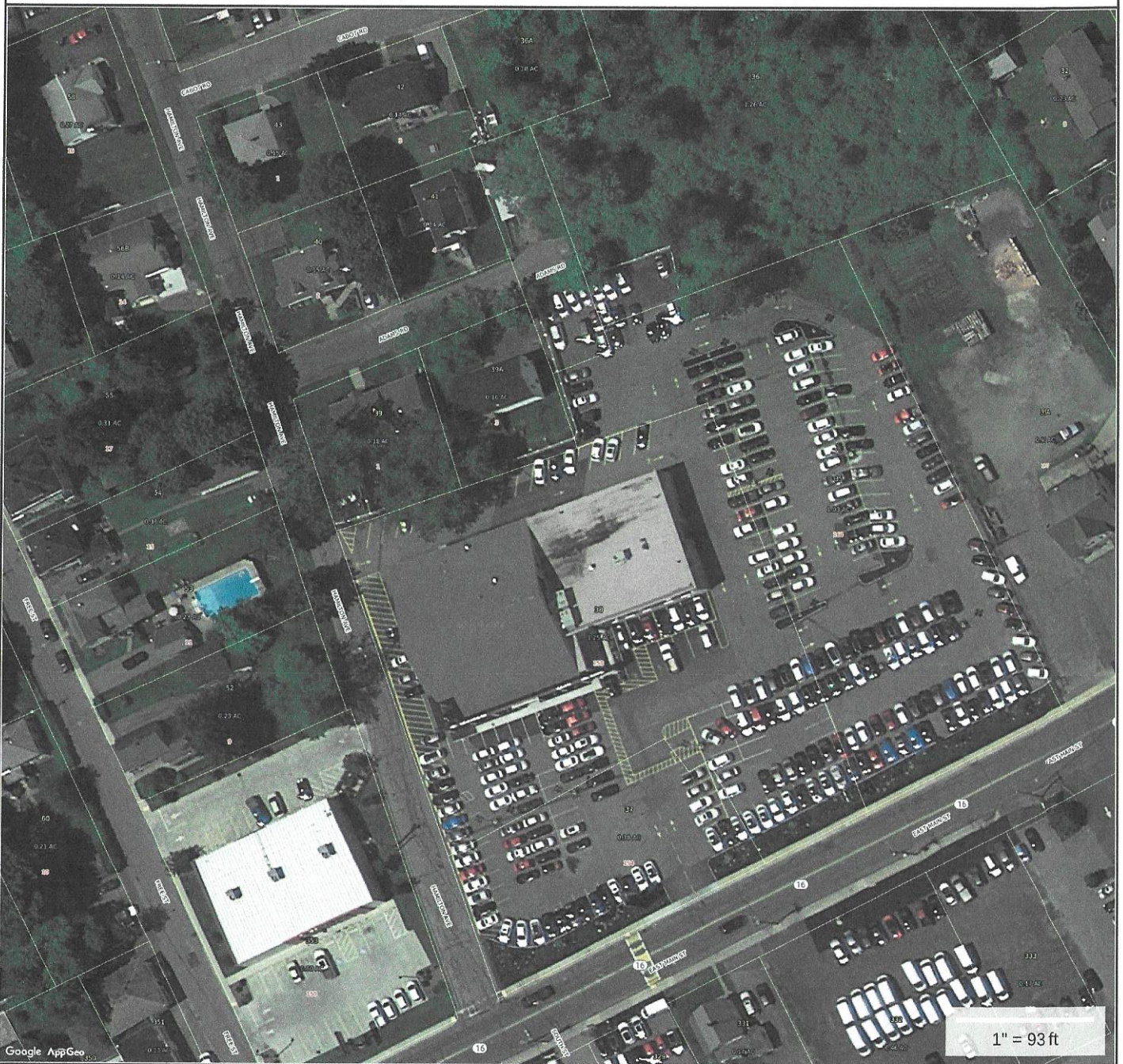
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MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

February 18, 2020

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

(
(**Site Plan**
(**Global Companies, LLC.**
(**140 Medway Street**
(**Map 43 Lot 95A**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests site plan approval for the subject property. On 10-10-19 the ZBA granted a special permit to convert the existing attendant-service gasoline station to a self-service operation. (see attached decision)

The current request is for approval of an updated site plan reflecting the special permit approval. The site plan does not indicate the two pumps were designated under the special permit to remain attendant-service pumps. The site plan also does not indicate the signs and bollards required by the special permit decision. The easterly driveway on Medway Street should be eliminated due to the severe traffic congestion at that location.

