

Town of Milford Meeting Notice

MILFORD TOWN CLERK
2021 MAY 13 AM 10:47

Board or Commission: Conservation Commission

Date and Time of Meeting: Wednesday May 19, 2021 at 7.00 P. M

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.

PUBLIC HEARINGS

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

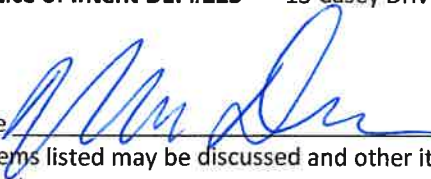
7.00pm Review and Approve minutes

General Business

Public Hearings

- 1. Determination of Applicability** Louisa Lake and Dilla St Milford Parks Department Disc Golf
- 2. Determination of Applicability** 41 Pine Island Road Patricia Martin
- 3. Notice of Intent DEP#223** 31 Debbie Lane Ambassador Pools
- 4. Notice of Intent DEP#223** 13 Casey Drive Peter Quern

Signature



Dated

5-13-2021

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.

Minutes

April 21, 2021
MINUTES

Chairman Giampietro called the meeting of the Milford Conservation Commission to order via remote participation at 7:00 P.M. Members in attendance via remote participation were Joseph Zacchilli, Domingo Roda, Paul Braza. and Noel Bontempo. Also present was Town Engineer Michael Dean. Missing were Derek Atherton and Ed Ross.

7:02 P.M. - Motion by Braza/ Zacchili to approve minutes. Un.5

7:03 P.M.- Request for Orders of Condition Extension DEP#223-1145Route 16& 140 Mass DEP

Present at hearing was Susan McArthur from VSB Group.

Ms. McArthur stated looking for a year extension to finish work proposed work.

Town Engineer recommended extension.

Motion by Zacchilli/Roda to issue a 2-year extension. Un.5

7:05 P.M- Request for Certificate of Compliance- DEP#223-1103 21 Beaver St. 85 Realty Corp.

Present at hearing was John Nenart from 85 Realty Corp.

Mr. Nenart looking for certificate of compliance for site work from 2016.

Town Engineer recommends a certificate of compliance.

Motion by Zacchilli/ Bontempo to issue certificate of compliance. Un. 5

7:08 P.M- Member Atherton logged on to the meeting via zoom.

7:08 P.M.- Request for Certificate of Compliance -DEP# 223-1132(Lot25A) 21 Beaver St. 85 Realty Corp

Present at hearing was John Nenart from 85 Realty Corp.

Mr. Nenart stated has changed the replication area, increased wetland replications. Looking for a partial certificate of compliance.

Town Engineer recommends to hold this certificate of compliance until the new certificate of compliance is issued and recorded.

Motion by Zacchilli/ Roda to issue certificate of compliance with Town engineers' recommendations. Un. 6

7:16 P.M.- Notice of Intent DEP#223-1189 77 Camp Street Christopher Vine (Withdraw Application)

7:17 P.M.- Amended Order of Conditions DEP#223-1171 5-7 Industrial Way Sira Naturals

Present at hearing was Mark Allen from Allen Associates

Mr. Allen stated added a retaining wall and changed slope.

Town Engineer recommends an amended order of conditions.

Motion by Zacchilli/Roda to close the public hearing and issue an amended order of conditions. Un. 6

7:20 P.M.- Continuation Notice of Intent DEP#223-1185 21 Beaver St. 85 Realty Corp

Present at hearing were Scott Goddard, John Nenart from 85 Reality Corp, Mitch Maslinka wetland Scientist.

Mr. Goddard stated site plan an has been updated and changed replication area.

Motion by Zacchilli/ Atherton to close public hearing an issue an order of conditions. Un.6

7:35 P.M.- Notice of Intent DEP# 223 31 Debbie Lane Ambassador Pools.

Motion Zacchilli/ Atherton to continue hearing until a DEP number is assigned.

7:37 P.M.- Discussion-

Member Roda recommends to nominate agent to sign documents.

Chairman Giampetro recommends to speak to town counsel for guidance.

7:45 P.M.- Motion by Zacchill /Braza to adjourn. Un.6

Minutes Recorded by:
Loriann Braza

MILFORD CONSERVATION COMMISSION

Agenda Item #1



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, 2021

Mr. Michael Giampietro, Chairman
Conservation Commission
52 Main Street
Milford, MA, 01757

Re: Request for Determination of Applicability (RDA) – **Town of Milford Parks Commission
Proposed Disc Golf Course**

Dear Mr. Giampietro:

The filing is a Request for Determination of Applicability (RDA) for a proposed Disc Golf Course off of Dilla Street and adjacent to Louisa Lake. The project is proposed on Town owned property, often referred to as the “Consigli Property”. The applicant is the **Town of Milford Parks Commission**, Town Hall, 52 Main Street, Milford, MA 01757.

The Parcel consists of 42.2 Acres and refers to the Town Assessors Map 27, Block 0, Lot 15. The proposed use is utilizing a portion of the 42.2 Acre parcel, approximately 20 Acres towards the “front” portion of the site, towards Dilla Street.


This project has been in front of the Commission on several occasions to discuss the project informally over the past year or so. As the commission may recall there were several items / concerns that were discussed. Some of the items that were discussed were, if the project was passive recreation or “just” recreation and how the status of the Environmental cleanup status interrelates to the proposed use (Disc Golf Course).

Following a review of the submitted documents and a site walk I offer the following comments:

1. Following a site walk it is apparent that the area in which the proposed Disc Golf Course is being proposed has been previously disturbed. There is a network of cart roads, paths, areas that were once cleared and are still fairly open, culverts with earth berms that impound Huckleberry Brook, stone retaining walls with culverts, a pile of masonry block and scattered concrete drainage pipes. The network of cart roads and paths that were once cleared, now have only underbrush, vegetation that are of the invasive species (see tree wardens' letter, attached) and saplings. It is my understanding; this is why the Disc Golf Course is being proposed in this location. Other open space parcels were evaluated which consisted of undisturbed, forested land which would require actual disturbance to established woodlands.
2. There is a letter submitted by Enstrat Environmental, who are the original Environmental Consultants involved in the reports / recommendation in cleaning up the parcel. The letter states "*I did not observe impacts to the property from the former stored items and believe that conditions on the property are conducive to both passive recreation and the proposed disc golf course.*" (letter is attached).
3. The concerns pertaining to recreation vs. passive recreation and if the Disc Golf Course is "allowable" or which category this use falls under is addressed in the letter prepared by town counsel (attached). It appears that this is allowable.
4. Reviewing the submitted materials along with emails and conversations with James Asam, Parks and Recreation Administrator, it is my understanding a Disc Golf Course is created with very little disturbance to the trees, existing ground and resource areas. There will be selective clearing of brush, under growth, saplings, installation of tee boxes, baskets (holes) and the installation of a footbridge. The fact that the site was previously disturbed is what allows the Disc Golf Course to be easily adapted to such existing conditions (with minimal disturbance to the resource areas).
5. Following the site walk and conversations (with James Asam), there will be an adjustment to the tee box location for Hole #6, locating the box further away from the brook / channel.
6. Just reminding the Commission that if there are any ongoing conditions the Commission would like to put in place (for a Disc Golf Course), they can be added to the Determination.

With the above findings, I recommend the issuance of a **Negative** Determination of Applicability.

Respectfully,



Michael Dean, P.E.
Town Engineer

Enstrat Environmental



December 3, 2020

Mr. James Asam
Parks & Recreation Department Administrator
Town Hall
52 Main Street
Milford, Massachusetts 01757

Subject: Environmental Services
Assessor's Map 27, Lot 15, Milford, Massachusetts

Dear Mr. Asam:

As requested, on November 24, 2020 we completed a walkover assessment of a portion of the former Consigli property on Dilla Street near Lake Louisa in Milford, MA. ENSTRAT had completed a Phase I Environmental Site Assessment report dated May 9, 2002 for the Town as part of its acquisition of the approximately 42-acre property. The purpose of the walkover was to visually assess the southern and central portion of the property where a disc golf course has been proposed.

In 2002, ENSTRAT documented the presence of several junked vehicles, equipment, and miscellaneous items on the property and recommended the removal of these items followed by an evaluation of the ground surface under and around the vehicles. Indications of petroleum spillage from these items was not observed in 2002 but out of an abundance of caution, a post-removal inspection was recommended. Following acquisition of the property, the Town had all observed items removed from the property as recommended. During the walkover on November 24, 2020, all of the vehicles, equipment and items observed in 2002 had been removed from the portion of the property where the disc golf course had been proposed with the exception of a few tires and metal debris in an area behind the homes on Quinshipaug Road. Indications of petroleum staining or stressed vegetation were not observed near these items or anywhere on the proposed course. Several walking trails cross the property, and it is obvious that the property has been utilized already for passive. I did not observe impacts to the property from the former stored items and believe that conditions on the property are conducive to both passive recreation and the proposed disc golf course. As we discussed, the few items remaining behind the houses should be removed and properly disposed.



Thank you for the opportunity to provide environmental services on your behalf. Please feel free to call if you have any questions.

Sincerely,
ENSTRAT, Inc.

Thomas P. Luby, PG, LSP
Principal/Technical Manager

Town Counsel

MEMORANDUM

TO: Michael A. Giampietro, Chairman,
Milford Conservation Commission

CC: Michael Dean, Town Engineer
James Asam, Parks Director

FROM: Charles D. Boddy, Jr., Town Counsel

DATE: January 25, 2021

RE: Disc Golf Activities on Town-Owned Parcel off Dilla Street

I was asked by the Chairman of the Conservation Commission to render an opinion as to whether Disc Golf activities are acceptable at the Dilla Street conservation area. Specifically, I was asked to opine as to: 1) whether disc golf use is considered passive recreation, and 2) whether the location is safe for disc golf uses.

