



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

AGENDA MILFORD PLANNING BOARD Tuesday, May 7, 2024 Room 3, Milford Town Hall

GENERAL BUSINESS

- (7:00 P.M.)**
1. Minutes of 4-16-24 meeting
 2. 81-P Plans: Highland Street – Jason Gomes
 3. Amended Site Plan: 500 Fortune Blvd. - PEI
 4. Amended Site Plan: Spruce Street / Town Park – Milford Parks Department
 5. Amended Site Plan: Pearl Street Rec. Area – Milford Parks Department
 6. ZBA Special Permit Referral: 50 Congress Street – Peter Giannikopoulos

TOWN OF MILFORD
Milford, Massachusetts

RECEIVED
MILFORD TOWN CLERK

NOTICE OF MEETING

2024 MAY -1 AM 9:15

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

GENERAL BUSINESS

- (7:00 P.M.)
1. Minutes of 4-16-24 meeting
 2. 81-P Plans: Highland Street – Jason Gomes
 3. Amended Site Plan: 500 Fortune Blvd. - PEI
 4. Amended Site Plan: Spruce Street / Town Park – Milford Parks Department
 5. Amended Site Plan: Pearl Street Rec. Area – Milford Parks Department
 6. ZBA Special Permit Referral: 50 Congress Street – Peter Giannikopoulos

Signature  Dated 5-1-2024

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



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

Minutes of Meeting
MILFORD PLANNING BOARD
Room 3, Milford Town Hall
Tuesday, April 16, 2024

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

Members absent: none

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

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

1. Endorse Form: Worcester Registry of Deeds - Planning Board Members Signature Form: The members present provided their signatures on the Registry Form.

2. Minutes of 4-2-24 meeting:

Motion by Morais, Second by Wilson to approve the minutes of the April 2, 2024 meeting as written.

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

Motion carried.

3. Reorganization:

For Chairman: Motion by White, Second by Morais, to elect Marble Mainini, III as chairman.

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

Motion carried unanimously.

For Vice Chairman: Motion by Morais, Second by Mainini, to elect Christopher Wilson as vice chairman.

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

Motion carried unanimously.

For Clerk: Motion by White, Second by Morais, to appoint the Town Planner as clerk.

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

Motion carried unanimously.

For MAPC-SWAP Representative: Motion by Mainini, Second by Wilson, to select Joseph Calagione to be MAPC-SWAP Representative.

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

Motion carried unanimously.

For Fair Housing Committee Representative: Motion by White, Second by Mainini, to select Jose Morais to be Fair Housing Committee Representative.

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

Motion carried unanimously.

For Open Space Advisory Committee Liaison: Motion by Mainini, Second by Morais, to select Martha White to be Open Space Advisory Committee Liaison.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; White, yes; Wilson, yes.
Motion carried unanimously.

For Public Art Policy Task Force Liaison: Motion by White, Second by Wilson, to select Marble Mainini, III to be Public Art Policy Task Force Liaison.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; White, yes; Wilson, yes.
Motion carried unanimously.

Authorizations:

Motion by White, Second by Wilson, to authorize the Clerk and/or Town Planner:

- a) to sign correspondence on behalf of the Chairman
 - b) to sign Planning Board meeting postings w/Town Clerk
- and to authorize the Town Planner
- c) to sign Planning Board payroll
 - d) to call Planning Board meetings and set Public Hearings
 - e) to set Planning Board Agenda

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; White, yes; Wilson, yes.
Motion carried unanimously.

PUBLIC HEARINGS: The Town Planner read the legal notice for the scheduled Public Hearings into the record.

Public Hearing #1: Application of the Planning Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Brew Pub uses. The Town Planner read the text of the proposed zoning amendment and noted that it will be Article 8 on the Town Meeting Warrant. He explained that this Article seeks to amend the Zoning Bylaw to allow brewpub uses by Planning Board special permit approval within the CA, CB, and CC Commercial zoning districts. This is intended to promote redevelopment in these districts generally, but especially focused on the revitalization of the downtown area. As proposed, a brewpub could be conducted as an accessory use to a restaurant, with the beverages being brewed intended for the direct consumption on the premises by the restaurant patrons. He noted the brewpub aspect would be limited to occupying up to 30 percent of the gross floor area of the restaurant. The Board members briefly discussed the proposal. The Chairman opened the hearing for public comments. Jamie Wheelock was present and spoke in favor of the proposal.

Motion by Calagione, Second by Wilson to close the public hearing and send a favorable report to Town Meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; White, yes; Wilson, yes.
Motion carried unanimously.

Public Hearing #2: Application of the Planning Board to amend Section 3.4 and Section 4.1 of the Zoning Bylaw relating to Electronic Vehicle Charging Stations. The Town Planner read the text of the proposed zoning amendment and noted that it will be Article 24 on the Town Meeting Warrant. He explained that this Article seeks to amend the Zoning Bylaw to provide clear provisions to regulate the addition of Electronic Vehicle (EV) Charging Stations in parking lots that have 20 or more parking spaces. With the increased interest in electronic vehicles, it is important for the Town to regulate the installation of charging stations to assure the safety of the general public with proper location of the charging stations while maintaining adequate handicap access and accessible routes within parking lots. The Board members briefly discussed the proposal. The Chairman opened the hearing for public comments however no one from the public spoke.

Motion by Calagione, Second by White to close the public hearing and send a favorable report to Town Meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, yes; White, yes; Wilson, yes.
Motion carried unanimously.

Public Hearing #3: Application of the Planning Board to amend Section 2.3 of the Zoning Bylaw relating to Contractors Yard uses. The Town Planner read the text of the proposed zoning amendment and noted that it will be Article 19 on the Town Meeting Warrant. He explained that this Article seeks to amend the Zoning Bylaw to allow

for contractor's yards by Zoning Board of Appeals special permit within the CC commercial zoning district. There are currently similar manufacturing and auto-related uses already allowed by special permit in the CC district. The Board members briefly discussed the proposal. The Chairman opened the hearing for public comments however no one from the public spoke.

Motion by Wilson, Second by Calagione to close the public hearing and send a favorable report to Town Meeting.

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

Motion carried.

Public Hearing #4: Application of the Select Board to amend Section 2.3 and Section 3.20 of the Zoning Bylaw relating to Residential Sports Court uses. The Town Planner read the text of the proposed zoning amendment and noted that it will be Article 14 on the Town Meeting Warrant. He explained that this Article seeks to amend the Zoning Bylaw to correct language in the current Bylaw relating to Sports Court lighting that is unclear and/or conflicting. The amendment will also provide for consistency among the residential zones, by making sports court uses special permits in the RC and RD residential districts. The Board members briefly discussed the proposal. The Chairman opened the hearing for public comments. Jamie Wheelock was present and commented on the proposal.

Motion by Calagione, Second by White to close the public hearing and send a favorable report to Town Meeting.

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

Motion carried unanimously.

Public Hearing #5: Application of the Select Board to amend Section 2.1 and Section 4.1 of the Zoning Bylaw relating to Residential Animals and Beekeeping uses. The Town Planner read the text of the proposed zoning amendment and noted that it will be Article 28 on the Town Meeting Warrant. He explained that this Article was developed in response to recent inquiries by residents interested in pursuing beekeeping on their residential property. Because beekeeping is currently not allowed in the Zoning Bylaw, the amendment proposes new language that would include beekeeping uses under the Residential Animals provisions. The amendment will retain the requirement for a special permit from the ZBA, and will now only allow for such uses within the RB, RC, and RD Residential districts, which have larger lot sizes, and a lower density of development patterns. The Board members briefly discussed the proposal. The Chairman opened the hearing for public comments. Jamie Wheelock was present and commented on the proposal.

Motion by Wilson, Second by White to close the public hearing and send a favorable report to Town Meeting.

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

Motion carried unanimously.

Public Hearing #6: *Continued Public Hearing* on the application of RTE 85 Realty Corporation for Special Permit approval regarding construction of a 191,700sf wholesale facility and associated off-street parking on a 116.87-acre undeveloped property located on the westerly side of East Main Street and southwest of Wildwood Drive, known and numbered as 0 East Main Street. Assessor's Map 30 Block 0 Lot 34. BP Zone.

*Note: This application was first heard at the 1-16-24 Planning Board public hearing, and the original 1-16-24 Staff Report by the Town Planner was included in the current meeting agenda packet to clarify the content of the application for the record.

Appearing on behalf of the applicant were John Kucich, P.E. and Tim Hayes, P.E. of Bohler Engineering, Jason Adams, P.E., PTOE of Bowman Consulting Company, and Tariq Fayyed of RTE 85 Realty Corp. Appearing remotely on behalf of the applicant was Attorney Joseph Antonellis. John Kucich briefly reviewed the project and discussed the various updates and revisions made to the plans and reports. Traffic peer review consultant Corinne Tobias, P.E., PTOE of Green International Affiliates, was in attendance and presented the results of the April 4, 2024 Peer Review report. The Board members discussed the proposal, after which the Chairman opened the proceedings for public comments. Members of the public in attendance, all speaking in opposition, were Raymond Lowe, Joe Corson, Patricia Elliott, Tom Stearns, Eilene Kramer, Kevin Keenan and Janet Carboni. Their concerns included traffic and environmental impacts, the specific use of the building, connection to bike

trails, storage of hazardous materials, environmental impacts, drainage impacts, and loss of open space.

The Board members discussed developing language for conditions to be contained in the special permit decision, and possible additional traffic report details needed. They also discussed the timing of future hearings with the applicant. The applicant requested that the public hearing be continued to the June 4, 2024 meeting.

Motion by Calagione, Second by Morais to continue the public hearing to the June 4, 2024 meeting.

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

Motion carried unanimously.

4. 81-P Plans: (none)

5. Amended Site Plan: 108 East Main – Geara Realty LLC. The applicant was granted a special permit by the ZBA on 3-14-2024 to allow for an auto glass replacement business on the property, in lieu of the previously approved rental car operation (the decision was included in the agenda packet). 108 East Main was the site of the former Gibbs gas station, and the separate adjacent lot at 3 Cedar Street contains a non-conforming three-family dwelling. The auto-related use required a special permit from the ZBA, and the changes relating to the non-conforming triplex had required a special permit as well. The applicant now seeks to update the site plan to be consistent those ZBA approvals. The prior ZBA approvals relating to the three-family dwelling remain unaffected with this current proposal. Present for the applicant was Ryan Boucher of PVI Site Design. This proposal will retain the use of the two properties as one site as previously approved. The two old driveways on Cedar Street have been closed, the existing driveway for the triplex on Cedar Street has been widened, and the width of the remaining driveway on East Main Street has been reduced. The triplex and its associated off-street parking have been retained. Alterations proposed to the site with this application are generally limited to pavement striping. Landscaping is being provided within the area that would be necessary for any future reconfiguration of the East Main & Cedar Street intersection. In addition, the two parcels are to be formally merged into one lot with an 81-P plan. The Town Planner recommended approval subject to all relevant conditions of the special permits being met, and subject to relevant departmental comments. A brief discussion ensued.

Motion by Calagione, Second by Wilson to approve the site plan subject to the filing of the 81-P plan as required by the ZBA.

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

Motion carried unanimously.

The next meeting will be on 5-7-2024.

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

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

Motion carried unanimously.

The meeting was adjourned at 8:47 P.M.

Marble Mainini, III, Chairman

2. 81-P Plans: Highland Street – Jason Gomes

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 _____
(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 Jason Gomes
Address 41 Upland Road, Burlington MA 01803
2. Name of Engineer or Surveyor Giovanni Fodera (Engineer) & David Terenzoni (Land Surveyor)
Address 28 Harbor Street, Danvers MA 01923
3. Deed of property recorded in Worcester District Registry,
Book A portion of Book 66118 Page 336
4. Location and Description of Property:
Lot 1 as part of the Gomes Way Subdivision, located on Highland Street

Signature of Owner Jason Gomes
Address 41 Upland Road, Burlington, MA. 01803

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

(508) 634-2302

CERTIFICATE

IT IS HEREBY CERTIFIED that the enclosed decision is a true copy by photographic process of the Decision of the Zoning Board of Appeals of the Town of Milford, dated March 22, 2024, granting the petition of Jason Gomes, Domingos Gomes, and Danny Gomes, P.O. Box 353, Milford, MA 01757.

a Variance was requested to permit to divide the property to create two lots, each to be available for single-family development and use.

DESCRIPTION OF PARCEL – in relation to a parcel of land located on the westerly side of Highland Street and shown on Assessors Sheet 49 as Lot 391..

OWNER/S – Jason Gomes, Domingos Gomes, and Danny Gomes, P.O. Box 353, Milford, MA 01757.

TITLE – Worcester District Registry of Deeds, Book 66118, Page 336.

It is hereby further certified that copies of the enclosed decision and any plans referred to therein were filed on March 22, 2024 with the Town Clerk. Notice thereof has been mailed to all abutters and interested persons and copies thereof have been available for public inspection at the Office of the Town Clerk, 52 Main Street, Milford, MA 01757.

Date: April 12, 2024

By David R. Consigli
David R. Consigli, Chairman

I hereby certify that twenty days have elapsed since the filing of the above-referenced Decision in this office and that no appeal has been taken therefrom.

Date: April 12, 2024

By Amy Hennessy Neves
Amy Hennessy Neves, Town Clerk

PROPERTY ADDRESS: HIGHLAND STREET, MILFORD, MA

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

(508) 634-2302

DECISION

This decision is entered on the application Jason, Domingos, and Danny Gomes, PO Box 353, Milford, MA for Variance relief from the lot frontage, minimum width, and other requirements of Sections 2.4 and 2.5 of the Zoning By-Law in relation to a parcel of land located on the westerly side of Highland Street and shown on Assessors Sheet 49 as Lot 391. The applicant seeks approval to divide the property to create two lots, each to be available for single-family development and use.