I recommend the review be continued to the next meeting to afford the applicant's engineer time to address the above-noted deficiencies and all relevant agency comments. A legible, full sized plan should be submitted.

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

February 13, 2020

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

Re: Existing Mobile Fueling Station - Site Plan Review – “Self-Service”
140 Medway Street

Dear Mr. Mainini:

The submittal is for a Site Plan Review to allow for “Self-Service” at the existing Mobile Fueling Station. The applicant is Global Companies LLC, 800 South Street, Suite 500, Waltham, MA 02454. The site consists of 40,155 S.F. of land, Zoned Highway Industrial B (IB). The parcel refers to the Town Assessors Map 43, Block 0, Lot 95A.

The site is located on the north west corner of the intersection of Medway Street (Route 109) and Beaver Street.

Following a review of the submitted Documents I offer the following comments:

1. Although the submittal is associated with allowing for Self – Service activity only, it is recommended that the easterly curb cut (driveway) on Medway Street (Route 109) be closed. This will continue the efforts in trying to minimize and/or manage left turns along Route 109 and at the intersection of Route 109 and Beaver Street.
2. “Right Turn Only” and/or “No Left Turn” signs should be installed at the existing curb cut (driveway) on Beaver Street. This would be for vehicles exiting the site via said curb cut.
3. Discussions with the owners / operators should take place regarding the management of Amazon Vans and not allowing for the vans to queue up in the public way on a regular basis.

I recommend the above items be discussed prior to approval.

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

February 6, 2020

RE: Site Plan Review “140 Medway Road”
Owner:
Net Lease Realty I, Inc.
450 South Orange Avenue, Suite 900
Orlando, Florida 32801
Applicant:
Same as owner

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Site Plan submitted for “140 Medway Road” and requests no changes. The fire suppression plan was reviewed at an earlier date and the submitting company was notified of approval.

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: February 18, 2020
Subject: Site Plan Review
140 Medway Rd.

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

February 3, 2020

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

**Re: Site Plan Review – 140 Medway Road, Milford MA
Global Companies LLC (Dated 1/27/2020)**

Milford Water Company (MWC) after reviewing the plans for **140 Medway Road** submitted by **Global Companies LLC** 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

**TOWN OF MILFORD
ZONING BOARD OF APPEALS**
TOWN HALL
52 MAIN STREET
MILFORD, MASSACHUSETTS 01757
(508) 634-2302

DECISION

On the application of Global Companies, LLC, 800 South Street, Suite 500, Waltham, MA 02456 for a Special Permit pursuant to Section 2.3 of the Zoning By-Law in relation to a parcel of land located at 140 Medway Road in Milford, consisting of .96 acres, more or less, which parcel is owned Global Companies, LLC, 800 South Street, Suite 500, Waltham, MA 02456. The relief is sought in order to permit the operation of a self-service gasoline station.

Upon receipt of the above petition a public hearing was scheduled for Thursday, October 10, 2019 at 7:20 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. Present were Chairman David Consigli, members David Pyne, John Dagnese, and Mark L. Calzolaio and alternate member Robert P. Capuzziello. The petitioner was present to give evidence in favor of the petition.

At the close of the evidence, the Board voted unanimously to grant the Special Permit relief requested based upon the findings, set forth below:

1. The subject property, comprising approximately .96 acre of lot area, is located in the Industrial B- Highway Industrial (IB) Zoning District, is presently permitted for a gas station, and the special use is only to further permit self-service gasoline dispensing. Allowing self-service gasoline dispensing should have no additional or detrimental effect on traffic or pedestrian safety, nor will it have any different effect on the surrounding area than a fully attendant-serviced station.