The Environmental Protection Agency defines passive recreational use as:

“Passive recreation refers to recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site’s resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection.”

The following activities would qualify as passive use under this definition: Bird Watching, Wildlife/Nature Observation, Picnicking, Swimming, Camping, Walking, Hiking, Jogging, Bicycling, Cross-country Skiing, Hunting, Fishing.

Passive uses don’t require prepared (and maintenance intensive) facilities, and they are relatively low impact to the site’s resources.

In contrast, active recreational uses are defined by the EPA as:

“Active recreation refers to a structured individual or team activity that requires the use of special facilities, courses, fields, or equipment.”

Depending on the particular scope of the document from the EPA, the list of active uses can get long, but the shorter version of the list looks like this:

The following activities would qualify as active use under this definition: Baseball, Football, Soccer, Golf, Hockey, Tennis, Skiing, Skateboarding.”^[1]

^[1] Courtesy of Town Planner Larry Dunkin

Accordingly, a disc golf course, itself, would not be considered passive recreation as it would require a prepared course, however, such a course is not, necessarily incompatible with wooded areas and undeveloped property. In other words, a disc golf course is minimalistic as compared to a golf course or playing field. This land was reserved for recreation, generally, and not passive recreation. It is my personal opinion, that a disc golf course would be consistent with general recreational uses that preserve undeveloped land such as this.

The second question is not one, generally, within my purview. This land was previously use for industrial purposes and involved considerable clean-up. It is not in its natural state, instead it is returning to a natural state. At the request of the Parks Commission, the original Licensed Site Professional was asked to review the land to determine whether the property is appropriate for a disc golf course. On December 3, 2020, that Licensed Site Professional determined that, in fact, the site is “conducive to ..the proposed disc golf course.” I have no reason to dispute this finding, and, in fact, agree with it.

Charles D. Boddy, Jr. ESQ

Town Counsel
Town of Milford
Legal Department
52 Main Street (Room #16)
Milford, MA 01757
508.634.2302 p
508.634.2324 f



Tree Warden



TOWN OF MILFORD

MILFORD, MASSACHUSETTS 01757

Jim,

After the site visit and walk through of proposed Disc Golf area, I noticed there are several areas that are populated with plants that are on Massachusetts Invasive Species list and should be removed. Removal of these trees and plants and other species will not cause any harm to the area and will help to create a diverse population of native plant material which would be considered a good management practice.

With that being said, as Tree Warden for the Town of Milford, I have no issues with the proposed project as it will be a great asset to the town.

I look forward to working with you and the Park Department. If you have any further questions please feel free to contact me.

Regards,

Charles E. Reneau,

Certified Arborist, Milford Tree Warden

Letters of Support

Leonardo L. Morcone
Director
lmorcone@milfordma.com

MILFORD
Community
School Use Program

www.mcs.milford.ma.us



December 9, 2020

Town of Milford Parks Department
Jim Asam, Parks and Recreation Administrator
30 Front Street
Milford, MA 01757

Dear Jim,

I am writing this letter in support of your endeavor to construct a disc golf course in Milford. As our town continues to grow, healthy additions to our community will only prove to be assets for all of us.

My office, the Milford Community School Use Program, offers recreational programs to adults and children in the town of Milford as well as surrounding communities. As you are aware, we utilize the fields and park facilities to bring participants a variety of local activities. As Milford Community Program Director, I continually search for new programs to offer and disc golf is one I foresee as being enjoyed by residents young and old.

Please let me know if you would like anything further from me. I will be happy to discuss this new venture at your convenience. Thank you.

Sincerely,

Len Morcone
Director

LLM/lmk



United Way
of Tri-County



TOWN OF MILFORD, MASSACHUSETTS
MILFORD YOUTH CENTER
MILFORD YOUTH COMMISSION
24 Pearl St., Milford, MA 01757
(508) 473-1756 Phone
(508) 473-4388 FAX
milforyouthcenter@comcast.net



January 12, 2021

To whom it may concern,

I am writing to you on behalf of the Milford Youth Center in support of the Parks and Recreation Department's desire to create a disc golf course. The Milford Youth Center operates mainly as an after-school program that is open for youth, ages 8-18, free of charge, from 2-6 pm Monday through Friday. The Center normally sees over 150 youth every day, through this program, and the many more through community and sports organizations that utilize the facility. Currently, the Center is operating as an "Out of School Time" remote learning and extended day program, due to the pandemic. Over the last few years, the Milford Parks and Recreation Department, in collaboration with the Youth Center, have worked closely to meet the needs of our community and the Youth we service, especially during the after-school hours. Both the Milford Youth Center and the Milford Parks and Recreation Department have worked vigorously to provide local youth with the necessary activities and events that help them develop physically, mentally, socially and emotionally through their adolescent years. By providing Milford youth with these types of programs and a safe environment during the after-school hours, we hope to address adolescent risk factors as well as promoting the partnership among community members to ensure a comprehensive vision and plan for the health of the youth in the town of Milford.

I believe due to this unique collaboration, the Milford Parks and Recreation Department and the Youth Center could achieve even more for our community by creating more outdoor activity space, like a disc golf course, and as a result continue to help improve the physical health of our members. If the space was created in town, the Center could incorporate its use and add additional activities to any of the after school, extended day and/or summer programming, per permission of the Parks Department Administrator. We have successfully collaborated on similar programs in the past, like ultimate frisbee at the Town Park, use of the local town pool for summer camp and field space for a friendly softball game with the Police and Fire Departments for a Telethon to benefit the Center! On behalf of the Milford Youth Center, I would like to thank you for the time and consideration in reading this letter of support. If there are any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jen Ward
Director
Milford Youth Center
24 Pearl St.
Milford, MA 01757
jward@townofmilford.com

Supporting Pictures



Existing Path Locus



Existing Path Locus



Open Area Locus



Open Area Locus



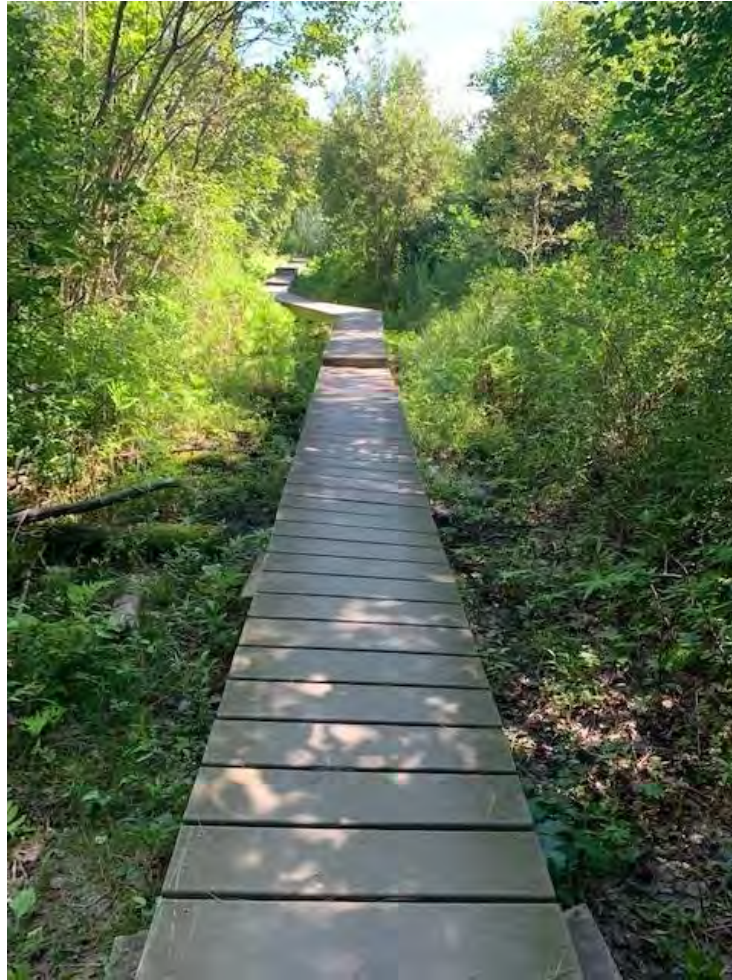
Existing Growth in previously disturbed areas Locus