Upon receipt of the above petition a public hearing was scheduled thereon for Thursday, March 14, 2024 at 7:25 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 R. Consigli; members John Dagnese; Mark Calzolaio and David Pyne; and alternate member Christopher Burns. The Petitioner was present and gave evidence in favor of the petition. At the close of the evidence, the Board members further considered the matter and thereafter voted unanimously to grant the Variance as requested based upon the findings set forth below:

1. The petitioners are the owners of a parcel of land consisting in total of approximately 64,265 sq. ft., off Highland Street at its intersection with the accepted, but unbuilt, Laurel Street. The Petitioners propose to divide the property into two (2) lots each to be available for single family construction and use.
2. The new property line will be drawn running from Highland Street to the rear leaving each of the two lots with almost double the minimum lot size but less than the required frontage and lot width.
3. The lots will comply with all applicable zoning requirements except for width and frontage. The proposed Lot 1A, as shown on the plans submitted herewith, will have 50.56 feet of frontage and 46.31 feet of width. The proposed Lot 1B, as also shown on that plan, will have 53.18 feet of frontage and 54.10 feet of width. The minimum zoning requirements for the RB District for these two intensity provisions would not be met.
4. Under all the circumstances this particular lot is very unusually shaped and would have more than sufficient frontage for two lots if Laurel Street, a public way, were constructed by the Town. However, that has not happened, and the shape and configuration of this lot are circumstances especially affecting the subject property but not the district generally. Literal enforcement of the By-Law would cause a significant hardship by preventing the development of this property, far more than sufficient for two lots, from being fully and practically utilized.

5. Under all the circumstances described above, with two dwellings being built on property otherwise sufficiently sized for construction of four lots, the grant of the variance will cause no detriment to the public good and will in no way nullify or derogate from the purposes or intent of the By-Law.

Having made the above findings, the Board voted unanimously as set forth above to grant the relief requested subject to the condition that each lot will have three (3) trees installed with a minimum caliper of 3".

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

March 22, 2024

A TRUE COPY OF THE RECORD
ATTEST: *Abneressy New*
MILFORD TOWN CLERK

ATTEST: WORC Kathryn A. Toomey, Register



TOWN OF MILFORD

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

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

May 7, 2024

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

(
(**Amended Site Plan**
(**PEI Holdings, LLC.**
(**500 Fortune Boulevard**
(**Map 32 Blk 98 Lot 1**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant, Photofabrication Engineering, Inc. (PEI), requests amended site plan approval for parking changes and the addition of a fuel storage container on the subject property.

Specifically, the proposal is for the reconfiguration of the parking area to add 38 spaces, for a total of 116 spaces. This includes 6 handicap spaces located near the entrance and the reconfiguration of the front walkway to include an accessible ramp. Also proposed is the installation of a 12'x25' concrete containment area on the north side of the building to house a double walled 6,000-gallon tank to hold acid waste for bulk pickup. A 10'x26' concrete slab is to be installed on the east side of the building for hazardous fuel storage, and a 30'x50' shed is to be installed on the north side of the parking area.

It should be noted that the proposed re-striping of the parking areas is not consistent in providing a minimum 9'x18' dimension for standard parking stalls. Also, a landscaping plan has yet to be provided.

Therefore, I recommend approval of the amended site plan, subject to provision of the above-noted items and subject to relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

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

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

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

April 30, 2024

RE: Amendment to Site Plan "500 Fortune Boulevard"

Applicant and Owner:
PEI RE Holdings LLC
500 Fortune Boulevard
Milford, MA 01757

Dear Mr. Dunkin,

On April 25 2024, I contacted the applicant for clarification regarding their submittal. I reviewed the Amendment to Site Plan along with their emailed explanations for the Amendment to Site Plan for 500 Fortune Boulevard. I have the following recommendation:

1. The proposed tank containment area (12 X 25) identifies a 6,000-gallon tank for acid waste. The concrete containment is 2-feet high. I recommend the installation of adequate bollards to protect this area from vehicles.

The applicant indicated there will be bollards installed across the front of the shed and a suitable containment area inside, which will be identified on building plans.

The applicant indicated the Proposed HF storage (10 X 26) will be removed from this plan.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson



Milford Water Department

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

April 29th, 2024

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

Re: Amended Site Plan Review – 500 Fortune Boulevard Milford, MA., plans dated April 12th, 2024

Milford Water Department (MWD) after reviewing the plans for **500 Fortune Boulevard, Milford, MA.**, submitted by **PEI RE Holdings LLC, - Applicant**, and seeing no conflict or issues posed to the existing water utility infrastructure, approves as submitted.

Respectfully submitted,

Jeffrey Papuga

Jeffrey Papuga
Operations Manager
Milford Water Department

500 Fortune Blvd

Daniel Syriala <dsyriala@milfordma.gov>

Tue 4/23/2024 11:19 AM

To:Larry Dunkin <ldunkin@townofmilford.com>

Larry,

The BOH has no issues with the amended site plan for 500 Fortune Blvd.

Dan Syriala RS/REHS

Director of Public Health

Board of Health

Town of Milford

52 Main Street (Room 6)

Milford, MA 01757

508.634.2315 (office)

508.473.1380 (fax)



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: 500 Fortune Boulevard, Milford, MA
(address)
Assessor Map: 32 Block: 98 Lot: 1
Deed Reference: Book 64830 Page 325
Lot Area: 5.98 Acres Zoning District(s): IB

Applicant: PEI RE Holdings LLC
(name)
500 Fortune Boulevard, Milford, MA 01757
(address)
508-478-2025x124 (Dennis Sweeny)
(phone number)
dsweeny@photofabrication.com
(e-mail address)

Owner: Same
(name)

(address)

(phone number)

(e-mail address)

Existing use of premises: Manufacturing/Office

Proposed use of premises: Manufacturing/Office

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1 / 1</u>	Open space:	<u>65.9% / 64.6%</u>
Building area:	<u>36,963 S.F. / 37,742 S.F.</u>	Parking spaces:	<u>78 / 116</u>
Building height:	<u>NO CHANGE</u>	Employees:	<u>54 / 54</u>
Lot coverage:	<u>14.2% / 14.5%</u>	Traffic generation:	<u>54 / 54</u>

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

Site Plan Modification

Application Fee: \$100.00

Dennis Sweeny 4/16/2024
Applicant's Signature Date

/ /
Owner's Signature (if different) Date

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

For Planning Board Use Only:

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

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

AMENDED SITE PLAN "500 FORTUNE BOULEVARD" MILFORD, MASSACHUSETTS

DATE: APRIL 12, 2024



ZONING TABLE
HIGHWAY INDUSTRIAL - IB

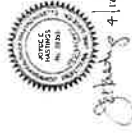
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	200' x 100'	260,489 SF	260,489 SF
MIN. FRONTAGE	20'	559.43'	559.43'
FRONT SET BACKS	50'	74.0'	82.0'
REAR SET BACKS	30'	16.5'	14.0'
BUILDING COVERAGE	35% MAX	37,857 SF (14.5%)	45,652 SF (17.5%)
PARKING SPACES	173	173	173

PARKING SPACE ANALYSIS:
INDUSTRIAL/ADMINISTRATIVE - 1.2 SPACES/EMPLOYEE (MINIMUM SHIP)
OFFICE/ADMINISTRATIVE - 3.5 SPACES/1000 SF X 18,500 SF = 65 SPACES
TOTAL (MINIMUM) SPACES = 173 SPACES

BUILDING AREA ANALYSIS:
INDUSTRIAL/ADMINISTRATIVE - 14,000 SF
OFFICE/ADMINISTRATIVE - 6,000 SF
STORAGE, MISC. - 6,000 SF
TOTAL EXISTING BUILDING AREA = 65,500 SF

- NOTES:
1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OR PROPOSED AND EXISTING UTILITIES.
 2. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIF SAFE AT 1 888 314-7233 IN ORDER TO COMPLY WITH STATE LAW.
 3. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE TOWN OF MILFORD GENERAL CONSTRUCTION DETAILS, LATEST EDITION.

ZONING CLASSIFICATION:
IB
ASSESSOR'S REFERENCE:
32-98-1
DEED REFERENCE:
MILFORD COUNTY REGISTRY OF DEEDS
BOOK 1034 PAGE 225
PLAN REFERENCE:
PLAN BOOK 307 No 45
UNPAID TAX RECORD:
PRT BY NOTINER TIC
ZONING CLASSIFICATION:
IB
LEGAL REFERENCE:
MILFORD REGISTERED PLANS
FRONT SET BACKS = 30'
REAR SET BACKS = 14'
SIDE SET BACKS = 10'
REAR SUBBACKS = 30'



PREPARED BY:
HOLLISTON SURVEY LLC
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 HollistonSurvey@gmail.com

PREPARED FOR:
PHOTOFABRICATION ENGINEERING, INC.
500 FORTUNE BOULEVARD
MILFORD, MA 01757



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

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

May 7, 2024

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

- (
- (**Amended Site Plan**
- (**Milford Parks Department**
- (**Spruce Street – Town Park**
- (**Map 41 Blk 0 Lot 162**
- (**RA Zone**
- (

Dear Mr. Chairman:

The Milford Parks Department requests amended site plan approval for the proposed improvements for Town Park.

The proposal is to demolish the existing basketball and tennis courts and construct two new basketball courts and three new tennis / pickleball courts. Also proposed are new ADA-compliant walkways and updated fencing. Additional lighting and an outdoor exercise center are to be included. The existing bandstand will also be expanded.

I recommend approval of the amended site plan, subject to relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

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

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

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

April 26, 2024

RE: Amended Site Plan Review, Town Park

Applicant & Owner
Town of Milford
52 Main Street
Milford, MA 01757

Dear Mr. Dunkin,

The Amended Site Plan for Town Park was reviewed and I have no recommendations.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson



Milford Water Department

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

April 29th, 2024

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

Re: **Amended Site Plan Review – Town Park (Spruce Street) Milford, MA.,**
plans dated April 22nd, 2024

Milford Water Department (MWD) after reviewing the plans for **Town Park (Spruce Street), Milford, MA.**, submitted by **Town of Milford - Applicant**, and seeing no conflict or issues posed to the existing water utility infrastructure, approves as submitted.

Respectfully submitted,

Jeffrey Papuga

Jeffrey Papuga
Operations Manager
Milford Water Department

Milford Town Park Spruce Street & Pearl Street

Daniel Syriala <dsyriala@milfordma.gov>

Wed 4/24/2024 3:24 PM

To:Larry Dunkin <ldunkin@townofmilford.com>

Larry,

The BOH has no issues with the amended site plans for Milford Town Park at Spruce Street and at Pearl Street.

Dan Syriala RS/REHS

Director of Public Health

Board of Health

Town of Milford

52 Main Street (Room 6)

Milford, MA 01757

508.634.2315 (office)

508.473.1380 (fax)



**SITE PLAN REVIEW
APPLICATION FORM**

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

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

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

Property Location: Town Park - Spruce Street
 (address)
 Assessor Map: 41 Block: 0 Lot: 162
 Deed Reference: Book Page Registered Land
 Lot Area: 16.5 Acres Zoning District(s): RA

Applicant: Town of Milford, Massachusetts Owner: Town of Milford, Massachusetts
 (name) (name)
52 Main Street 52 Main Street
 (address) (address)
774-573-1592 774-573-1592
 (phone number) (phone number)
jasam@townofmilford.com jasam@townofmilford.com
 (e-mail address) (e-mail address)

Existing use of premises: Park
 Proposed use of premises: Park

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1</u> / <u>0</u>	Open space:	<u>9.1</u> Acres / <u>0</u>
Building area:	<u>630 SF</u> / <u>440 SF</u>	Parking spaces:	<u>0</u> / <u>0</u>
Building height:	<u>15 feet</u> / <u>10 feet</u>	Employees:	<u>0</u> / <u>0</u>
Lot coverage:	<u>630 SF</u> / <u>440 SF</u>	Traffic generation:	<u>0</u> / <u>0</u>
Park building only considered			