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

1. A minimum 2% price reduction from full-service dispensing to self-service dispensing is to be maintained at all times;
2. Full-service pumps 7 and 8 shall be designated as full-service pumps; serviced by a gas station attendant at all times;
3. 3' x 4' signs designating pumps as self-service shall be placed on bollards in front of all self-service pumps.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

October 16, 2019

ATTEST: WORC Kathryn A. Toomey, Register

A TRUE COPY OF THE RECORD
ATTEST: *Adriana Neves*
MILFORD TOWN CLERK



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: 140 Medway Street
(address)
Assessor Map: 43 Block: 0 Lot: 95A
Deed Reference: Book Page
Lot Area: 40,155 Zoning District(s): 1B

Applicant: Global Companies LLC
(name) 800 South Street, Suite 500
Waltham, MA 02454
(address)
781-392-3112
(phone number)
Jotte@globalp.com
(e-mail address)

Owner: Global Companies LLC
(name) 800 South Street, Suite 500
Waltham, MA 02454
(address)
781-392-3112
(phone number)
Jotte@globalp.com
(e-mail address)

Existing use of premises: Gasoline Service Station - Full Service

Proposed use of premises: Gasoline Service Station - Full and Self Service

per Zoning Board of Appeals Decision. No Site or Building Changes.

Number of buildings: Existing / Proposed 1 / 1
Building area: 2,430 / 2,430
Building height: 15+ 1 / 15+ 1
Lot coverage: .06 / .06

Open space: Existing / Proposed 2% +/- / 8% +/-
Parking spaces: 11 / 11
Employees: 3 / 3
Traffic generation: /

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

2019 Zoning Board of Appeals Special Permit for Self-Service

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

Applicant's Signature Date 1/9/20

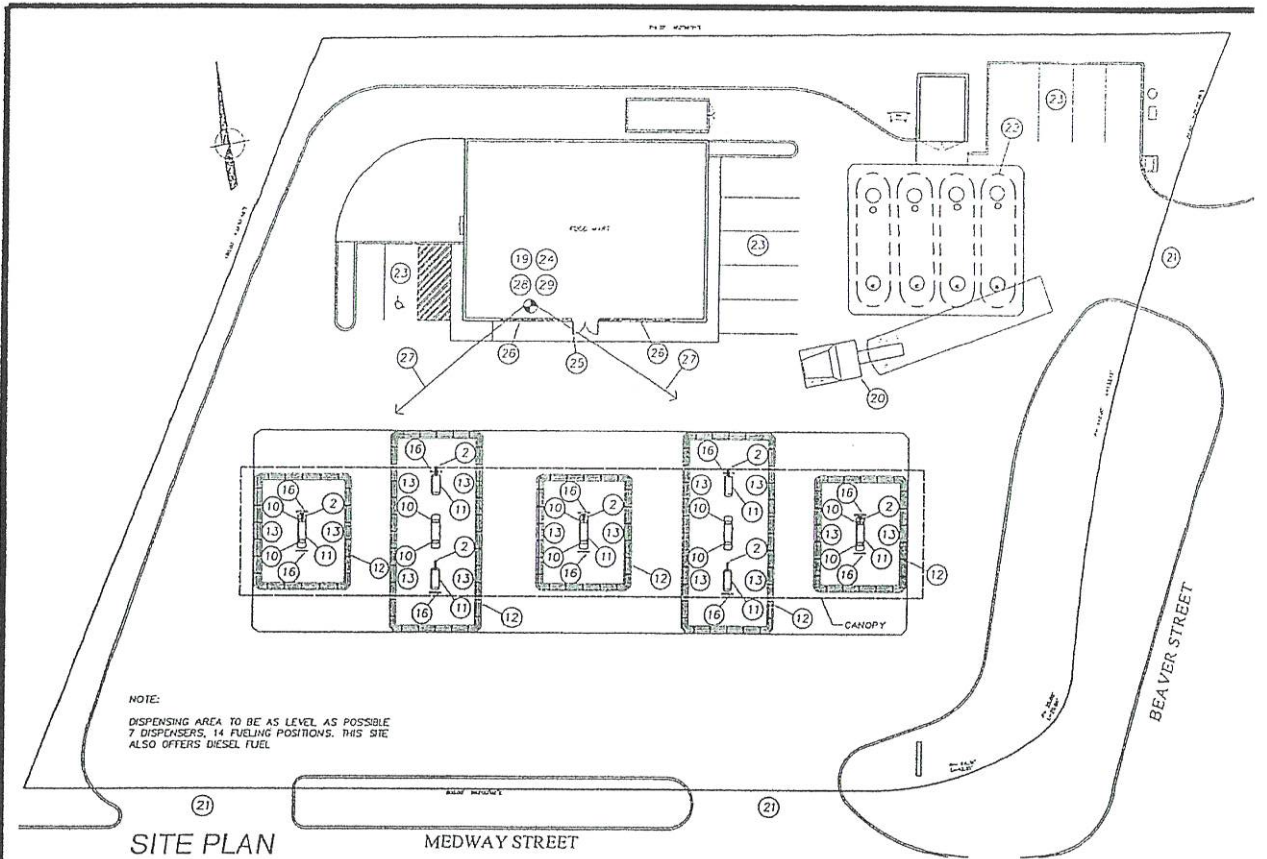
Owner's Signature (if different) Date 1/9/20

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.