Picture of dead wood – Locus

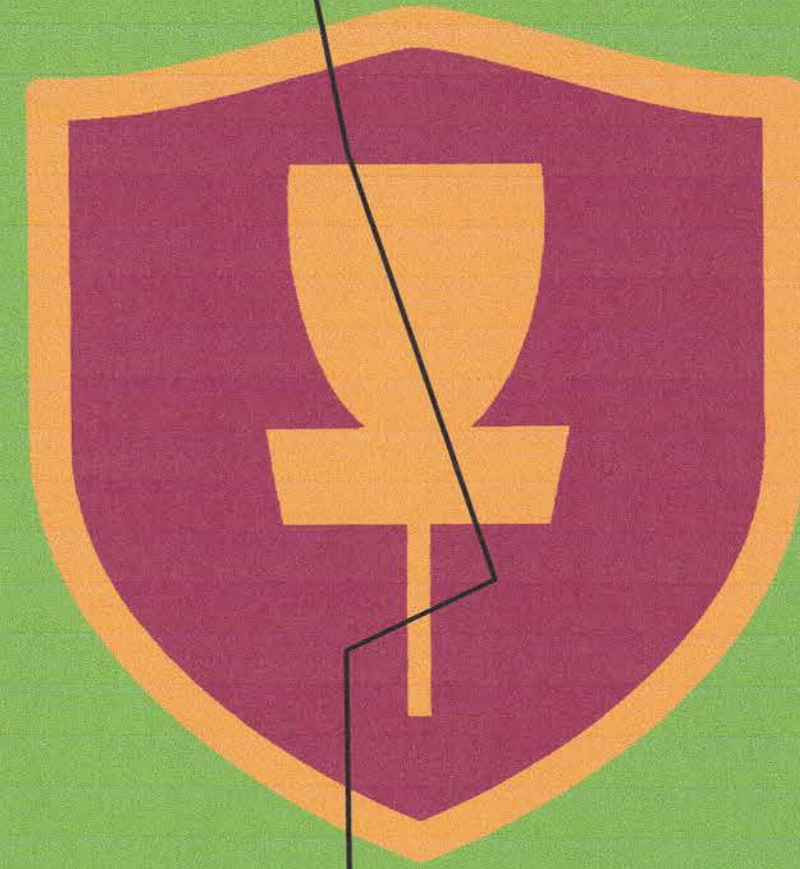


Example of a
Walkway – Bridge Constructed on another Disc Golf Course elsewhere



Example of a
Walkway – Bridge Constructed on another Disc Golf Course elsewhere

Site Plan



Louisa Lake Disc Golf Park

LOCUS
A=42.2 ± ACRES

LOCUS
A=42.2 ± ACRES

Disc Golf

The objective of disc golf is similar to the objective of golf. Instead of clubs and balls like in regular golf, the playing equipment of disc golf features a wide variety of plastic discs - more commonly known as frisbees - that come in many different shapes and weights. The disc golf target corresponds golf's hole. The winner of a round of disc golf is the one who completes the course with the least amount of throws.

Safety & Course Description

Important: Safety is the top priority. Leave plenty of margin for error. Always wait until the hole is clear of all pedestrians. Even after all the safety precautions, in the case you might hit someone with your disc, shout "FORE!" or anything loud to warn others. Players are required to follow both disc golf and park rules. You are playing at your own risk.

This course consists of 9 holes (each has two basket positions) for beginner and intermediate disc golfers. Recommended group size is 3-5 to ensure speed of play. It takes about 1 hour to play through the course. On, or over any road is out of bounds.

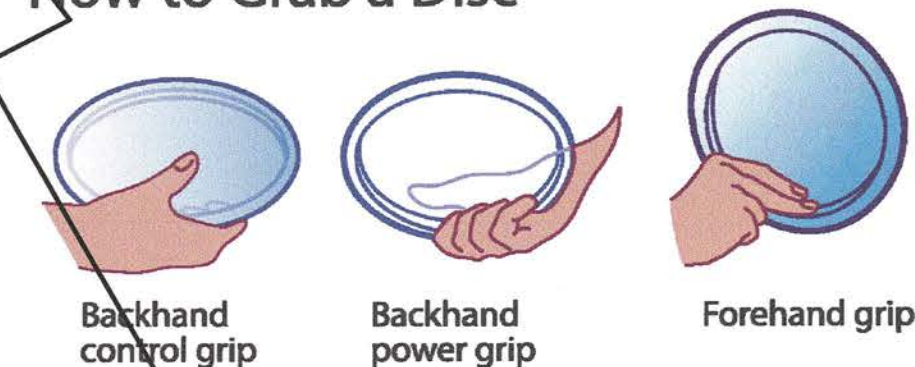
Rules in a Nutshell

- 1 The purpose of the game is to get a disc from the tee to the target with the least amount of throws possible. You may use a selection of discs.
- 2 After the initial throw, the player farthest from the target throws next. Subsequent shots will be thrown from where the disc came to rest. Player will throw as many times as is needed to get the disc to rest inside the target.
- 3 When the disc has been released, the player may follow through. From within ten meters (approx. 33') to the target, the throw is called a putt and cannot be stepped over.
- 4 Each hole is finished when the disc comes to rest inside the target. The player who has completed all holes at the lowest total score, is the winner.
- 5 Please be polite to other users of the area and leave the course in good condition. Please do not litter. You are responsible for every throw you play - better safe than sorry.

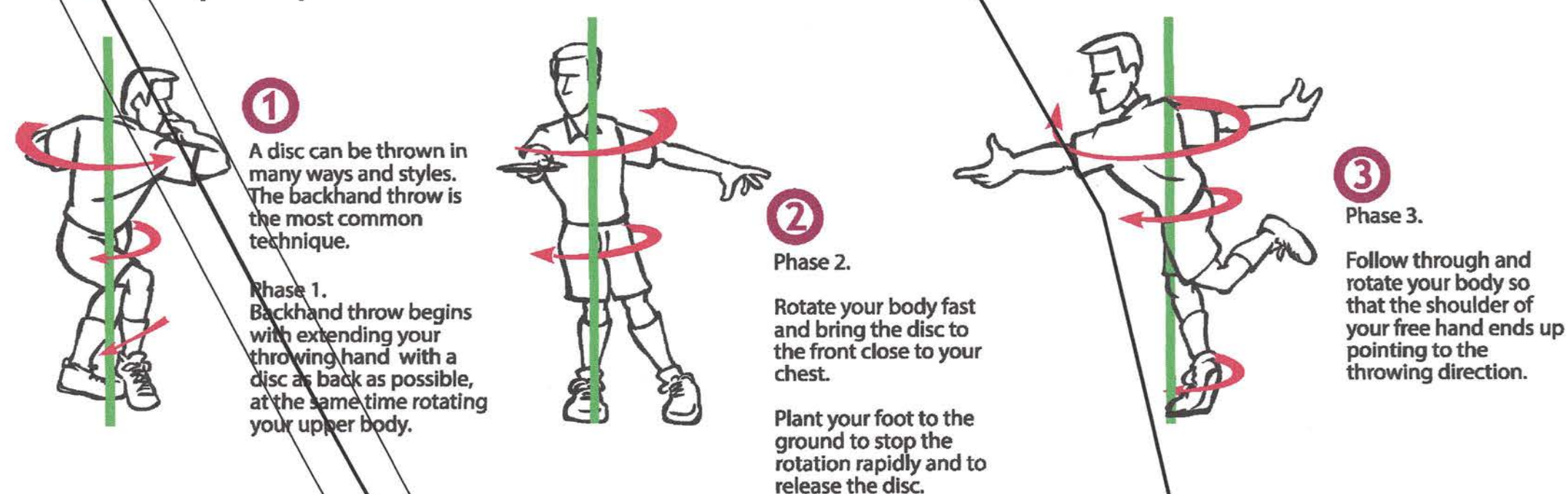
Legend

- i Information board
- 5 Hole number
- Tea
- Target
- Tree

How to Grab a Disc



Technique Tips



For complete disc golf rules of play, please visit www.pdga.com.

AVERY JENKINS
DISC GOLF COURSE DESIGN

White	1	2	3	4	5	6	7	8	9	TOT
Par	3	3	3	3	3	3	3	3	3	27
Distance	235	380	180	225	415	265	175	200	315	2390

Yellow	1	2	3	4	5	6	7	8	9	TOT
Par	3	4	3	3	3	3	3	3	3	28
Distance	275	555	270	250	425	350	250	220	350	2945

"PROPOSED DISC GOLF COURSE"

PLAN OF LAND
IN
MILFORD, MA

SCALE: 60 FEET TO AN INCH
DATE: MAY 3, 2021

TOWN OF MILFORD

OWNER: TOWN OF MILFORD
PREPARED FOR: PARKS COMMISSION



Agenda Item #2



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

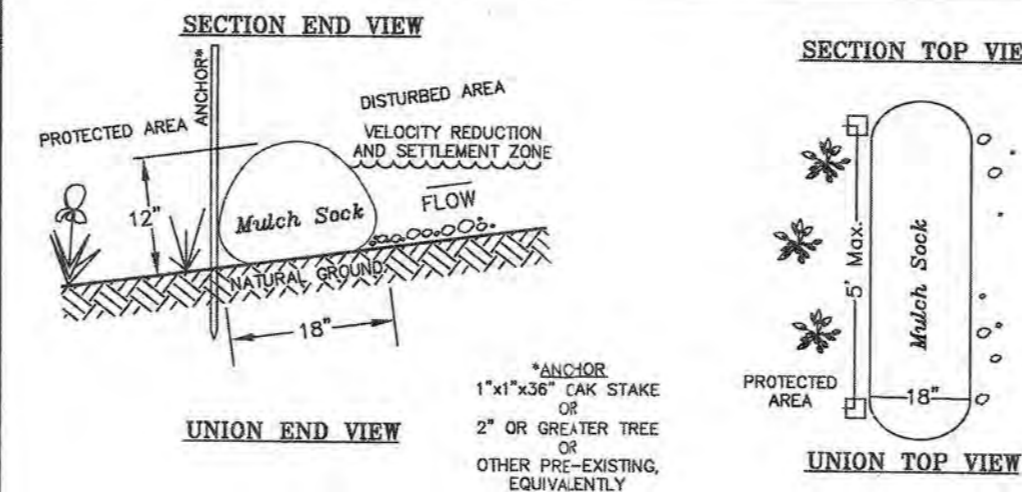
M E M O R A N D U M

TO: Michael Giampietro, Chairman
FROM: Michael Dean, P.E. *MD*
DATE: May 14, 2021
SUBJECT: **Request for Determination of Applicability (RDA)**
41 Pine Island Road – Septic System Upgrade

The submittal is a Request for Determination of Applicability (RDA) for the installation of a Septic System which will be replacing an existing cesspool in the rear yard of the existing single-family house. The house is located at 41 Pine Island Road.

I recommend the issuance of a **Negative** Determination of Applicability.