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

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

J. Asam 4/19/2024
 Applicant's Signature Date

 Owner's Signature (if different) Date

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

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



TOWN OF MILFORD
 SPRUCE STREET
 MILFORD, MA 01757

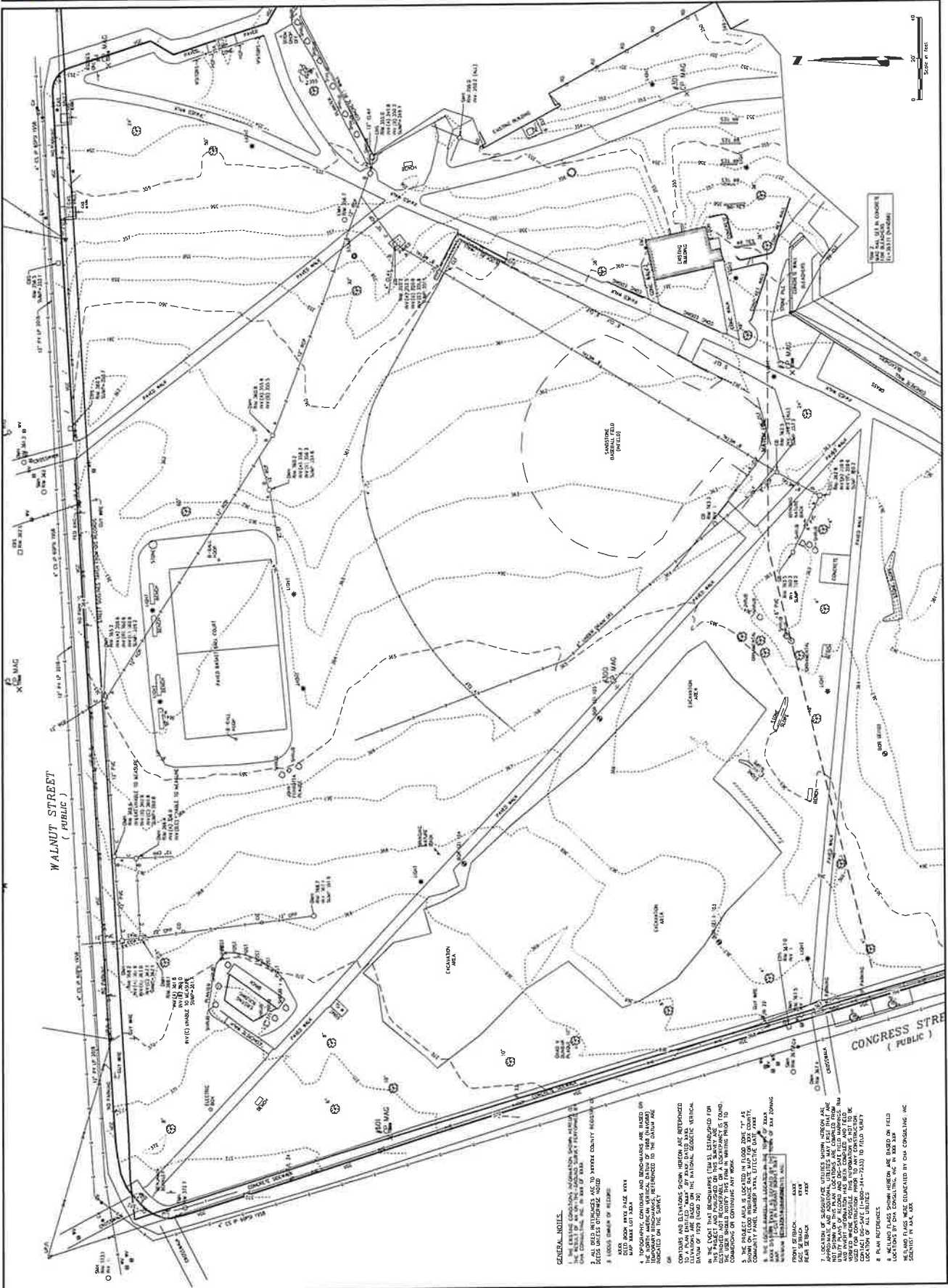
NOT FOR
 CONSTRUCTION

TOWN PARK
 IMPROVEMENTS

EXISTING
 CONDITIONS

Project No.	012324
Sheet No.	012324
Date	01/23/24
Scale	AS SHOWN

C-001



GENERAL NOTES.

1. TOPOGRAPHIC CONTOURS AND ELEVATIONS ARE BASED ON THE DATUM OF 1929 (NGVD 29). ELEVATIONS ARE REFERENCED TO THE DATUM OF 1929 (NGVD 29).
2. CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE DATUM OF 1929 (NGVD 29).
3. THE PROJECT AND ELEVATIONS OF THIS SKETCH ARE FOR THE TOWN OF MILFORD, MASSACHUSETTS. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
4. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
5. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
6. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
7. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
8. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
9. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.
10. THE TOWN OF MILFORD IS LOCATED IN MILFORD COUNTY, MASSACHUSETTS.



TOWN OF MILFORD
 SPRUCE STREET
 MILFORD, MA 01757

NOT FOR
 CONSTRUCTION

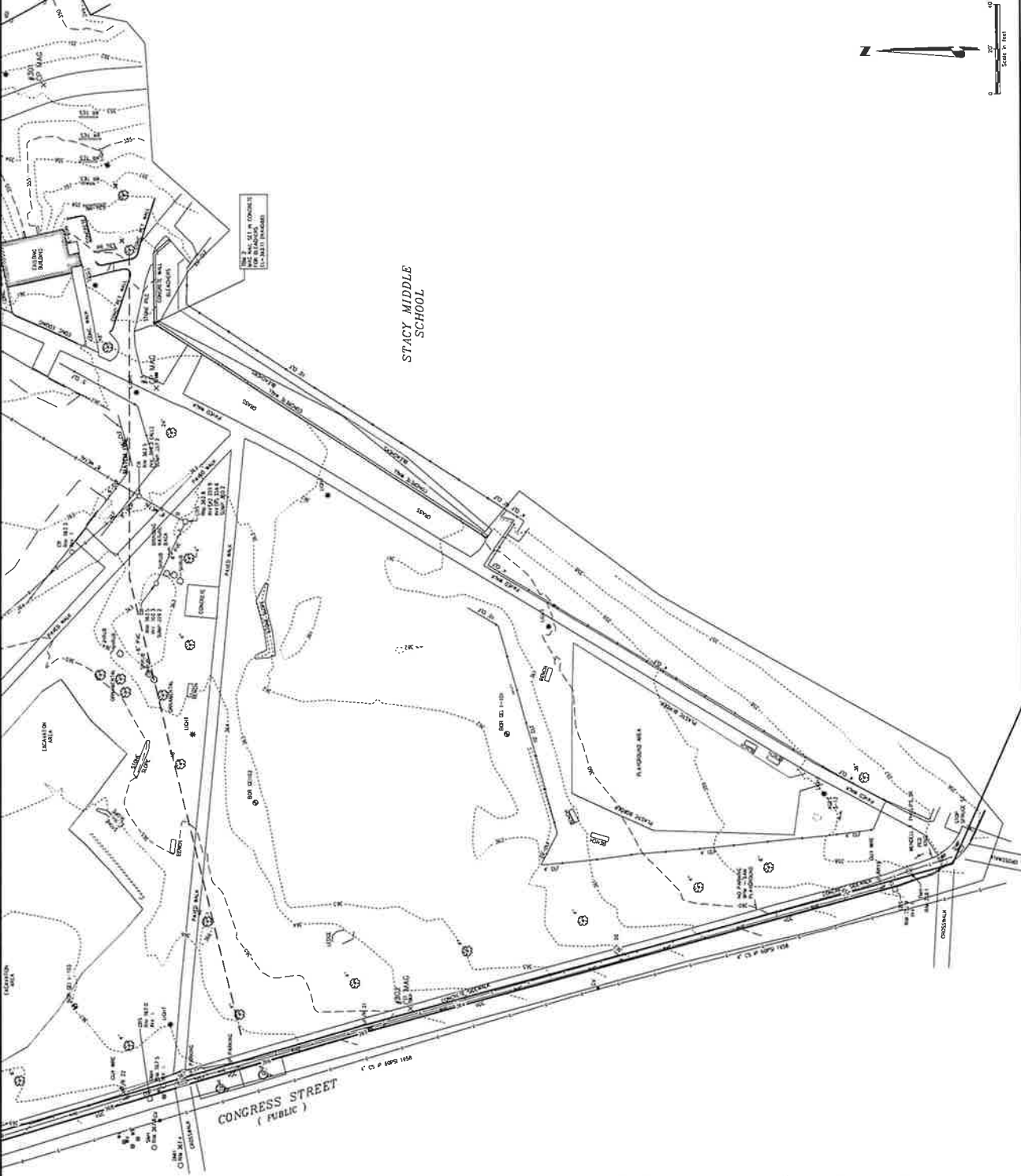
TOWN PARK
 IMPROVEMENTS

Revised By	Date	Revised By	Date

EXISTING
 CONDITIONS

Project No.	Project Name	Scale

C-002



- GENERAL NOTES:**
1. ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN HEREON ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY CHA CONSULTING, INC. IN THE STATE OF MASSACHUSETTS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS AND DIMENSIONS SHOWN HEREON ARE REFERENCED TO A BENCH MARK (B.M.) OF 100.00 FEET ELEVATION, WHICH IS THE CORNER OF THE LOT SHOWN ON THE RECORD DRAWINGS OF 1978 (NO. 23).
 5. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT SHOWN ON THE RECORD DRAWINGS OF 1978 (NO. 23).
 6. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT SHOWN ON THE RECORD DRAWINGS OF 1978 (NO. 23).
 7. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT SHOWN ON THE RECORD DRAWINGS OF 1978 (NO. 23).
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 9. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT SHOWN ON THE RECORD DRAWINGS OF 1978 (NO. 23).
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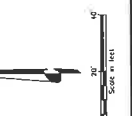
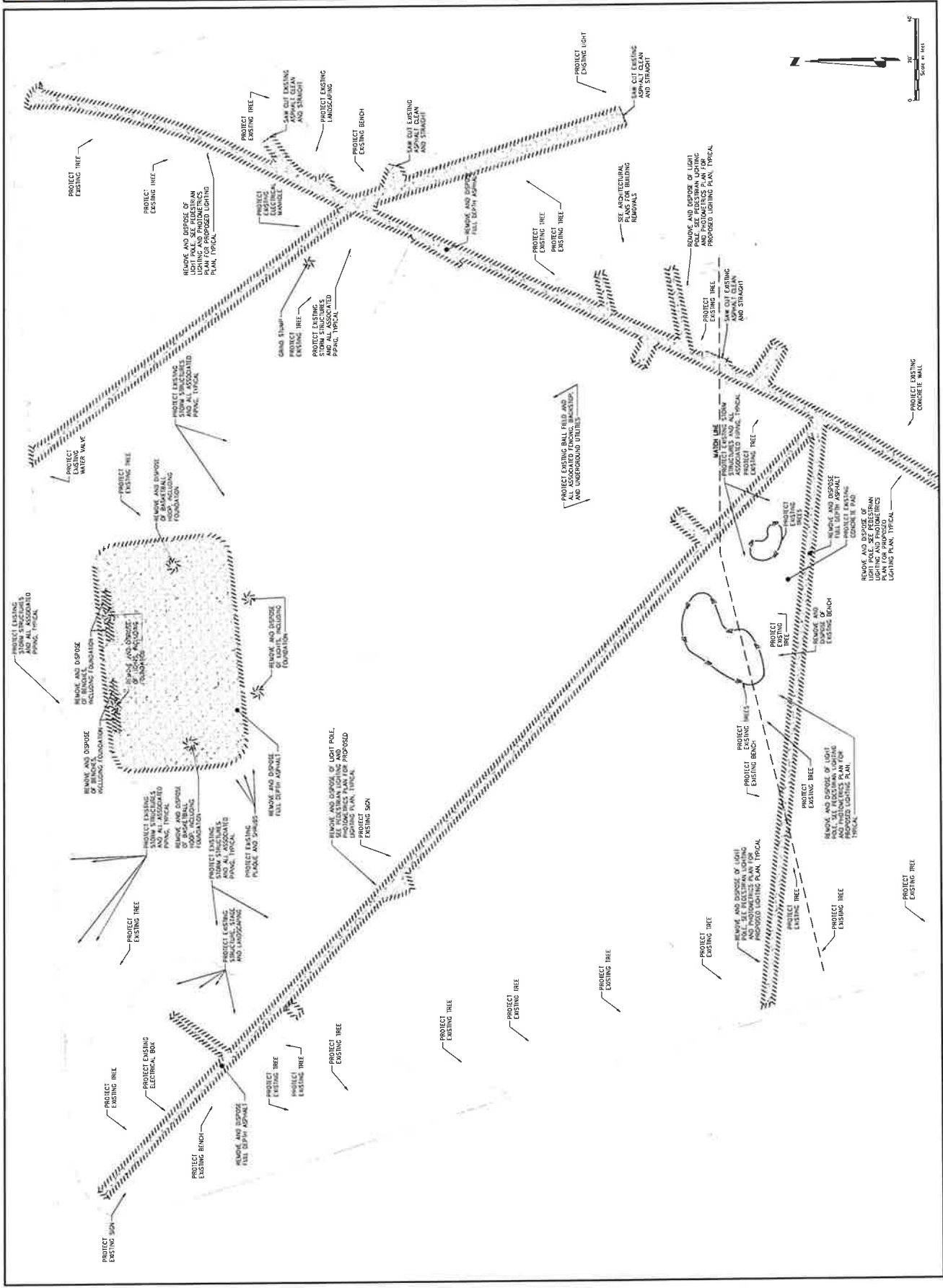
TOWN OF MILFORD
SPRUCE STREET
MILFORD, MA 01757

NOT FOR
CONSTRUCTION

TOWN PARK
IMPROVEMENTS

DEMOLITION PLAN

C-011



Sheet No.	Sheet Title	Date
C-011	DEMOLITION PLAN	04/14/14

Drawn by: [Name]
Scale: 1" = 30'