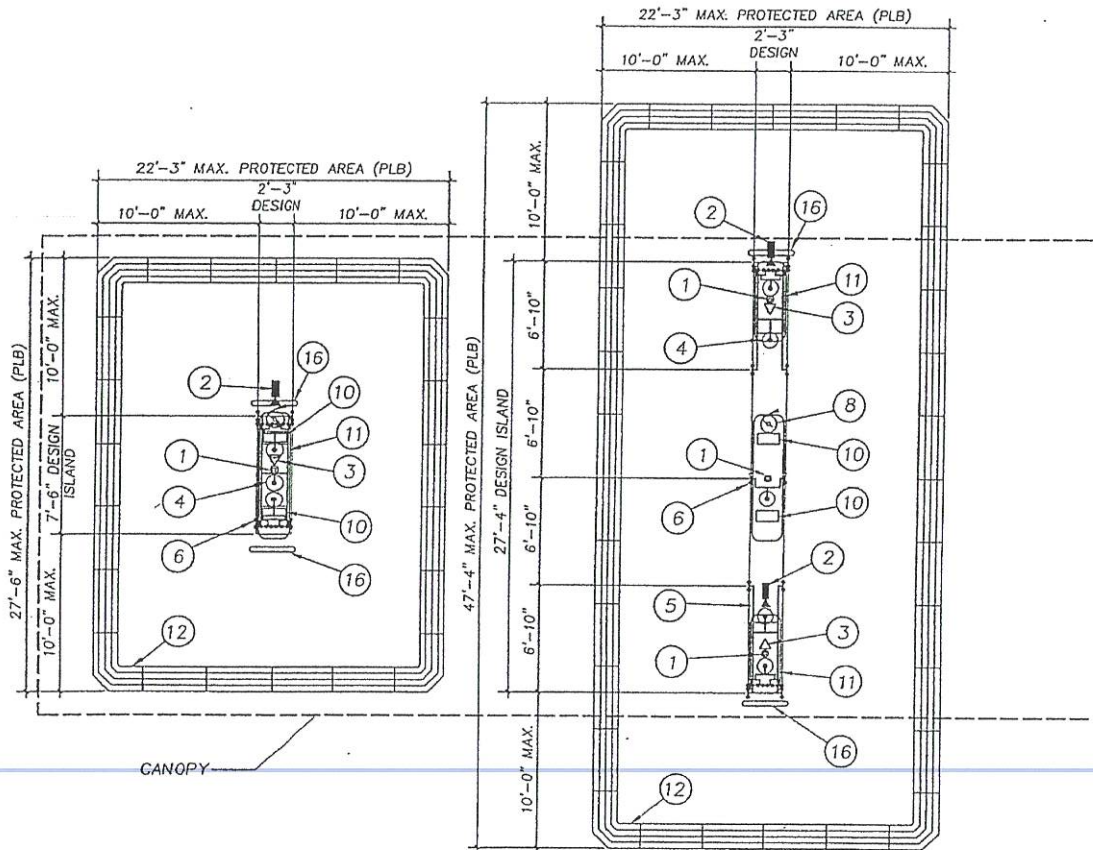
For Planning Board Use Only:

Date received: / / +65 days = / / Fee received: \$ Date Fee received: / /

Copy to: [] Engineer [] Highway [] Fire [] Sewer [] Water [] Con. Com. [] Com. on Disabilities



REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHICAL INFORMATION
SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
ONLINE ASSESSORS MAP/AERIAL PHOTOS/CLIENT SKETCH





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

May 5, 2020

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

(
(**ZBA Variance Referral**
(**Grason, LLC**
(**399 Central Street**
(**Map 50 Lot 5**
(**RC Zone**
(

Dear Mr. Chairman:

The applicant requests variances to divide the existing non-conforming single-family lot into two lots. The existing lot is non-conforming as to both width and frontage. The property was previously approved as a 4-lot subdivision (Labrador Estates) in 2018.