SEPTIC SYSTEM EXCAVATION SHALL BE INSPECTED BY DESIGN ENGINEER PRIOR TO FOUNDATION CONSTRUCTION



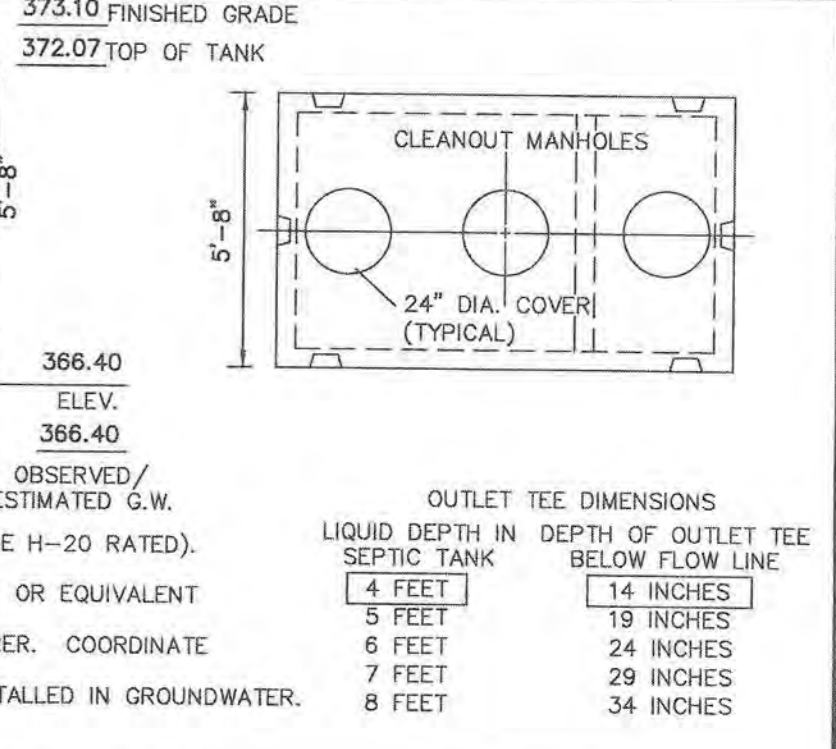
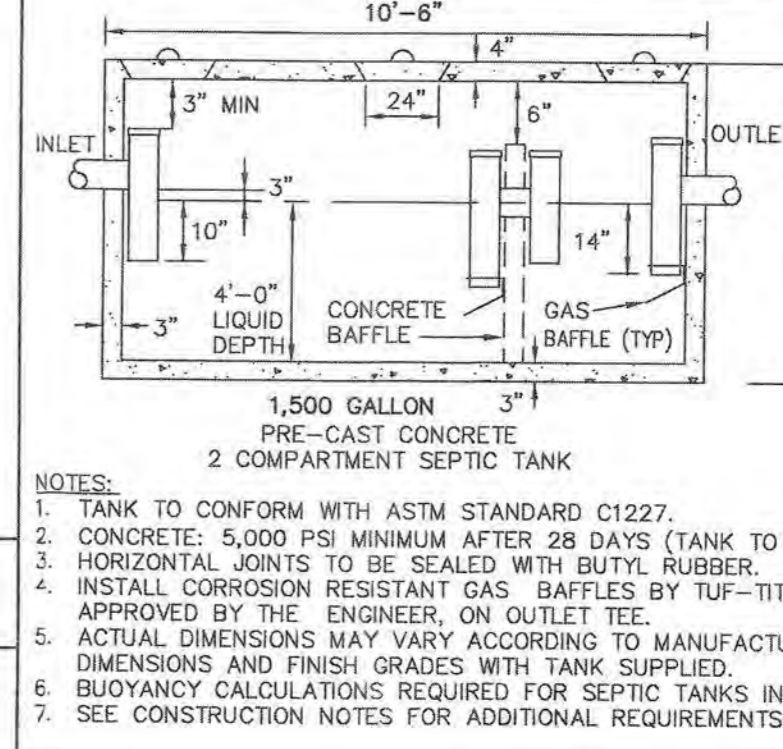
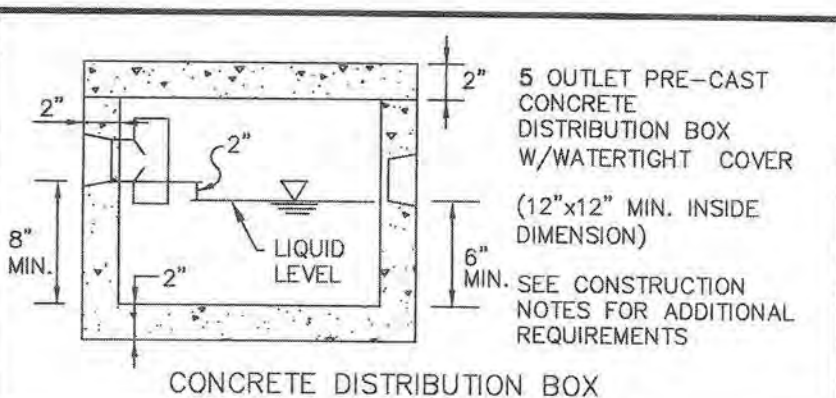
- 1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER...
2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAN 2:1...
3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.

EROSION CONTROL BARRIER NOT TO SCALE



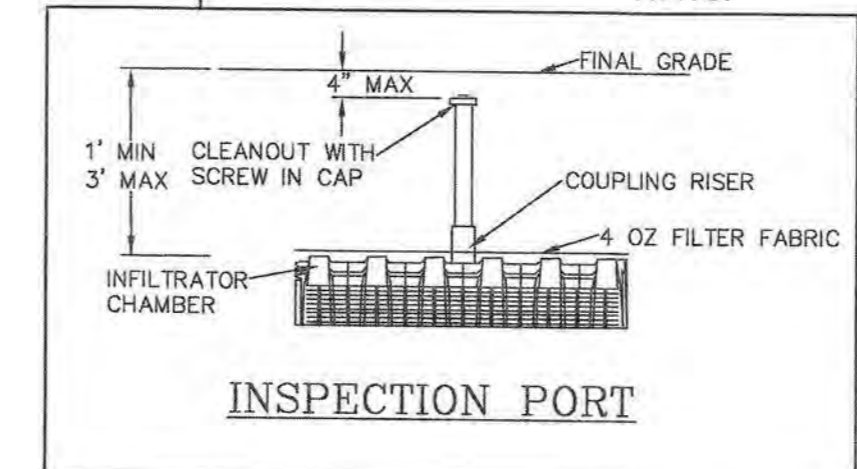
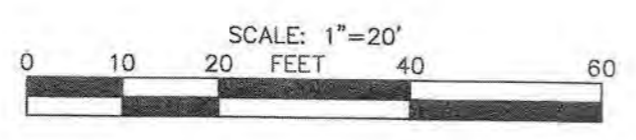
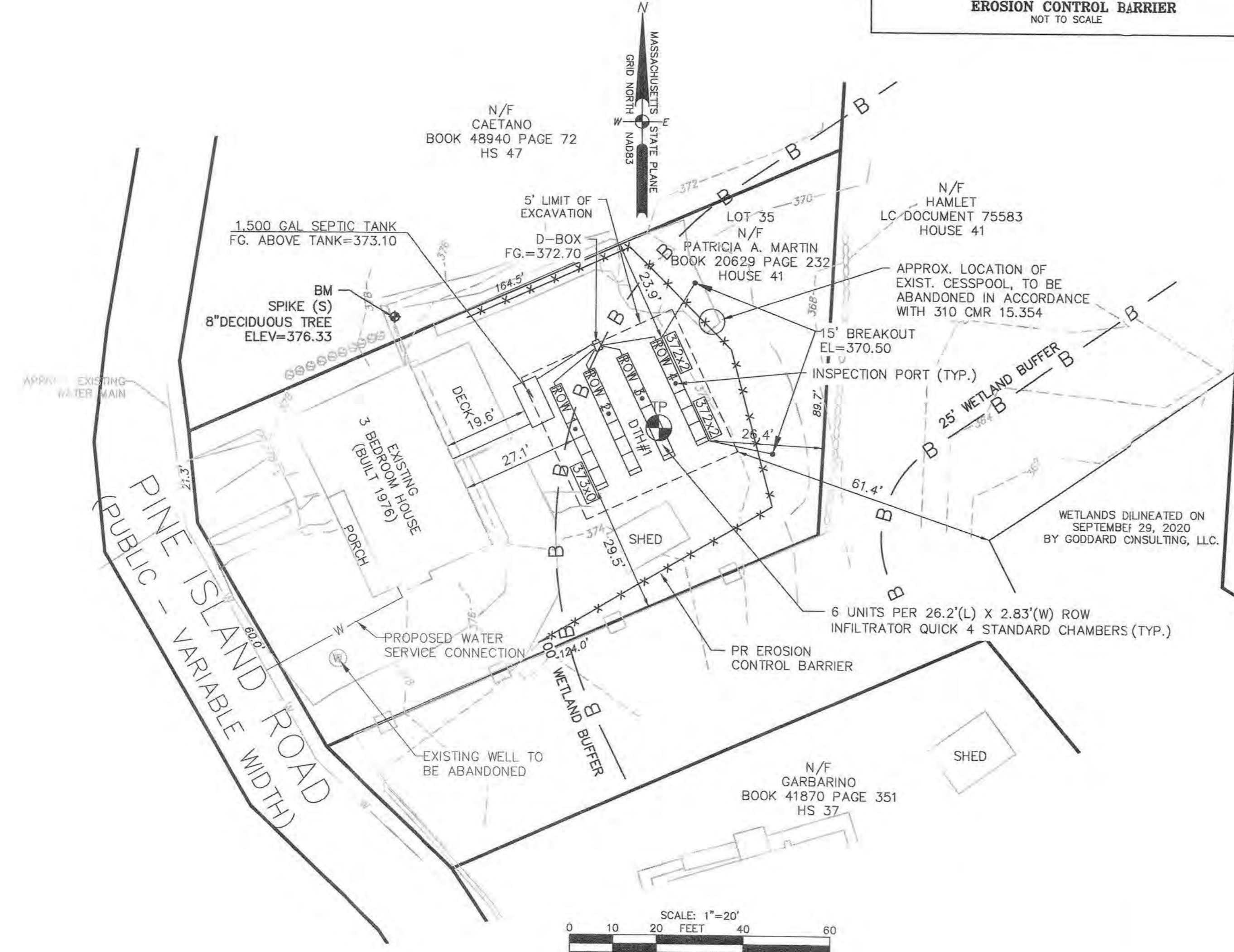
LOCUS MAP N.T.S.