TOWN OF MILFORD
 SPRUCE STREET
 MILFORD, MA 01757

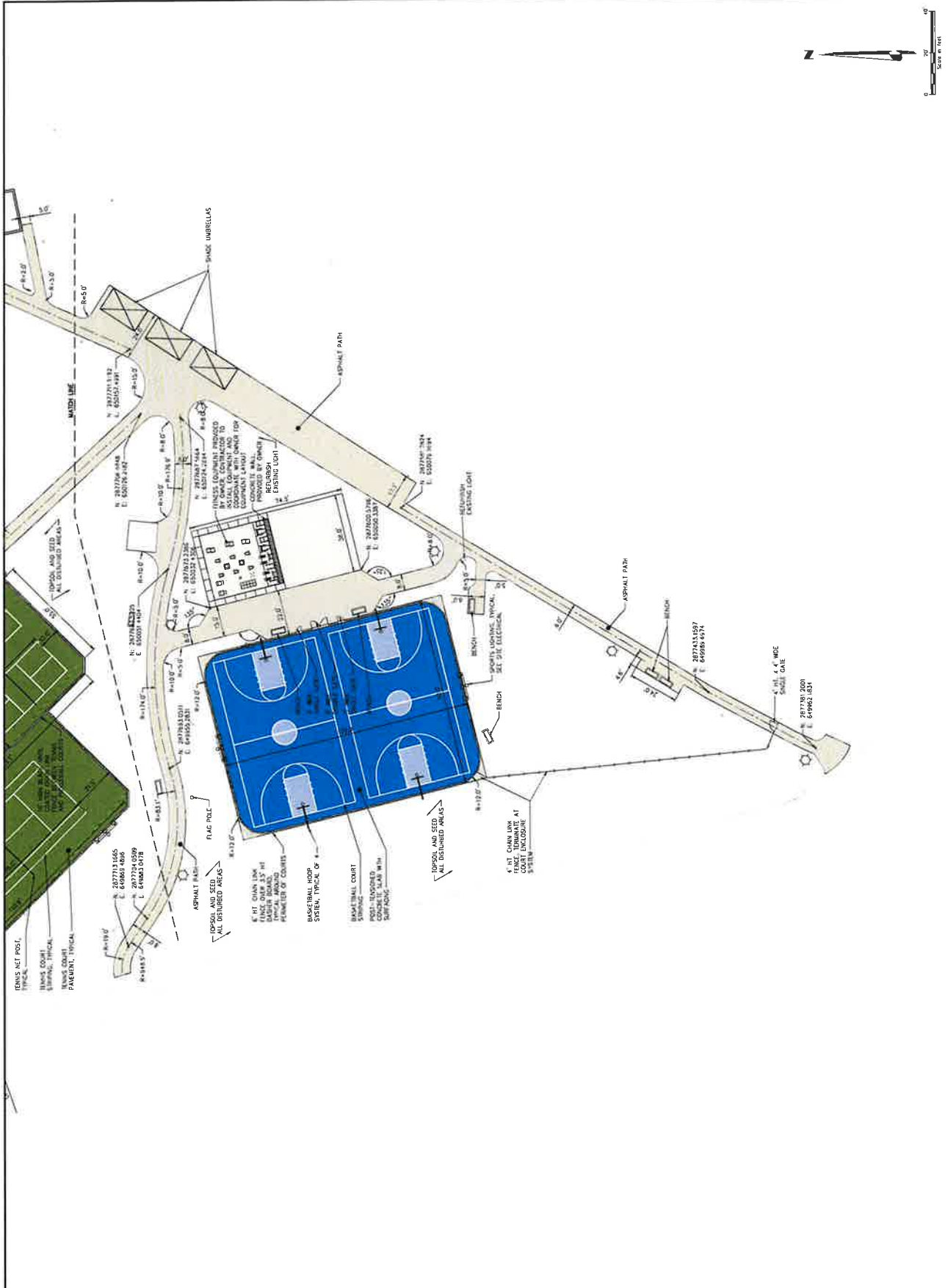
NOT FOR
 CONSTRUCTION

TOWN PARK
 IMPROVEMENTS

LAYOUT PLAN

Property No.	Year Bld	Conc'd
287730100	1988	Y
287730101	1988	Y
287730102	1988	Y
287730103	1988	Y
287730104	1988	Y
287730105	1988	Y
287730106	1988	Y
287730107	1988	Y
287730108	1988	Y
287730109	1988	Y
287730110	1988	Y
287730111	1988	Y
287730112	1988	Y
287730113	1988	Y
287730114	1988	Y
287730115	1988	Y
287730116	1988	Y
287730117	1988	Y
287730118	1988	Y
287730119	1988	Y
287730120	1988	Y

C-102





TOWN OF MILFORD
 SPRUCE STREET
 MILFORD, MA 01757

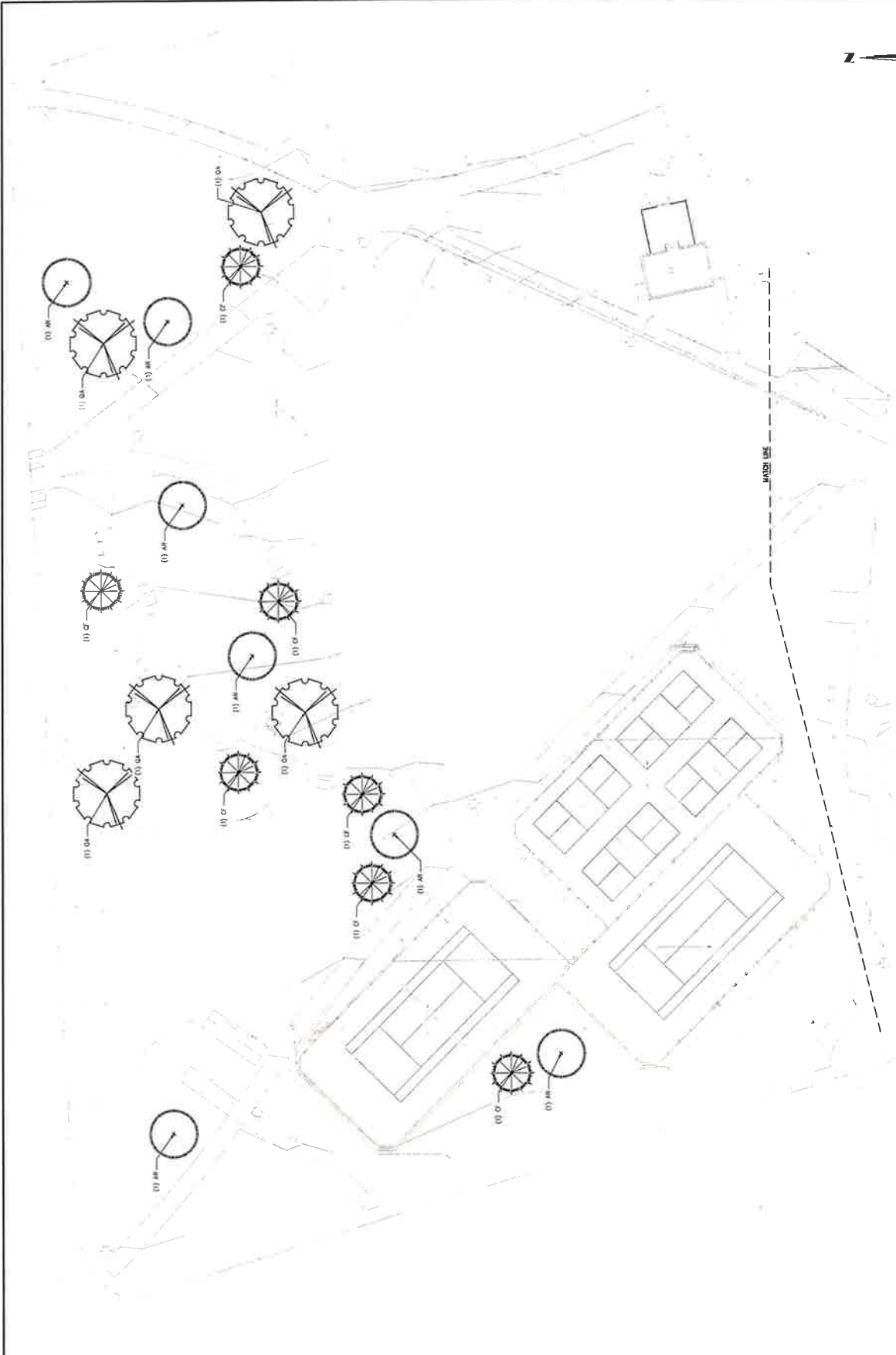
NOT FOR
 CONSTRUCTION

TOWN PARK
 IMPROVEMENTS

LANDSCAPE PLAN

Prepared By:	Drawn By:	Checked By:
MASS	MASS	MASS
DATE:	DATE:	DATE:
01/11/11	01/11/11	01/11/11

Drawing No.
C-501



PLANT KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
1	RED MAPLE	RED MAPLE	2" CAL	B & B	AS SHOWN	SINGLE STEM
2	FLORIDA DOGWOOD	FLORIDA DOGWOOD	2" CAL	B & B	AS SHOWN	SINGLE STEM
3	FLORIDA DOGWOOD	FLORIDA DOGWOOD	2" CAL	B & B	AS SHOWN	SINGLE STEM
4	FLORIDA DOGWOOD	FLORIDA DOGWOOD	2" CAL	B & B	AS SHOWN	SINGLE STEM
5	FLORIDA DOGWOOD	FLORIDA DOGWOOD	2" CAL	B & B	AS SHOWN	SINGLE STEM

NOT FOR CONSTRUCTION

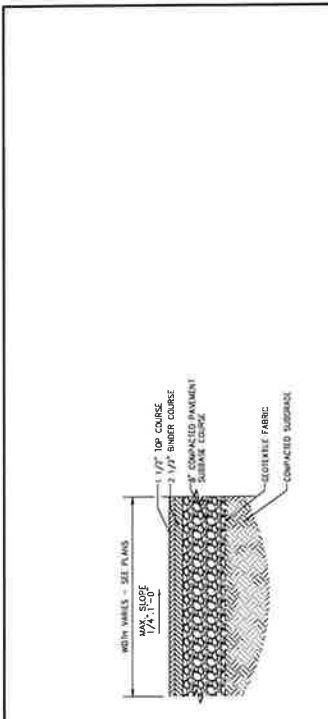
TOWN PARK IMPROVEMENTS

Sheet No.	Project No.	Date
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03		
04		
05		
06		
07		
08		
09		
10		

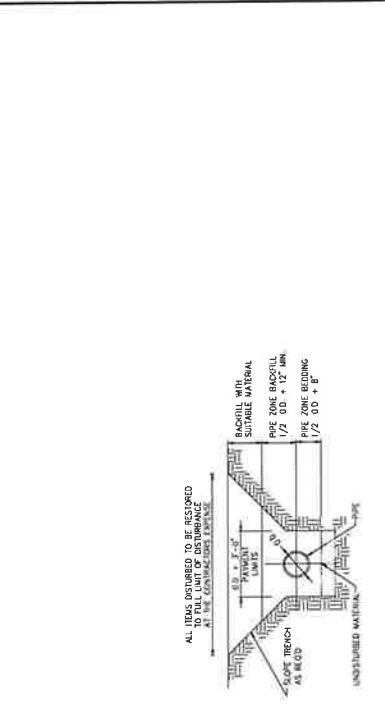
SITE DETAILS

Sheet No.	Project No.	Date
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02		
03		
04		
05		
06		
07		
08		
09		
10		

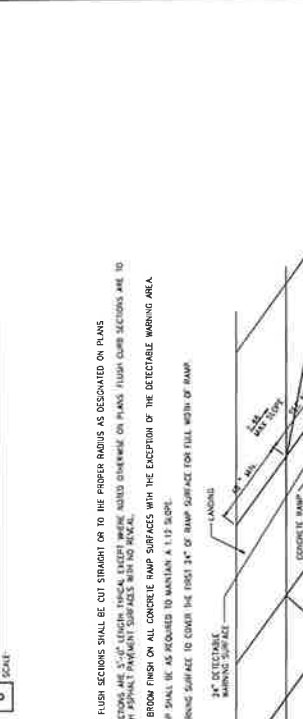
C-600



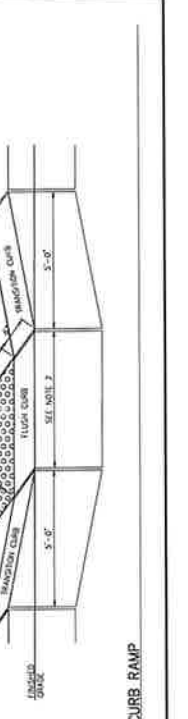
1 CONCRETE PAVEMENT
SCALE



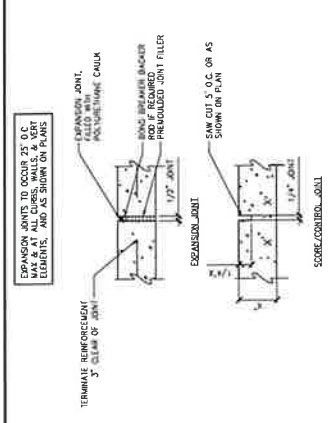
2 CONCRETE PAVEMENT JOINTS
SCALE



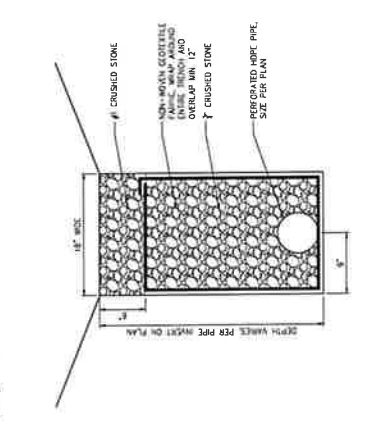
3 HEAVY DUTY ASPHALT PAVEMENT
SCALE



4 AREA DRAIN
SCALE



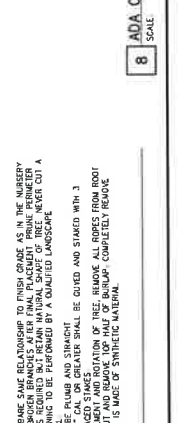
5 FRENCH DRAIN DETAIL
SCALE



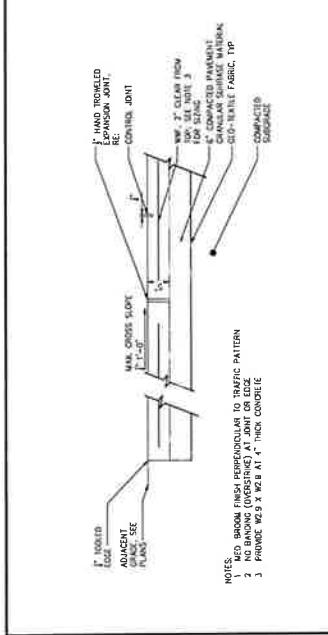
6 TYPICAL STORM TRENCH DETAIL
SCALE



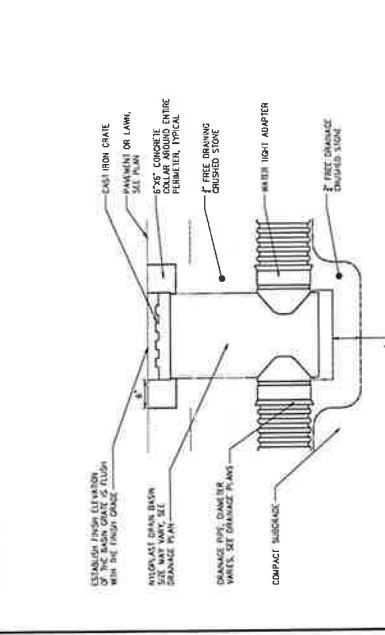
7 DECIDUOUS TREE PLANTING & STAKING
SCALE