The irregular shape combined with the steep terrain make development of the property extremely difficult. Therefore, I recommend the Board forward a favorable report to the Zoning Board of Appeals.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner

TOWN OF MILFORD
PETITION FOR VARIANCE
UNDER THE ZONING BY-LAW

To the Zoning Board of Appeals
Milford, MA 01757

Date: February 12, 2020

NOTE: All petitions for variances must be accompanied a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or a Registered Land Surveyor (See item B below in the ZBA Instructions to Applicants).

INSTRUCTIONS TO APPLICANTS

- A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.
- B. All petitions for variances 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. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.
- C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.
- D. The filing fee for each petition seeking relief from the Board is **\$250, inclusive** of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.
- E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.
- F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

The undersigned hereby petitions the Zoning Board of Appeals to vary, in the manner and for the reasons set forth, the application of the provisions of the zoning by-law to the premises as described hereinafter:

Applicant: Grason, LLC 10 Wales St Milford, MA 01757
(Full Name) *(Address)*

Owner: Grason, LLC 10 Wales St Milford, MA 01757
(Full Name) *(Address)*

Tenant (if any): _____
(Full Name) *(Address)*

1. Location of Premises 399 Central Street
(Address Number) *(Name of Street)*

Assessor's: 54 0 5
(Map) *(Block)* *(Lot)*

2. Within which Zoning District is the premises located? RC
3. State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner Book 59302, Page 55
4. State whether there is in existence any executory option, lease, or purchase and sale agreement with respect to the property _____
5. If variance is sought from side line requirements, how far from the side line(s) is (are) the nearest building on abutting premises _____
6. State present use of premises Vacant
7. State proposed use of premises Single-Family Residential
8. Give extent of proposed alterations, if any To allow for frontage and width of not less than forty (40) feet per lot for two (2) single-family house lots where 120 feet per lot is required
9. Number of families or housing units for which building is to be arranged Two (2)
10. Have you submitted plans for above to the Building Inspector? No
11. Has a building permit been refused? No
12. What section(s) of the zoning by-law do you ask to be varied? Article 2.5 Intensity of Use Schedule - Lot Frontage and Lot Width
13. What circumstances exist, relating to the soil conditions, shape or topography of the subject premises, which do not generally affect other land in the zoning district, that would warrant the relief requested? Premises are affected by unusual amount of ledge which would make development of property in present zoning impossible
14. If the variance were not granted, what hardship would be caused by the circumstances described in 13 above? Premises are the locus of an existing approved four (4) lot subdivision, which will need to be rescinded upon favorable action by the ZBA, If variance is not granted costs of blasting for road and utility construction will exceed value of property
15. State why you feel the grant of the variance will not cause substantial detriment to the public good Premises are currently approved for four (4) residential dwellings - construction of which would entail significant blasting and other inconveniences to residents. Variance would reduce number of homes built on the property and leaving more natural open space.

16. 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: *A. P. Andreola*

Owner
Signature: _____

Address: Grason, LLC
10 Wales Street
Milford, MA 01757

Address: _____

Telephone: 508-733-6156

Cell phone: _____

e-mail: apandreola10@yahoo.com

Attorney (if any) *Ernest P. Pettinaro*
ERNEST P. PETTINARO

Representative:

Address: 52 DILLA ST

Daniel Hazen, Project Engineer
Guerriere & Halnon, Inc.
PO Box 235 Milford, MA 01757
508-473-6630 x322
dhazen@gandhengineering.com

Telephone: (508) 473-1070

e-mail: ernie@fp.law.net

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.



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

May 5, 2020

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

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(**ZBA Special Permit Referral**
(**Nouria Energy Retail Inc.**
(**139 (91) Medway Street**
(**Map 43 Lot 5A**
(**IB Zone**
(

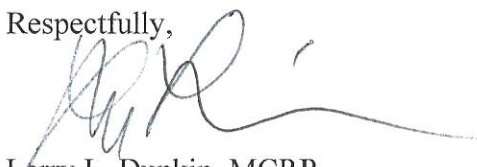
Dear Mr. Chairman:

The applicant requests a special permit to redevelop the existing attendant-service gasoline station on the subject property to a self-service operation. Self-service gasoline stations are allowed by special permit in the IB zone due to the recently approved zoning amendment.