MINIMUM ZONING REQUIREMENTS
ZONING DISTRICT: RESIDENTIAL C
AREA: 45,000
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'

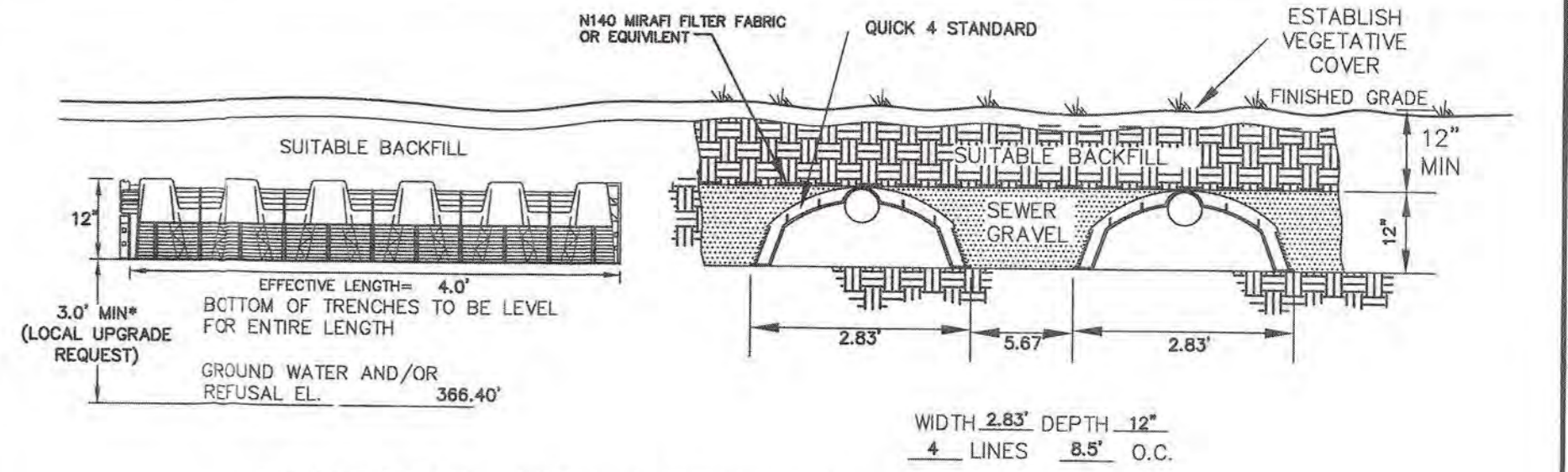


- NOTES:
1. TANK TO CONFORM WITH ASTM STANDARD C1227.
2. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS (TANK TO BE H-20 RATED).
3. HORIZONTAL JOINTS TO BE SEALED WITH BUTYL RUBBER.
4. INSTALL CORROSION RESISTANT GAS BAFFLES BY TUF-TITE, OR EQUIVALENT APPROVED BY THE ENGINEER, ON OUTLET TEE.

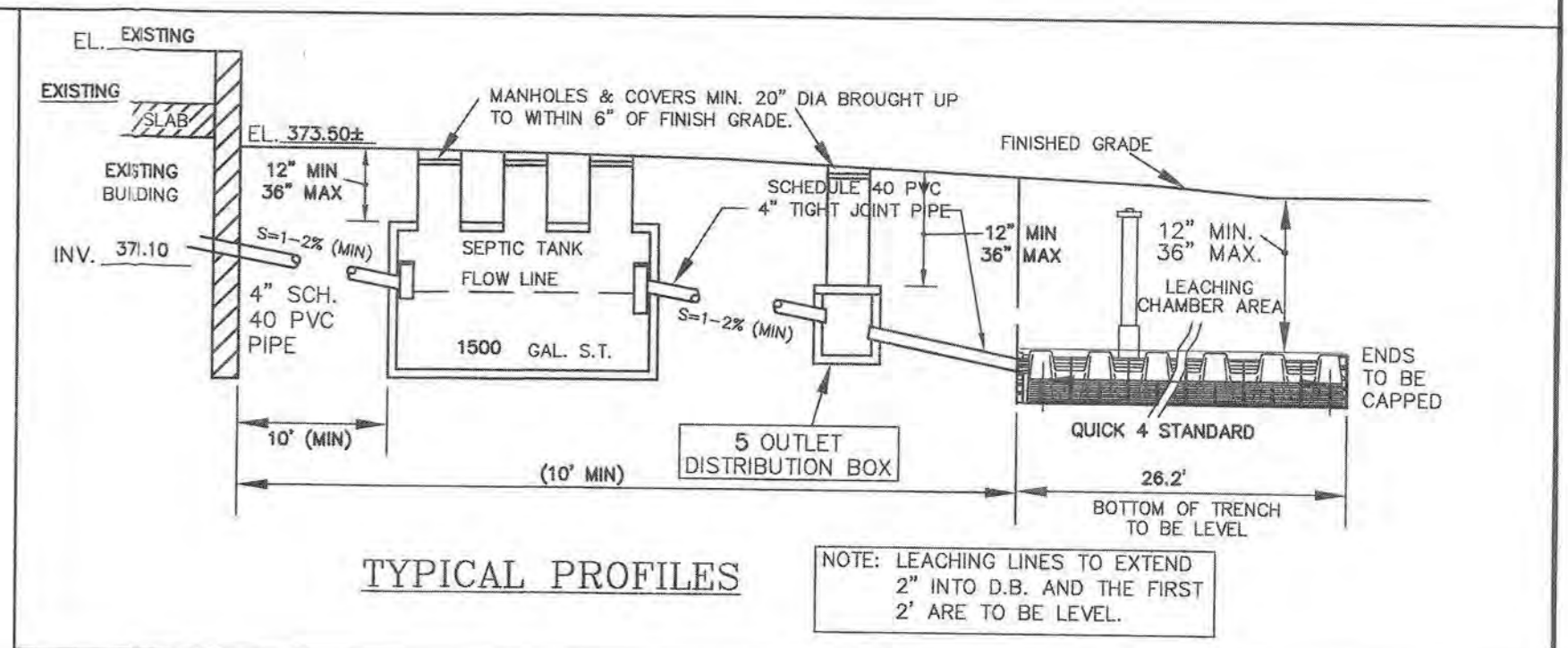
NOTE:
1. THE APPLICANT IS REQUESTING A LOCAL UPGRADE APPROVAL IN ACCORDANCE WITH 15.405(1)(h) TO ALLOW LESS THAN FOUR FEET OF SEPARATION TO GROUNDWATER (3.1' SEPARATION PROVIDED)



INSPECTION PORT



INFILTRATOR QUICK 4 STANDARD CHAMBERS CROSS SECTION NOT TO SCALE



TYPICAL PROFILES

Table with columns for ELEVATION, DH#, and SOIL TYPE. Rows include data for 372.90, 370.90, 370.40, 368.40, and 363.90 elevations.

DESIGN ELEVATIONS table listing various elevations such as TOP OF FOUNDATION, SLAB ELEVATION, INV. AT HSE*, INV. AT SEPTIC TANK INLET, etc.

LEACHING FACILITY DESIGN CRITERIA table showing design flow, chamber length, and other specifications for the Quick 4 Standard chambers.

- NOTES:
1. THIS SITE IS REFERENCED AS DEED BOOK 20629 PAGE 232 IN THE WORCESTER REGISTRY OF DEEDS.
2. THIS SITE REFERS TO ASSESSORS ATLAS SHEETS MAP 10 LOT 35.
3. IF THE DESIGN OF THE LEACHING AREA CALLS FOR A 5-FOOT EXCAVATION AREA EXTEND TRENCH EXCAVATION 5 FEET LATERALLY IN ALL DIRECTIONS AND TO THE DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL.

- CONSTRUCTION NOTES:
1. SEPTIC TANK(S) AND DISTRIBUTION BOX(ES) SHALL BE INSTALLED LEVEL AND TRUE TO GRADE ON A 6" BED OF CRUSHED STONE.
2. THE INSTALLATION OF PROPOSED SYSTEM SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE BOARD OF HEALTH REGULATIONS.

- DESIGN NOTES:
1. THE INSTALLATION OF PROPOSED SYSTEM SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE BOARD OF HEALTH REGULATIONS.
2. NO PORTION OF THIS SYSTEM SHALL BE ALTERED WITHOUT APPROVAL FROM THE BOARD OF HEALTH AND THE DESIGN ENGINEER.

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS (MARKINGS) AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE, LACKING EXCAVATION, THE / EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 22, SECTION 24 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DCSAFE-AT 1(888)DIG-SAFE(7233).