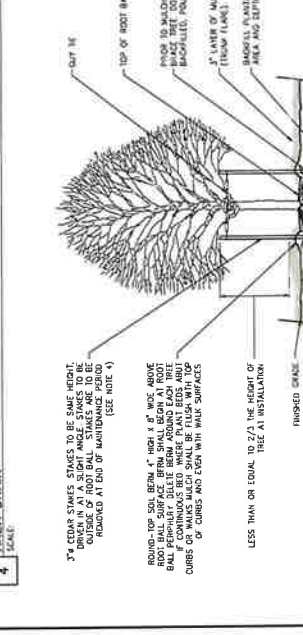
8 ADA CURB RAMP
SCALE



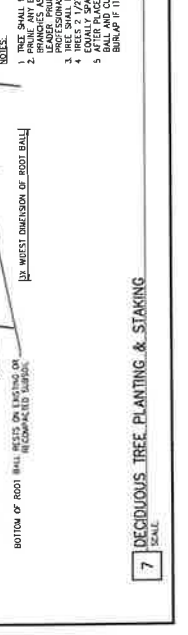
2 CONCRETE PAVEMENT JOINTS
SCALE



6 TYPICAL STORM TRENCH DETAIL
SCALE



4 AREA DRAIN
SCALE



8 ADA CURB RAMP
SCALE

NOTES:
 1. TRANSITION AND FLUSH SECTIONS SHALL BE CUT STRAIGHT OR TO THE PROPER RADIUS AS DESIGNATED ON PLANS.
 2. ALL ITEMS DISCLOSED TO BE RESTORED TO FULL LIMIT OF DISTURBANCE AT THE CONTRACTOR'S EXPENSE.
 3. DETECTABLE WARNING SURFACE TO COVER THE FIRST 1/4\"/>

NOTES:
 1. TRANSITION AND FLUSH SECTIONS SHALL BE CUT STRAIGHT OR TO THE PROPER RADIUS AS DESIGNATED ON PLANS.
 2. ALL ITEMS DISCLOSED TO BE RESTORED TO FULL LIMIT OF DISTURBANCE AT THE CONTRACTOR'S EXPENSE.
 3. DETECTABLE WARNING SURFACE TO COVER THE FIRST 1/4\"/>

NOTES:
 1. TREE SHALL MAINTAIN SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
 2. BRANCHES AS REQUIRED BUT RETAIN NATURAL SHAPE OF TREE. NEVER CUT A PROFESSIONAL.
 3. TREE SHALL BE PLUMB AND STRAIGHT.
 4. EQUALLY SPACED STAKES.
 5. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK. ALL CORERS FROM ROOT BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 6. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 7. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 8. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
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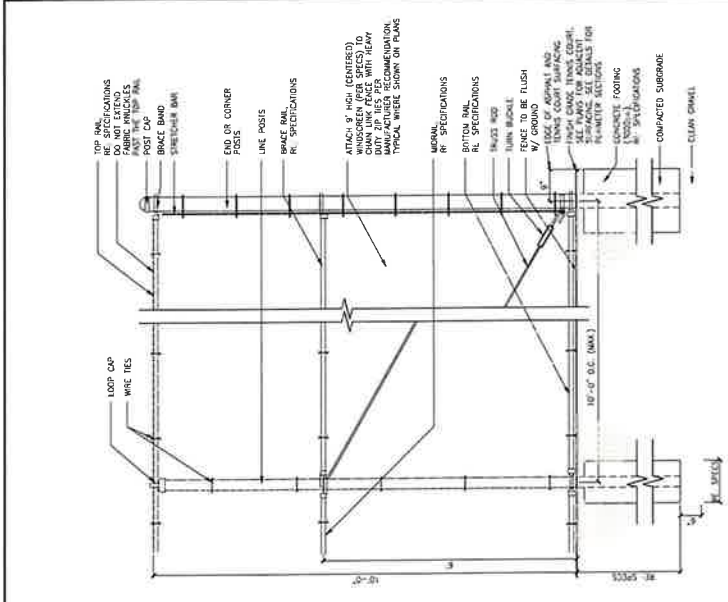
NOTES:
 1. TREE SHALL MAINTAIN SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
 2. BRANCHES AS REQUIRED BUT RETAIN NATURAL SHAPE OF TREE. NEVER CUT A PROFESSIONAL.
 3. TREE SHALL BE PLUMB AND STRAIGHT.
 4. EQUALLY SPACED STAKES.
 5. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK. ALL CORERS FROM ROOT BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 6. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 7. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 8. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 9. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.
 10. BALL AND CURB TO BE REMOVED UPON COMPLETION OF THE WORK.

NOT FOR
 CONSTRUCTION

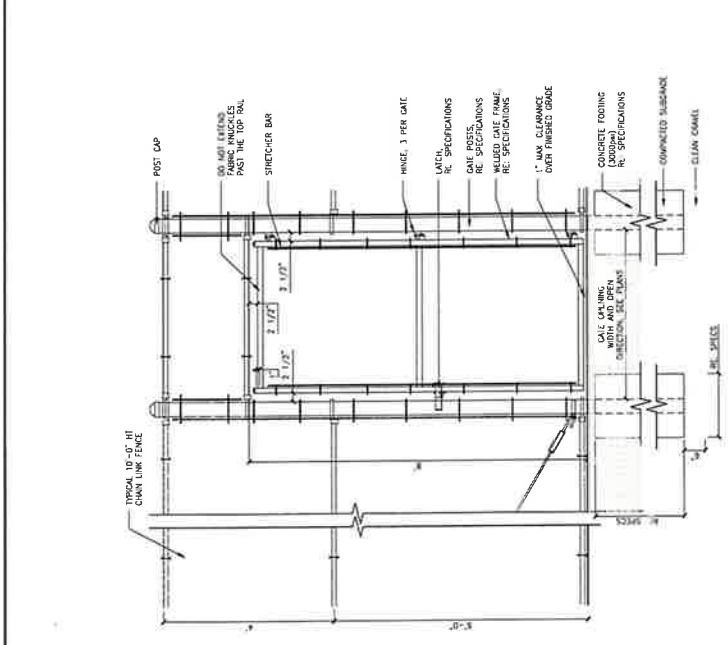
TOWN PARK
 IMPROVEMENTS

SITE DETAILS

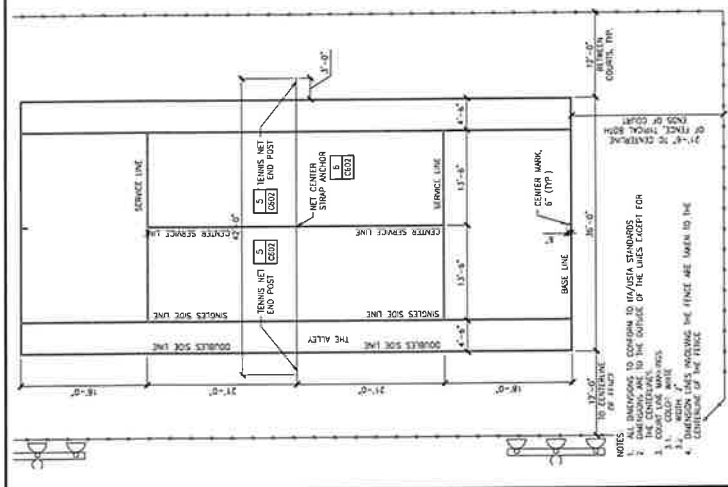
C-602



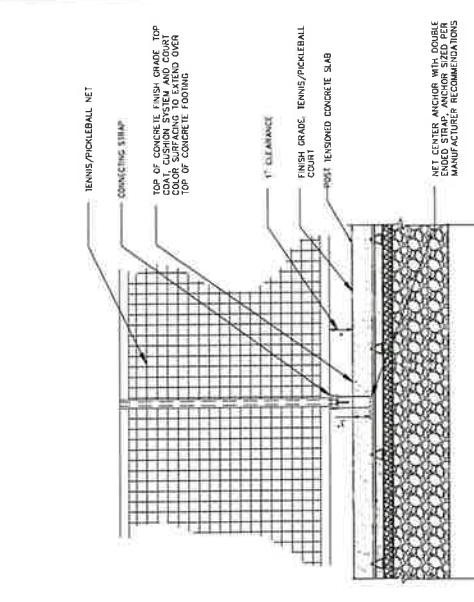
3 10' HT. CHAIN-LINK FENCE
 SCALE: 1/8\"/>



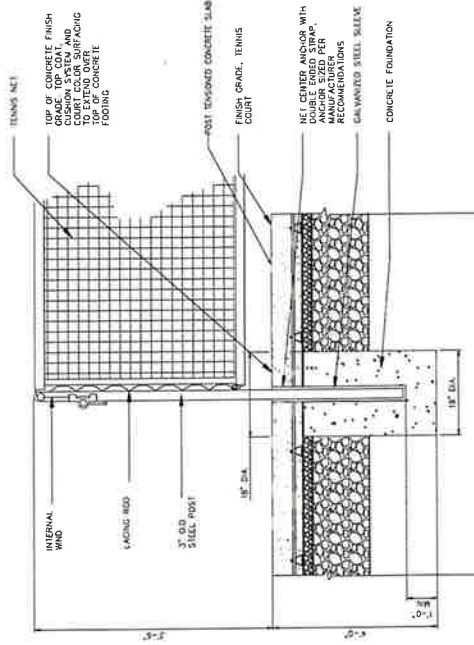
2 8' HT. CHAIN-LINK SINGLE SWING GATE
 SCALE: 1/8\"/>



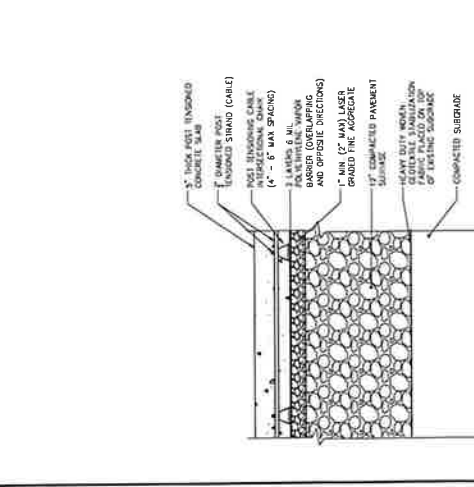
1 FULL TENNIS COURT STRIPING DETAIL
 SCALE: 1/8\"/>



6 TENNIS/PICKLEBALL COURT NET CENTER POST DETAIL
 SCALE: 1/8\"/>



5 TENNIS COURT NET END POST DETAIL
 SCALE: 1/8\"/>



4 POST-EXTENDED CONCRETE COURT STRIPING DETAIL
 SCALE: 1/8\"/>

Sheet No.	Issue No.	Date	By	Check
001	01	08/11/2021	MM	MM
002	01	08/11/2021	MM	MM
003	01	08/11/2021	MM	MM
004	01	08/11/2021	MM	MM
005	01	08/11/2021	MM	MM
006	01	08/11/2021	MM	MM
007	01	08/11/2021	MM	MM
008	01	08/11/2021	MM	MM
009	01	08/11/2021	MM	MM
010	01	08/11/2021	MM	MM

Scale: 1/8\"/>

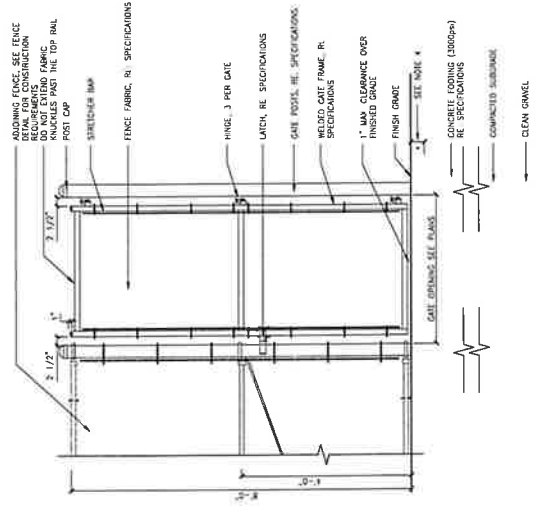
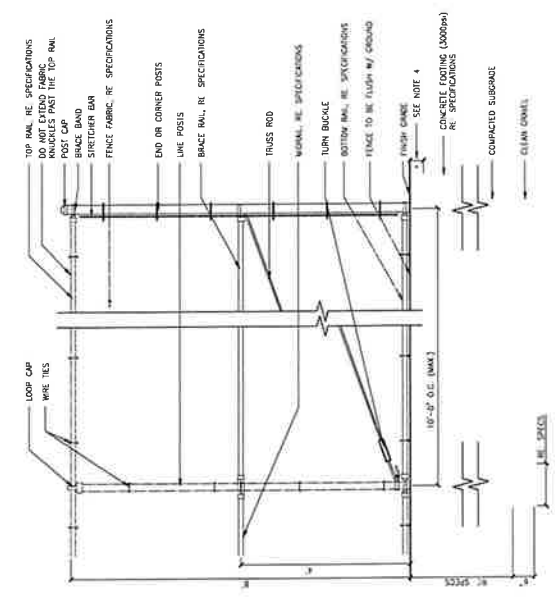
NOT FOR
 CONSTRUCTION