The subject site is a small portion of the overall Kohl's Shopping Plaza which is the subject of a Planning Board Special Permit. The physical location and arrangements of all structures and uses in the plaza, including the gas station, are regulated under that special permit. The proposed redevelopment will shift the location of the building, the pump islands, the parking spaces, and the circulation with the remaining plaza parking lot. These proposed changes can only be made if the Planning Board amends their Special Permit.

Therefore, I recommend that the Zoning Board of Appeals suspend its public hearing to afford the applicant sufficient time to obtain the necessary Planning Board Special Permit and Site Plan approvals.

Respectfully,



Larry L. Dunkin, MCRP
Town Planner

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

RECEIVED
MILFORD TOWN CLERK
2020 MAR 18 AM 11:26

To the Zoning Board of Appeals
Milford, MA 01757

Date: March 17, 2020

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 (See item B below in the ZBA Instructions to Applicants).

INSTRUCTIONS TO APPLICANTS

- A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.
- B. All petitions for variances 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. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.
- C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.
- D. The filing fee for each petition seeking relief from the Board is **\$250, inclusive** of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.
- E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.
- F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

The undersigned hereby petitions the Zoning Board of Appeals 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: Nouria Energy Retail, Inc. 326 Clark Street, Worcester, MA 01606
(Full Name) (Address)

Owner: GP Milford Realty Trust 1 Hartfield Blvd Ste 102, East Windsor, CT, 06088
(Full Name) (Address)

Tenant (if any): Nouria Energy Retail, Inc.
(91)

1. Location of Premises 139 Medway Rd, Milford, MA 01757
(Address Number) (Name of Street)

Assessor's: 43 0 5A
(Map) (Block) (Lot)

2. *Within which Zoning District is the premises located?* IB - Highway Industrial
3. *State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner* Cert. # 7190
4. *State present use of premises* Gas station with convenience store
5. *State proposed use of premises* Self-service gas station with an attendant-serviced pump island, as the by-laws require.
6. *Give extent of proposed alterations* Applicant intends to modify and update the station and will submit an application to the Planning Board for site plan review. No relief from the by-law dimensional requirements is requested at present.
7. *Number of families or housing units for which building is to be arranged* N/A
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)* Section 2.3, Use Regulation Schedule, Footnote 30, relating to self-service gasoline stations.
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* Gas station is a permitted use following the granting of a special permit. This location has already been permitted for the station, this request is to allow self-service pumping in a manner compliant with the by-law.
- (b) *the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety* This is an area close to I-495 that handles significant daily traffic. Allowing self-service gasoline should have no effect on traffic or pedestrian safety. All safety regulations pertaining to self-service fueling stations will be adhered to.
- (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* Allowing self-service will have no different effect on the surrounding area than the existing fully attendant-serviced station. The location is suitable for a gas station as it is near the interstate and major surface roads.
- ~~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: 

Owner
Signature: _____

Address: Nouria Energy Retail, Inc.
326 Clark Street
Worcester, MA 01606

Address: _____

Telephone: 508-762-3727

Cell phone: _____

e-mail: tom.healey@nouriaenergy.com

Attorney (if any) Mayer, Antonellis ... LLP

Address: 288 Main St., Milford, MA

Telephone: 508-473-2203

e-mail: jma@majhllp.com

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.

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: _____

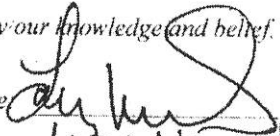
Attorney (if any) Mayer, Antonellis ... LLP

Address: 288 Main St., Milford, MA

Telephone: 508-473-2203

e-mail: jma@majhlp.com

Owner
Signature



Address:

Larry Nirenberg, Trustee
6 P. Milford Realty Trust
1 Hartfield Blvd
E Windsor, Ct 06088

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.

REVISIONS

NO.	DATE	COMMENT



PERMIT SET

PROPOSED SITE PLAN DOCUMENTS

BOHLER
PROPOSED DEVELOPMENT
138 MEDWAY ROAD
MILFORD, MASSACHUSETTS
MAP #14, LOT 2A

132 TURNBULL ROAD
SOUTH MILFORD, MASSACHUSETTS
03075
www.bohler-engineering.com



SITE LAYOUT PLAN
C-301
CIVIL DATE: 03/13/2019

ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED PERMIT	EXISTING	PROPOSED

REQUIRED MARKING DIMENSIONS

SEE COMPLETION SECTION (2)

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

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

APPROVED BY THE MILFORD PLANNING BOARD