LEGEND table defining symbols for SEPTIC TANK, DISTRIBUTION BOX, PUMP CHAMBER, LEACHING TRENCH, EXISTING CONTOURS, PROPOSED CONTOURS, EXISTING ELEVATIONS, PROPOSED ELEVATIONS, EDGE OF WETLANDS, BENCHMARK, PUBLIC WATER, GAS SERVICE, PERC TEST HOLE, DEEP TEST HOLE, PRIVATE WATER SUPPLY, TOP OF CONCRETE.

SEPTIC REPAIR PLAN FOR 41 PINE ISLAND ROAD IN MILFORD, MASSACHUSETTS
DATE: MARCH 3, 2021
OWNER/APPLICANT: PATRICIA MARTIN
ADDRESS: 41 PINE ISLAND ROAD, MILFORD, MA 01757

Guerriere & Halnon, Inc. ENGINEERING & LAND SURVEYING
55 WEST CENTRAL STREET, FRANKLIN, MA 02038
(508) 528-3221 FAX: (508) 528-7921
WWW.GANDHENGINEERING.COM
G-9944-1 SHEET 1 OF 1 DES. BY: MAH

Agenda Item #3



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

M E M O R A N D U M

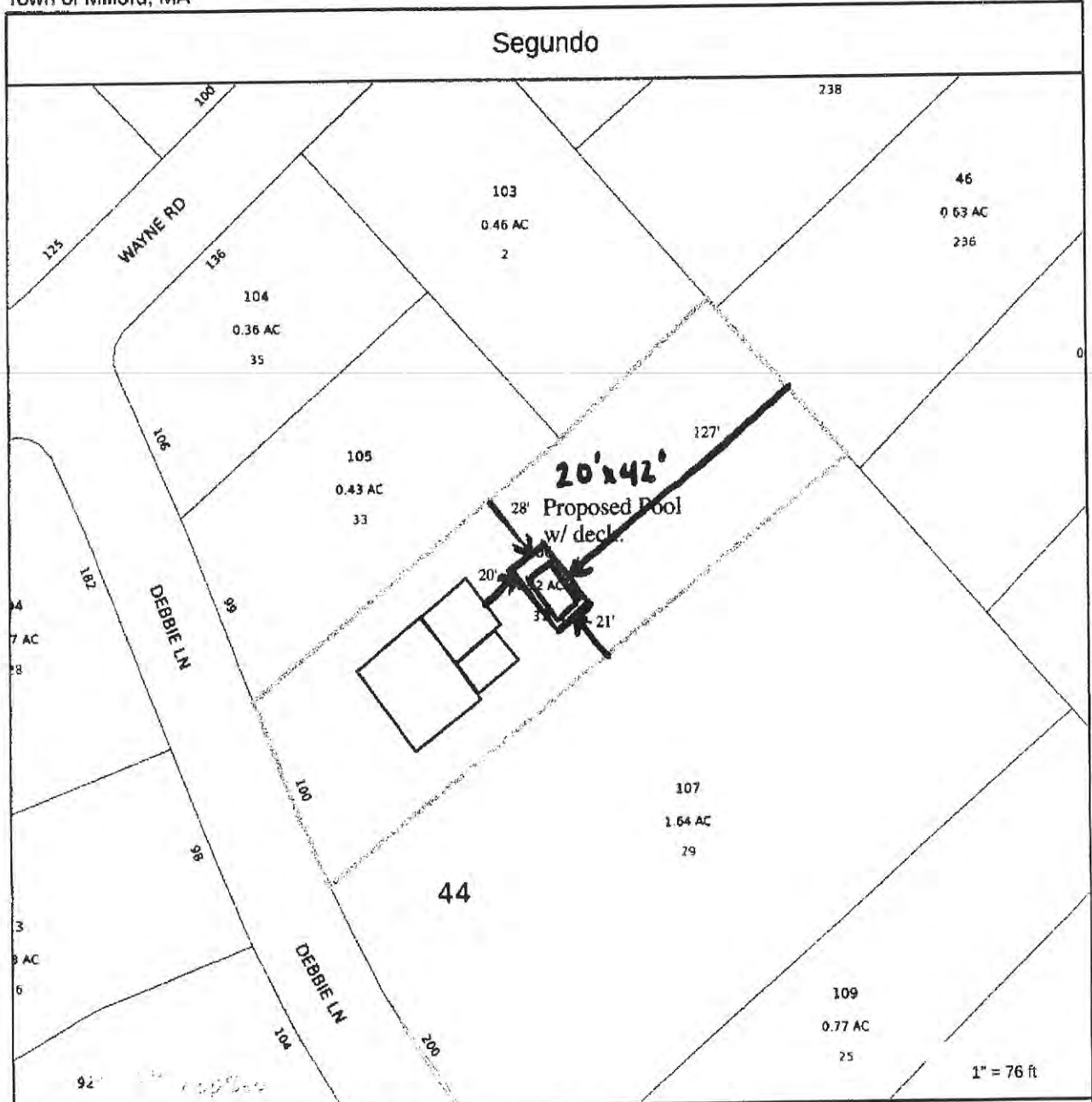
TO: Michael Giampietro, Chairman
FROM: Michael Dean, P.E. *MD*
DATE: April 20, 2021
SUBJECT: Notice of Intent – Above Ground Pool
31 Debbie Lane – DEP File # _____

The submittal is a Notice of Intent associated with the installation of an above ground pool in the rear yard of an existing single-family house. The pool has already been installed, prior to any filing with the Conservation Commission.

Following a site inspection and a review of the very limited submittal (paper work), I offer the following.

1. The pool as installed is in close proximity to the Bordering Vegetated Wetlands (BVW). It is recommended the applicant have the BVW flagged and an engineered plan be submitted. The plan should accurately show the existing conditions, BVW, pool location, etc.

I recommend the continuance of the public hearing until the above items have been submitted and reviewed. Once submitted and reviewed further discussion may be warranted.



Property Information

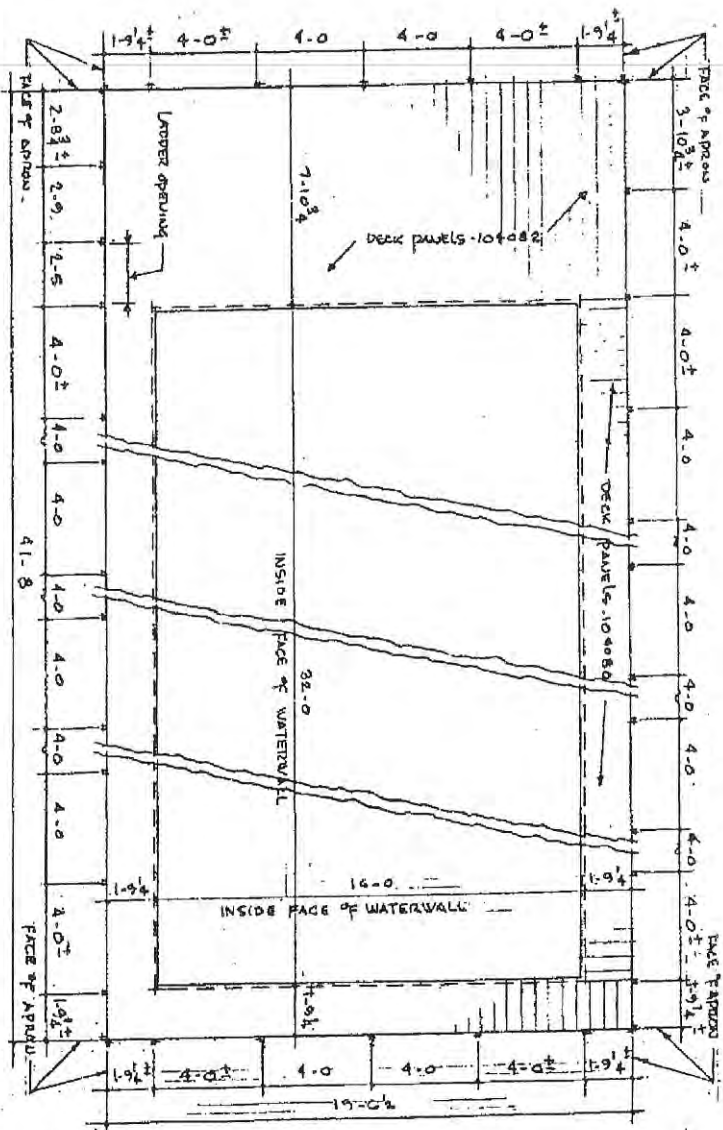
Property ID: 25-44-106
 Location: 31 DEBBIE LN
 Owner: CUNGACHI SEGUNDO NICOLAS MUYUBISNAY