TOWN PARK
 IMPROVEMENTS

SITE DETAILS

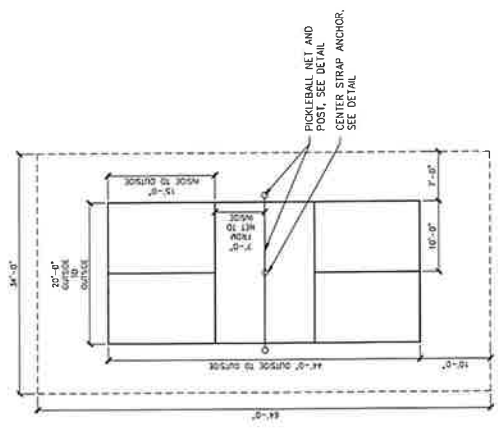
Project No.	2024-01
Sheet No.	C-603
Scale	AS SHOWN
Date	08/20/24
Drawn By	J. B. [Name]
Checked By	[Name]
Approved By	[Name]

C-603



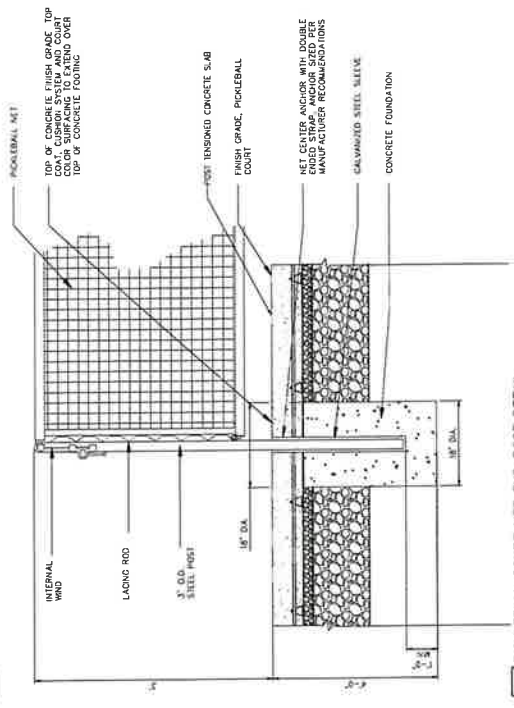
- NOTES:
1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 2. ALL POST FOOTINGS SHALL BE PER SPECIFICATIONS.
 3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 4. ROAD CORNER TOP OF FOOTING BELOW GROUND (TOP).

2 8\"/>

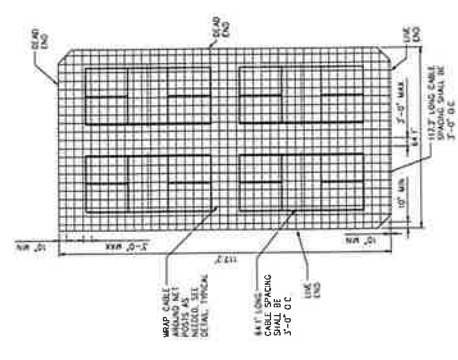


- NOTES:
1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 2. COURT TO BE CONFORM TO THE DIMENSIONS OF THE CENTERLINES.
 3. COURT LINE MARKINGS SHALL BE PER SPECIFICATIONS.
 4. DIMENSIONS LINES INVOLVING THE FENCE ARE TAKEN TO THE CENTERLINE OF THE FENCE.

1 TYPICAL PICKLEBALL COURT LAYOUT
 SCALE: NTS



4 PICKLEBALL COURT NET END POST DETAIL
 SCALE: NTS



3 CABLE DESIGN
 SCALE: NTS



TOWN OF MILFORD

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

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

May 7, 2024

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

(
(**Amended Site Plan**
(**Milford Parks Department**
(**Pearl Street - Rec. Area**
(**Map 41 Blk 0 Lots 10, 11A**
(**CC Zone**
(

Dear Mr. Chairman:

The Milford Parks Department requests amended site plan approval for the proposed improvements at the Pearl Street Recreation Area.

Specifically, the proposed improvements for the recreation area, located across Pearl Street from the Youth Center, include the replacement of the westerly basketball court with a parking lot. The improvements also include the refurbishment of the existing easterly basketball court.

I recommend approval of the amended site plan, subject to relevant agency comments.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

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

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

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

April 25, 2024

RE: Amended Site Plan Review, Pearl Street Park

Applicant & Owner
Town of Milford
52 Main Street
Milford, MA 01757

Dear Mr. Dunkin,

The Amended Site Plan for Pearl Street Park was reviewed and I have the following recommendation:

1. I suggest the installation of additional bollards along the separation between the asphalt parking spaces and porous pavers. Additional bollards will reduce the possibility of vehicles being driven into the picnic/sitting area.

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson



Milford Water Department

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

April 29th, 2024

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

Re: Amended Site Plan Review – Pearl Street Rec. Area Milford, MA., plans dated April 22nd, 2024

Milford Water Department (MWD) after reviewing the plans for **Pearl Street Rec. Area, Milford, MA.**, submitted by **Town of Milford - Applicant**, and seeing no conflict or issues posed to the existing water utility infrastructure, approves as submitted.

Respectfully submitted,

Jeffrey Papuga

Jeffrey Papuga
Operations Manager
Milford Water Department

Milford Town Park

Spruce Street & Pearl Street

Daniel Syrialala <dsyrialala@milfordma.gov>

Wed 4/24/2024 3:24 PM

To:Larry Dunkin <ldunkin@townofmilford.com>

Larry,

The BOH has no issues with the amended site plans for Milford Town Park at Spruce Street and at Pearl Street.

Dan Syrialala RS/REHS

Director of Public Health

Board of Health

Town of Milford

52 Main Street (Room 6)

Milford, MA 01757

508.634.2315 (office)

508.473.1380 (fax)



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: Pearl Street Park - Pearl Street
 (address)
 Assessor Map: 41 Block: 0 Lot: 10 and 11A
 Deed Reference: Book 6496 Page 1
 Lot Area: .5 Acres Zoning District(s): CB

Applicant: Town of Milford, Massachusetts **Owner:** Town of Milford, Massachusetts
 (name) (name)
52 Main Street 52 Main Street
 (address) (address)
774-573-1592 774-573-1592
 (phone number) (phone number)
jasam@townofmilford.com jasam@townofmilford.com
 (e-mail address) (e-mail address)

Existing use of premises: Park
Proposed use of premises: Park

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>0</u> / <u>0</u>	Open space:	<u>.5 Acres</u> / <u>0</u>
Building area:	<u>0</u> / <u>0</u>	Parking spaces:	<u>0</u> / <u>0</u>
Building height:	<u>N/A</u> / <u>N/A</u>	Employees:	<u>0</u> / <u>0</u>
Lot coverage:	<u>N/A</u> / <u>N/A</u>	Traffic generation:	<u>0</u> / <u>0</u>

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

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

J. Sam 4/19/2024
Applicant's Signature Date

Owner's Signature (if different) Date

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

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



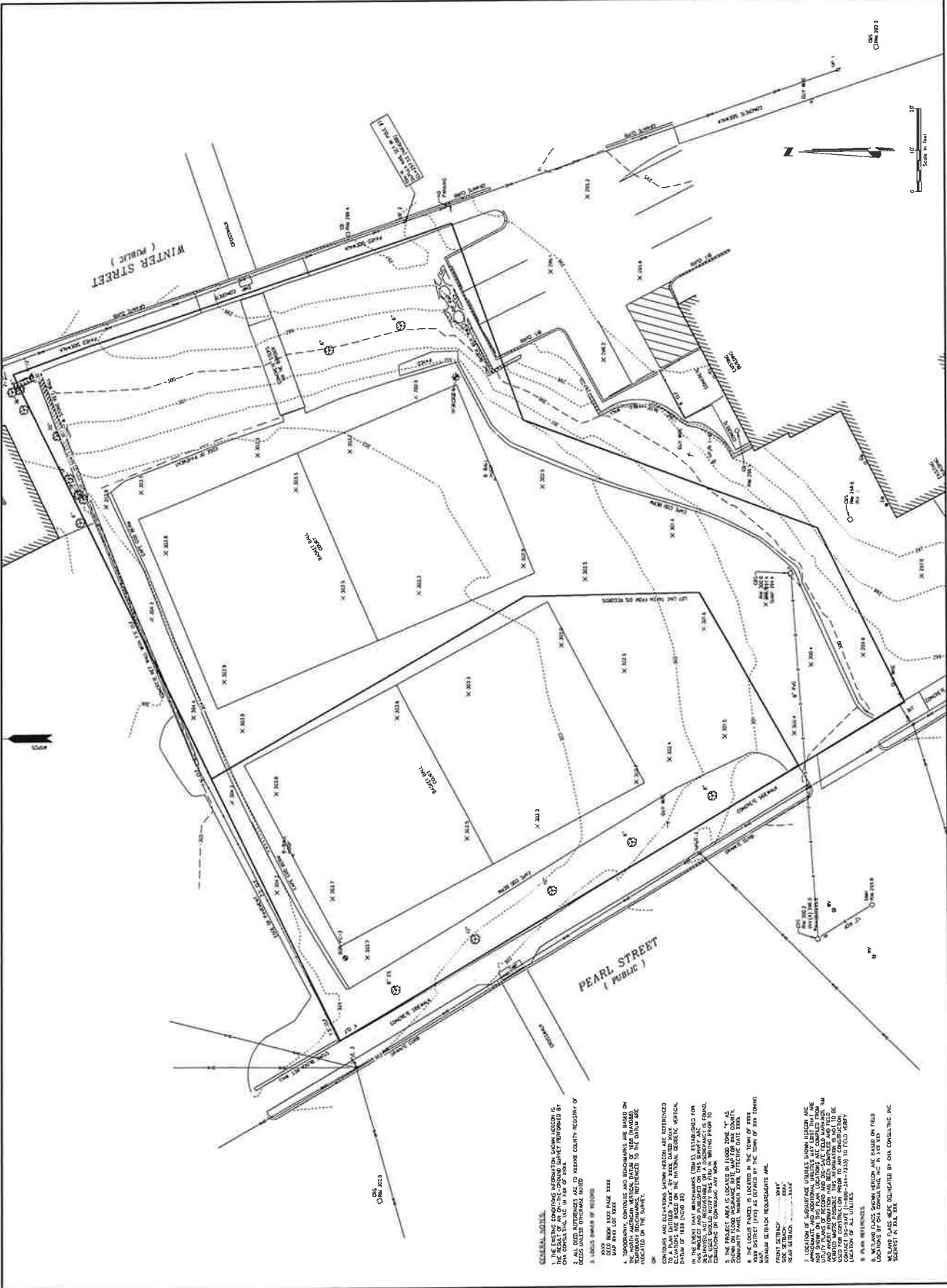
TOWN OF MILFORD
30 FRONT STREET
UPPER LEVEL
MILFORD, MA 01757

NOT FOR
CONSTRUCTION

PEARL STREET PARK
IMPROVEMENTS

EXISTING
CONDITIONS

C-000



- GENERAL NOTES:**
1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN "AS SHOWN" SURVEY PERFORMED BY W&A ENGINEERING, INC. ON 05/11/2011.
 2. ALL LOT DIMENSIONS ARE TO TOWN COUNTY RECORDS OF DEEDS UNLESS OTHERWISE NOTED.
 3. LOT AREA INFORMATION IS REFERENCED TO THE TOWN OF MILFORD RECORDS.
 4. CONTIGUOUS AND ADJACENT LOTS ARE REFERENCED BY LOT NUMBER AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 5. THE PROJECT AREA IS LOCATED IN ZONE 2006 "C" AS SHOWN ON THE ZONING MAP OF THE TOWN OF MILFORD.
 6. THE LOT AREA INFORMATION IS BASED ON THE TOWN OF MILFORD RECORDS.
 7. LOCATION OF SUBURBAN UTILITIES SHOWN HEREON ARE NOT SHOWN ON THE PLAN. LOCATIONS ARE COMPILED FROM THE TOWN OF MILFORD RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES SHALL BE DETERMINED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
 8. ALL UTILITIES SHALL BE DELETED FROM THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
 9. ALL UTILITIES SHALL BE DELETED FROM THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
 10. ALL UTILITIES SHALL BE DELETED FROM THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED.

W&A ENGINEERING, INC.
111 WEST COMMERCIAL STREET, SUITE 201
MILFORD, MA 01757
TEL: 508-251-1111
FAX: 508-251-1112
WWW.WAENG.COM



TOWN OF MILFORD
 30 FRONT STREET
 UPPER LEVEL
 MILFORD, MA 01757

NOT FOR
 CONSTRUCTION

THIS PLAN IS THE PROPERTY OF CIVIL ENGINEERS & ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL ENGINEERS & ARCHITECTS, INC.

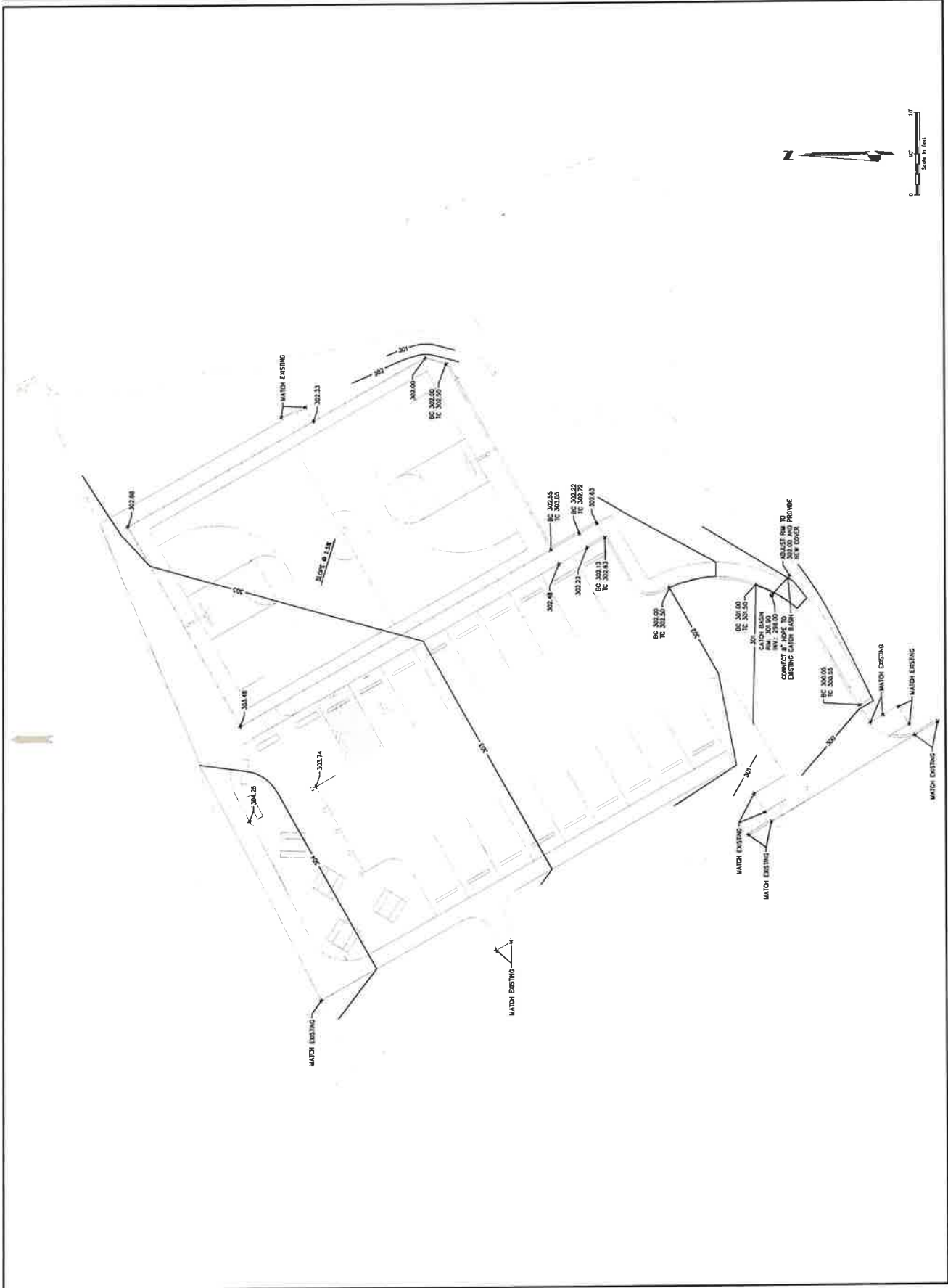
PEARL STREET PARK
 IMPROVEMENTS

NO.	DATE	DESCRIPTION	BY	CHK

GRADING AND
 DRAINAGE PLAN

NO.	DATE	DESCRIPTION	BY	CHK

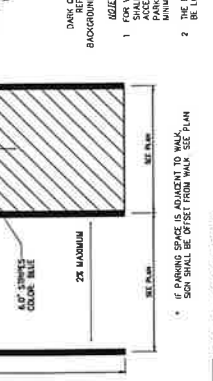
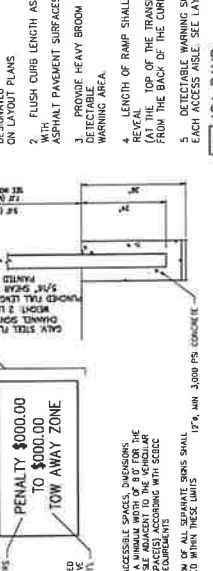
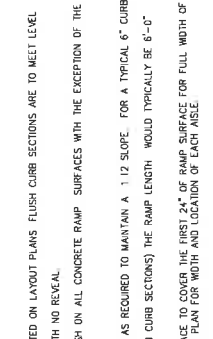
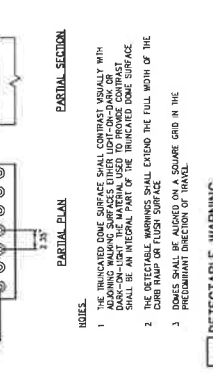
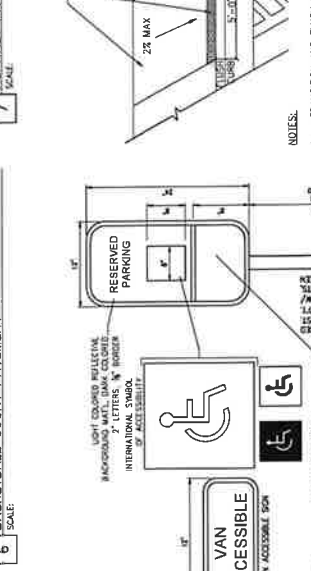
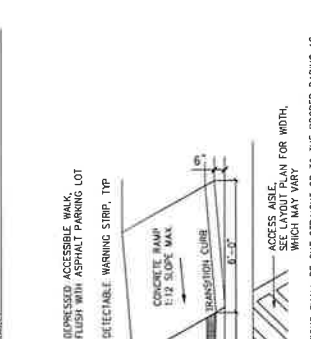
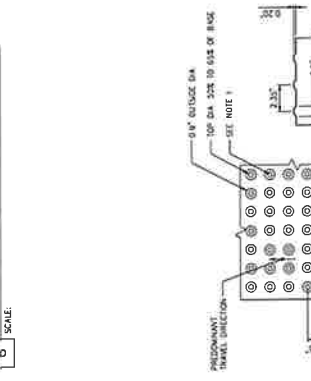
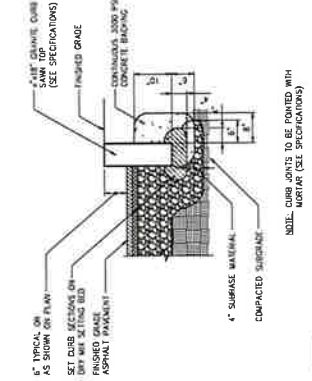
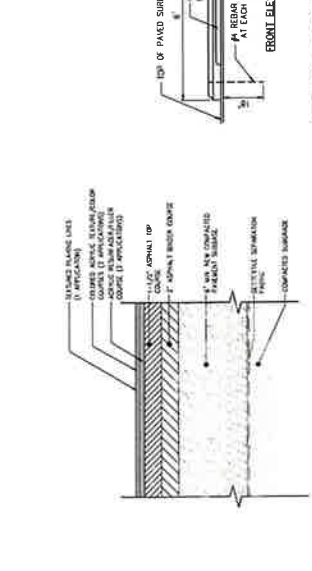
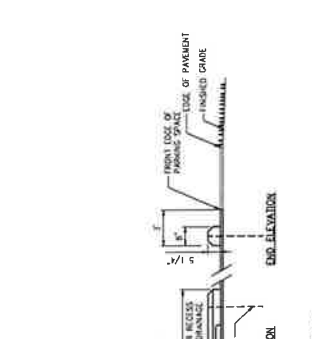
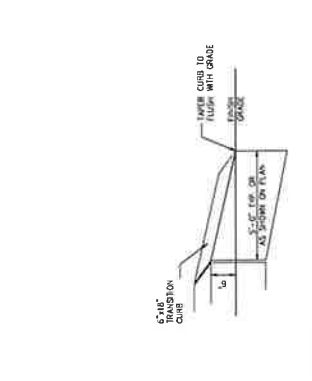
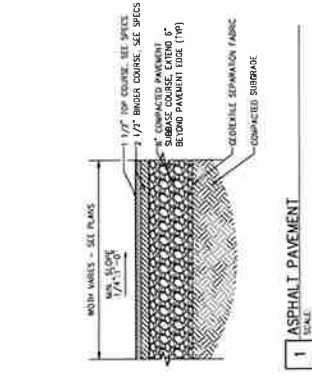
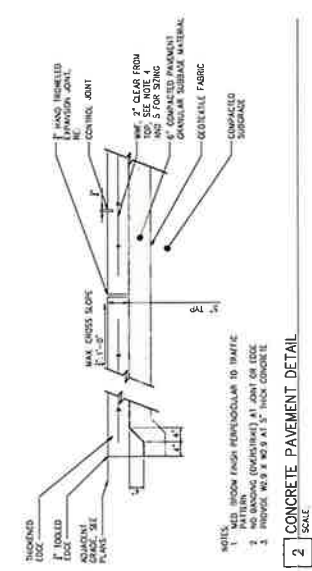
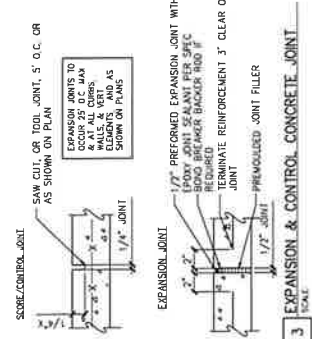
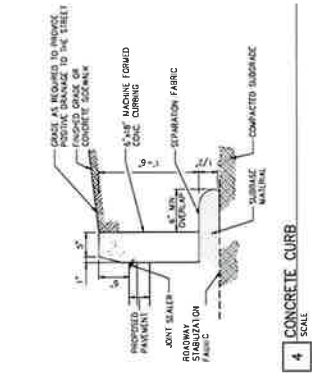
C-200



NOT FOR
CONSTRUCTION

PEARL STREET PARK
IMPROVEMENTS

SITE DETAILS



NOTES:
1. THE REINFORCED CONCRETE SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT PAVED SURFACES. THE REINFORCED CONCRETE SHALL BE AN INTEGRAL PART OF THE REINFORCED CONCRETE SURFACE.
2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB TRAP OR FLUSH SURFACE.
3. INDICES SHALL BE ALIGNED ON A SQUARE GRID IN THE PROGRAMMATIC SECTION OF THE PLAN.

NOTES:
1. TRANSITION AND FLUSH SECTIONS SHALL BE CUT STRAIGHT OR TO THE PROPER RADIUS AS DECORATED ON LAYOUT PLANS.
2. FLUSH CURB LENGTH AS NOTED ON LAYOUT PLANS FLUSH CURB SECTIONS ARE TO MEET LEVEL ASPHALT PAVEMENT SURFACES WITH NO REVEAL.
3. PROVIDE HEAVY BROOM FINISH ON ALL CONCRETE RAMP SURFACES WITH THE EXCEPTION OF THE WARNING AREA.
4. LENGTH OF RAMP SHALL BE AS REQUIRED TO MAINTAIN A 1:12 SLOPE. FOR A TYPICAL 6" CURB (AT THE TOP OF THE TRANSITION CURB SECTIONS) THE RAMP LENGTH WOULD TYPICALLY BE 6'-0" FROM THE BACK OF THE CURB.
5. DETECTABLE WARNING SURFACE TO COVER THE FIRST 24" OF RAMP SURFACE FOR FULL WIDTH OF EACH ACCESSIBLE. SEE LAYOUT PLAN FOR WIDTH AND LOCATION OF EACH AISLE.

NOTES:
1. TRANSITION AND FLUSH SECTIONS SHALL BE CUT STRAIGHT OR TO THE PROPER RADIUS AS DECORATED ON LAYOUT PLANS.
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5. DETECTABLE WARNING SURFACE TO COVER THE FIRST 24" OF RAMP SURFACE FOR FULL WIDTH OF EACH ACCESSIBLE. SEE LAYOUT PLAN FOR WIDTH AND LOCATION OF EACH AISLE.

NOTES:
1. FOR VAN ACCESSIBLE SPACES, SIGNAGE SHALL BE 2" LETTERS, 1/2" BORDER INTERNALLY, 1/2" BORDER EXTERNALLY.
2. THE BOTTOM OF ALL SEPARATE SIGNS SHALL BE LOCATED WITHIN THESE LIMITS.



TOWN OF MILFORD

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

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, MCRP
Town Planner

May 7, 2024

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

(
(**ZBA Special Permit Referral**
(**Peter Giannikopoulos**
(**50 Congress Street**
(**Map 41 Blk 0 Lot 278**
(**RA Zone**
(

Dear Mr. Chairman:

The applicant requests a special permit to allow for a change from one non-conforming use to another on the subject property. The existing house is a non-conforming three-family dwelling with a professional office on the first floor.

Specifically, the proposal is to convert the first-floor office to a two-bedroom apartment. The existing first-floor apartment is a one-bedroom unit with a living room, kitchen and bath. The existing second-floor arrangement contains one one-bedroom unit with a living room, kitchen and bath, and one two-bedroom unit with a living room, kitchen and bath. The three existing apartments will remain unchanged.

The off-street parking area off West Spruce Street can accommodate 8 parking spaces, thus complying with the ratio of 2 spaces per apartment. The faded parking lot striping needs to be refreshed.

Therefore, I recommend a favorable report be forwarded to the ZBA subject to the parking lot striping being refreshed.