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



DECK PLAN 1/4

16' x 32' MODEL - SINGLE END DECK

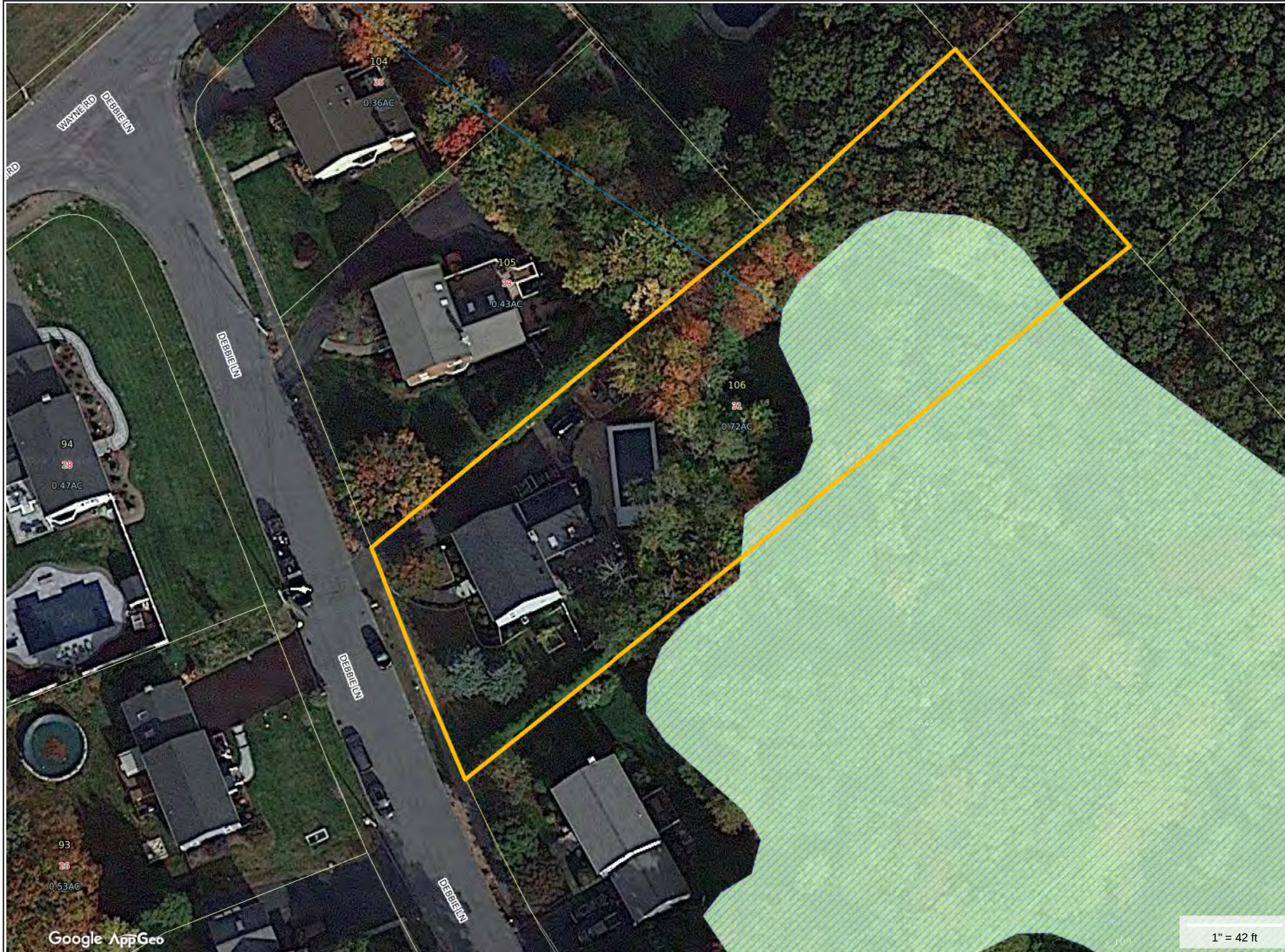
NOTE - REF DETAIL DWG'S 10THRU 19



IG37E-1
02-20-02



Digitally signed by
Adam R. Taddonio
DN: cn=Adam R. Taddonio,
ou=Keytek Pools, email=ataddon@keytekpools.com



Property Information

Property ID 25-44-106
Location 31 DEBBIE LN
Owner CUNGACHI SEGUNDO NICOLAS MUYUBISNAY



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT













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Geometry updated 4/2/2021
 Data updated 11/16/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Wetlands

-  Shoreline
-  Hydrologic Connection
-  Mean Low Water Line
-  Wetland Limit
-  Closure Line
-  Reservoir (with PWSID)
-  Marsh/Bog
-  Wooded Marsh
-  Cranberry Bog
-  Salt Marsh
-  Tidal Flats
-  Beach/Dune

MassDEP Wetlands

Agenda Item #4



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

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508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

M E M O R A N D U M

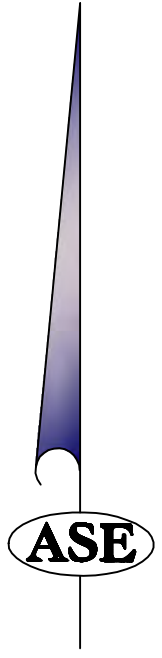
TO: Mr. Michael Giampietro, Chairman – Conservation Commission
FROM: Michael Dean, P.E. *MD*
DATE: December 10, 2020
SUBJECT: **13 Casey Drive – Notice of Intent** – Sunroom & Deck Expansion

I have reviewed the Notice of Intent for the construction of a Sunroom and Deck expansion associated with an existing single-family house located at 13 Casey Drive. The applicant is Peter & Christine Quern of 13 Casey Drive, Milford, MA 01757.

All of the work associated with the construction of the sunroom and expansion of the deck is taking place in the rear yard which is a grass area with very little disturbance taking place.

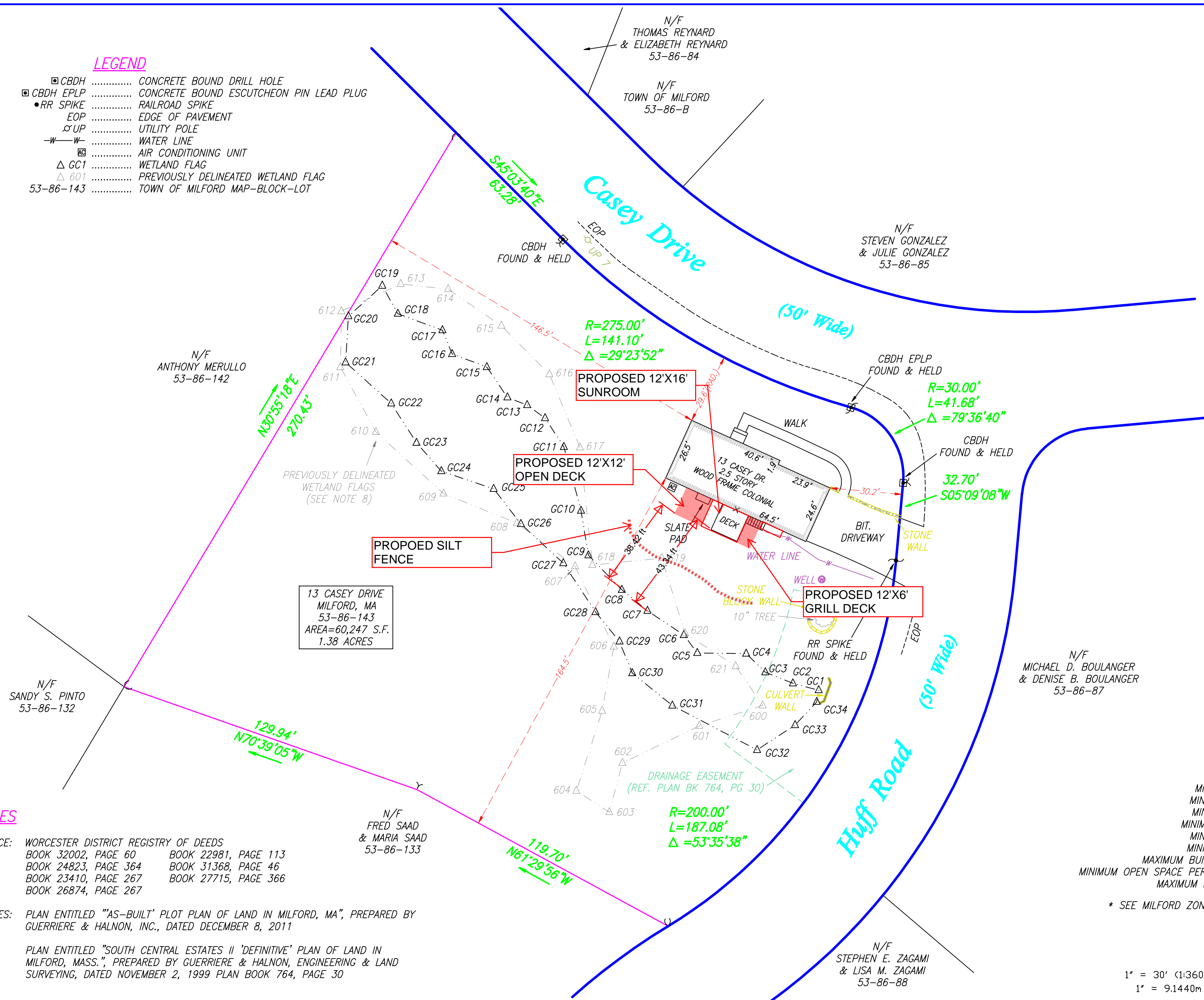
One of the aspects associated with this filing is that the recently flagged wetland line is slightly different from the original wetland line that was shown on the original documentation / plans from 2002 - 2003. The changes in the new wetland line allow for the sunroom / deck expansion to take place without requiring a variance from the 25-foot setback requirement, as the original construction had the existing deck just at the 25-foot setback.

I recommend the issuance of an Order of Conditions.