Respectfully,

Larry L. Dunkin, MCRP
Town Planner

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

RECEIVED
MILFORD TOWN CLERK
2024 APR 23 PM 2:17

To the Zoning Board of Appeals
Milford, MA 01757

Date: March 18, 2024

Location of Premises: 50 Congress Street, Milford, MA

Note: All petitions of special permits must be accompanied a current plan of the property of 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 accompany 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 of the names and addresses for 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: Peter Giannikopoulos, 690 SW 1st Ct, PH 106, Miami Fl, 33130

Owner: Peter Giannikopoulos, 690 SW 1st Ct, PH 106, Miami Fl, 33130

Tenant (if any): NA

1. *Location of Premises* 50 Congress Street, Milford, Massachusetts

<i>Assessor's:</i>	41	0	278
	<i>(Map)</i>	<i>(Block)</i>	<i>(Lot)</i>

2. *Which zoning district is the premises within?* General Residential (RA)
3. *State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner* Book 62288, Page 65
4. *State present use of premises* Mixed Use - three residential apartment units (one bedroom) and one office space unit
5. *State proposed use of premises* 4 residential apartment units
6. *Give extent of proposed alterations* The Applicant proposes to change the office space unit on the first floor to a fourth (two bedroom) residential apartment unit.
7. *Number of families for which building is to be arranged* 3 with an office space unit
8. *Have you submitted plans for above to the Building Inspector?* No
9. *Has a permit been refused?* No
10. *Pursuant to what provision(s) of the zoning by-law do you seek a special permit and for what purpose(s)* The Applicant seeks a special permit pursuant to Section 3.1.3 of the zoning by-law for the alteration of a non-conforming use.
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* The zoning by-law permits the alteration of non-conforming uses on a special permit basis, there is adequate off-street parking for the proposed use, and the Applicant's proposal is consistent with the purpose and intent of the zoning by-law as stated in Section 1.2.
 - (b) *the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety* Off street parking on the site meets the parking requirements in the zoning by-law. The volume of traffic onto and from the premises will decrease as a result of the proposed change in use. A residential use would be less likely to interfere with pedestrian and vehicular traffic from nearby schools than an office/business use.
 - (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 use of the property, as changed, is consistent with the use of other structures in the general vicinity and will have no adverse effect on the neighborhood nor create a nuisance or hazard affecting the health, safety or general welfare of the public.

12. If applicant is not the owner, provide proof of authorization by the 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: 690 SW 1st Ct, PH 106
Miami FL, 33130
Telephone:
Cell phone:
e-mail: giannikopoulosp@gmail.com

Address:

Attorney (if any) David L. Bertonazzi, Esquire
David L. Bertonazzi, P.C.
Address: 189 Main Street, 3rd Floor
Milford, MA 01757
Telephone: (508) 473-4811
e-mail: dlb@hsmlawpc.com

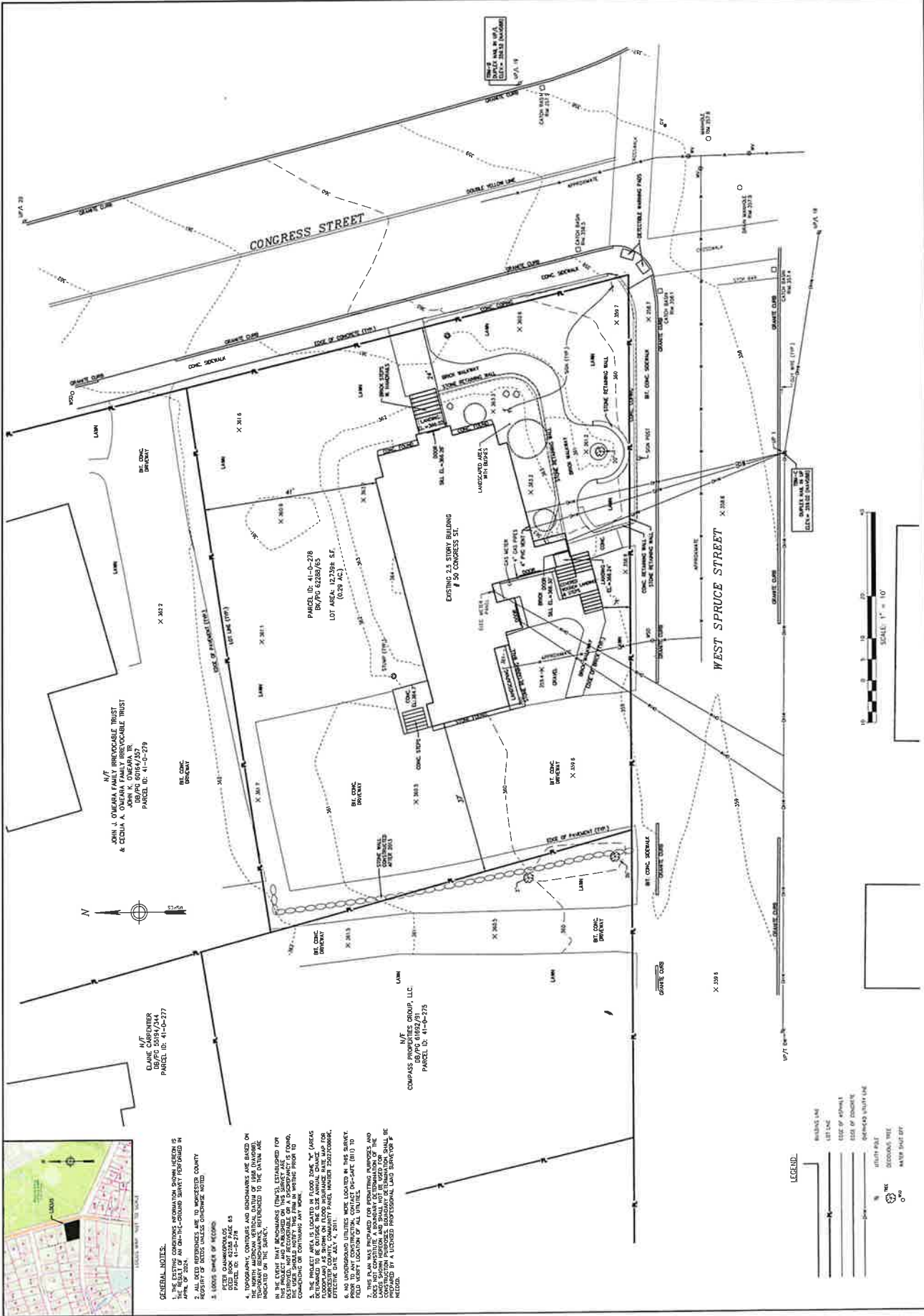
BE SURE THAT ALL QUESTIONS HAVE BEEN ANSWERED FULLY. IF MORE SPACE IS NECESSARY TO ANSWER ANY QUESTION(S), FEEL FREE TO USE AND ATTACH ADDITIONAL SHEETS.

(
(
(Determination of Completeness:
(
(I have reviewed this petition form and attachments
(thereto and have determined that in combination,
(these materials constitute a complete application.
(
(Attest:  Date: 4-23-24
(Larry L. Dunkin, MCRP
(Milford Town Planner
(
(



**EXISTING
 CONDITIONS
 PLAN
 OF**
 50 CONGRESS STREET
 MILFORD, MA 01857

Sheet Number	Date
1	10/20/20

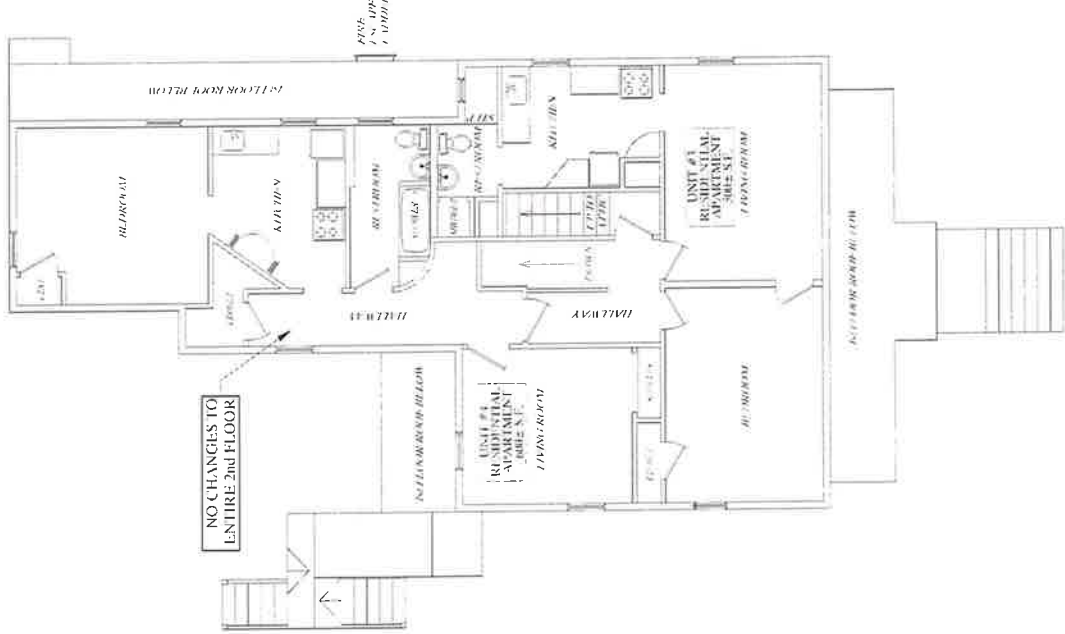


GENERAL NOTES:

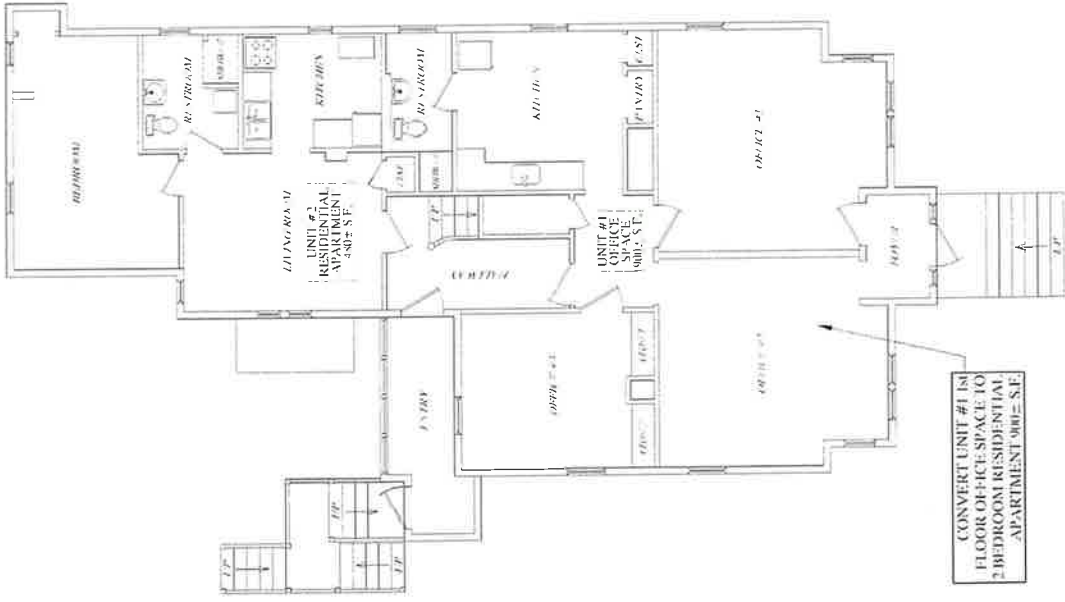
1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING BOARD'S REGULATIONS.
2. ALL GRID REFERENCES ARE TO WORCESTER COUNTY PROPERTY OF DATUM UNLESS OTHERWISE NOTED.
3. LOCUS CHECKS OF RECORDS:
 - BLD: 0000 0203 PAGE 65
 - PLAT: 0000 0203 PAGE 65
 - PLAT: 0000 0203 PAGE 65
4. THE NORTH ARROWSON VECTOR DATUM OF USE IS QUASAR IN THE EVENT THAT BENCHMARKS (BM-43), ESTABLISHED FOR THIS PROJECT ARE FOUND TO BE UNRELIABLE OR IN SUFFICIENT QUANTITY TO SUPPORT THE SURVEY. IN SUCH A CASE, THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING A NEW BENCHMARK FROM THE MASSACHUSETTS SURVEYING BOARD.
5. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS DEEMED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING ZONE). THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AREA AND HAS DETERMINED THAT THERE IS NO EVIDENCE OF FLOODING. HOWEVER, THE SURVEYOR CANNOT GUARANTEE THAT FLOODING WILL NOT OCCUR IN THE FUTURE. THE SURVEYOR IS NOT PROVIDING ANY INSURANCE OR WARRANTY AGAINST FLOODING.
6. NO UNDESIRABLE UTILITIES WERE LOCATED IN THIS SURVEY. PRIOR TO ANY CONSTRUCTION, CONTACT 800-SAFE (811) TO IDENTIFY ANY UTILITIES THAT MAY BE PRESENT.
7. THIS PLAN WAS PREPARED FOR EXISTING CONDITIONS AND DOES NOT CONSTITUTE A WARRANTY OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR IS NOT PROVIDING ANY INSURANCE OR WARRANTY AGAINST FLOODING.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AREA AND HAS DETERMINED THAT THERE IS NO EVIDENCE OF FLOODING. HOWEVER, THE SURVEYOR CANNOT GUARANTEE THAT FLOODING WILL NOT OCCUR IN THE FUTURE. THE SURVEYOR IS NOT PROVIDING ANY INSURANCE OR WARRANTY AGAINST FLOODING.

LEGEND:

	BUILDING LINE
	UTILITY LINE
	SIDE OF FRONTAL
	SIDE OF REAR
	SIDE OF SIDE
	UTILITY POLE
	SECOND TREE
	WATER MAIN OFFSET



EXISTING 2nd FLOOR LAYOUT
 SCALE: 1/8"=1'-0"



EXISTING 1st FLOOR LAYOUT
 SCALE: 1/8"=1'-0"