- LEGEND**
- CBDH CONCRETE BOUND DRILL HOLE
 - CBDH EPLP CONCRETE BOUND ESCUTCHEON PIN LEAD PLUG
 - RR SPIKE RAILROAD SPIKE
 - EOP EDGE OF PAVEMENT
 - UP UTILITY POLE
 - W — W WATER LINE
 - A — A AIR CONDITIONING UNIT
 - △ GC1 WETLAND FLAG
 - △ 601 PREVIOUSLY DELINEATED WETLAND FLAG
 - 53-86-143 TOWN OF MILFORD MAP-BLOCK-LOT

- NOTES**
- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
 - UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
 - THE PARCEL SHOWN HEREON IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANT DATED SEPTEMBER 13, 2001, BOOK 24823, PAGE 364 (SEE DEED REFERENCES).
 - THE PARCEL SHOWN HEREON IS SUBJECT TO A COVENANT WITH THE MILFORD PLANNING BOARD DATED DECEMBER 19, 2000, BOOK 23410, PAGE 267, AS AFFECTED BY A CERTIFICATE OF PERFORMANCE DATED MAY 7, 2002, BOOK 26874, PAGE 267 (SEE DEED REFERENCES).
 - THE PARCEL SHOWN HEREON IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE MILFORD CONSERVATION COMMISSION DEP FILE NUMBER 223-707, DATED JUNE 1, 2000, BOOK 22981, PAGE 113, AS EXTENDED BY AN EXTENSION RECORDED IN BOOK 31368, PAGE 46 (SEE DEED REFERENCES).
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 - PREVIOUSLY DELINEATED WETLAND FLAGS HAVE BEEN TAKEN FROM AS-BUILT PLOT PLAN BY GUERRIERE & HALNON, INC. (SEE PLAN REFERENCES) AND ARE SHOWN GRAPHICALLY.



13 CASEY DRIVE
MILFORD, MA
53-86-143
AREA=60,247 S.F.
1.38 ACRES

REFERENCES

DEED REFERENCE: WORCESTER DISTRICT REGISTRY OF DEEDS
 BOOK 32002, PAGE 60 BOOK 22981, PAGE 113
 BOOK 24823, PAGE 364 BOOK 31368, PAGE 46
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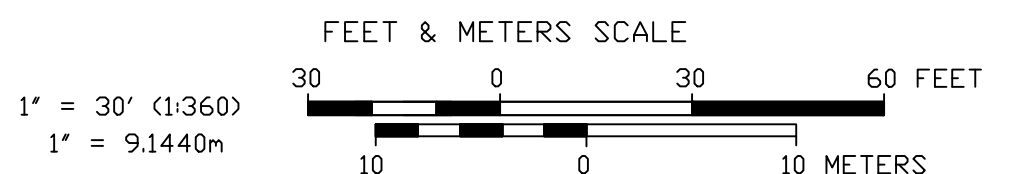
PLAN REFERENCES: PLAN ENTITLED "AS-BUILT" PLOT PLAN OF LAND IN MILFORD, MA", PREPARED BY GUERRIERE & HALNON, INC., DATED DECEMBER 8, 2011

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**TOWN OF MILFORD, MASSACHUSETTS
INTENSITY REGULATIONS:
RURAL RESIDENTIAL C (RC)**

	REQUIRED	EXISTING
MINIMUM LOT AREA	45,000 S.F.	60,247 S.F.
MINIMUM LOT WIDTH	140'	248'± (CASEY DR.)
MINIMUM FRONTAGE	120'	465.84'
MINIMUM FRONT YARD	30'	29.6' (RAD.)
MINIMUM SIDE YARD	20'	146.5'
MINIMUM REAR YARD	30'	N/A*
MAXIMUM BUILDING COVERAGE	25%	3%
MINIMUM OPEN SPACE PER DWELLING UNIT	---	---
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	2.5 STORIES

* SEE MILFORD ZONING BY-LAWS ARTICLE 2.5(b) PERTAINING TO CORNER LOTS



ZONING DESIGNATION:
TOWN OF MILFORD ZONING DISTRICT
RURAL RESIDENTIAL C (RC)

ASSESSORS REFERENCE:
MAP 53, BLOCK 86, LOT 143

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON APRIL 14, 2021, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN "ZONE X", MAP NUMBER 25027C0869E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.

REVISIONS

DATE	DESCRIPTION
05/03/21	PREV. WETLAND FLAGS

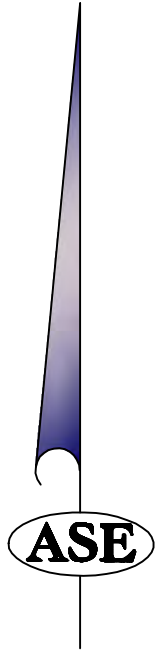
FIELD: EC/BMD
 CALCS: EJP/SMI
 DRAWN BY: SMI
 FIELD EDIT: N/A
 CHECKED: EJP
 APPROVED:
 JOB #: 211862

5/4/21
PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates
 Professional Land Surveyors
 P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS
 (508) 634-0256
 www.aselliott.com

FIGURE 4
PROPOSED SUNROOM AND DECK
SITE PLAN

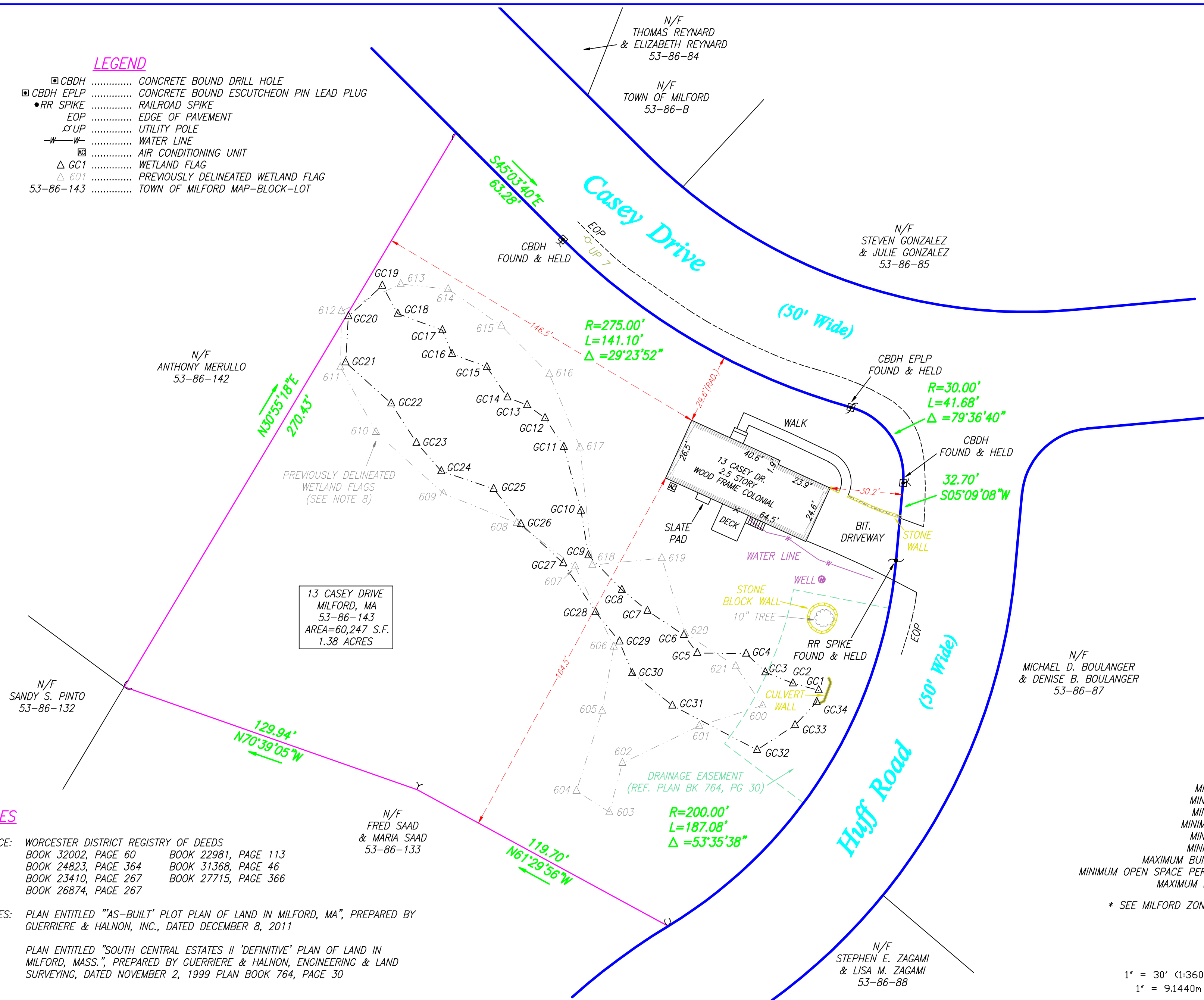
NOTICE OF INTENT
 13 CASEY DRIVE
 MILFORD, MA



LEGEND

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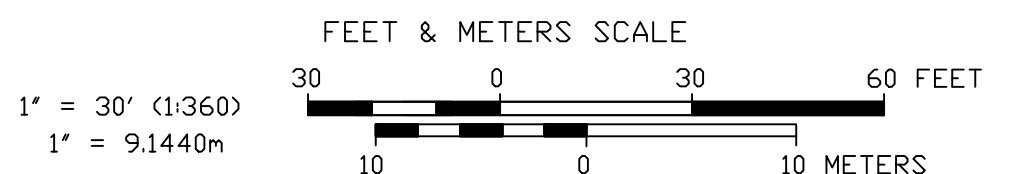
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* SEE MILFORD ZONING BY-LAWS ARTICLE 2.5(b) PERTAINING TO CORNER LOTS



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TOWN OF MILFORD ZONING DISTRICT RURAL RESIDENTIAL C (RC)

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MAP 53, BLOCK 86, LOT 143

REVISIONS

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FIELD: EC/BMD
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 FIELD EDIT: N/A
 CHECKED: EJP
 APPROVED:
 JOB #: 211862

ELLIOTT J. PATURZO
NO. 34623
PROFESSIONAL LAND SURVEYOR

5/4/21
PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates
 Professional Land Surveyors
 P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS
 (508) 634-0256
 www.aselliott.com

FIGURE 3
Certified Plot Plan
13 CASEY DRIVE
 MILFORD, MASSACHUSETTS

PREPARED FOR: PETER QUERN
 SCALE: 1" = 30' DATE: APRIL 14, 2021