

Town of Milford Meeting Notice

RECEIVED
MILFORD TOWN CLERK
2021 MAR 10 AM 8:48

Board or Commission: Conservation Commission

Date and Time of Meeting: Wednesday March 17, 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/c5zqtz>. 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

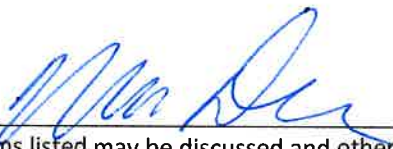
General Business

- 1. Tax title parcels for Town Meeting**
- 2. Partial Certificate of Compliance- DEP#223-1122 10 Kate Lane Snowflake LLC**
- 3. Partial Certificate of Compliance -DEP#223-1122 5 Megan Court Snowflake LLC**

Public Hearings

- 4. Determination of Applicability- Louisa Lake and Dilla St Milford Parks Department**
- 5. Determination of Applicability-211 Purchase St. Kimberly Johnson**
- 6. Notice of Intent DEP#223 77 Camp St. Christopher Vine**
- 7. Notice of Intent DEP#223 9 Barbara's Way Caterina Gomes**

Signature



Dated

3-10-2021

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

**February 17, 2021
MINUTES**

Member Joseph Zacchilli 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 Domingos Roda, Derek Atherton and Noel Bontempo. Missing were Chairman Giampetro, Ed Ross and Paul Braza.

7:01 P.M. - Motion by Atherton/ Roda to approve minutes. Un.4

7:03 P.M- Certificate of Compliance DEP#223-1173 198 Congress Street Bento Pinto

Present at hearing was Wendell Phillips.

Member Zacchilli read town engineers memo recommending an order of conditions with condition of a bond.

Motion by Roda/ Atherton to issue an order of conditions with the following condition: \$2500 Bond to be posted until loam and seed has been completed. Un.4

7:05 P.M.- Member Braza signs on to meeting.

7:06 P.M- Certificate of Compliance DEP#223-1129 445 East Main Street Dhanada LLC

Member Zacchilli read town engineers memo recommending a certificate of compliance

Motion by Roda/ Atherton to issue a certificate of compliance. Un.5

7:09- Certificate of Compliance DEP#223-1155 3 Gordon Dr. F & D Afonso

Member Zacchilli read town engineers memo recommending a certificate of compliance.

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

7:13 P.M.- Motion by Braza/ Roda to adjourn.

Minutes Recorded by:
Loriann Braza

MILFORD CONSERVATION COMMISSION

Agenda Item #1



TOWN OF MILFORD
52 MAIN STREET, MILFORD, MASSACHUSETTS
508-634-2317 FAX 508-473-2394

CONSERVATION COMMISSION

May 3, 2021

Dear Town Meeting Member:

Enclosed please find information relating to the three Articles in this year's Annual Town Meeting Warrant that the Milford Conservation Commission has sponsored. These Articles are proposing to transfer several tax-title parcels to the Conservation Commission's jurisdiction.

In order to provide you with accurate information, included for each Article is the text of the Article itself, and a narrative describing its relative importance. Also included are maps locating the parcels and showing pertinent locational and environmental aspects as appropriate, such as wetlands, floodplains, water courses or topography.

Over the years, both the Conservation Commission and Town Meeting have consistently followed the recommendations of the Milford Comprehensive Plan in protecting open spaces and environmentally sensitive areas. The Commission is seeking your support in preserving these parcels.

Respectfully Submitted,
Milford Conservation Commission

Map 43 Parcels – Stall Brook Vicinity

ARTICLE _____: To see if the Town will vote pursuant to M.G.L. c. 40 § 15 to transfer the care, custody and jurisdiction of the following 37 Town-owned parcels, totaling 6.60 acres, to the Milford Conservation Commission:

Assessors

Map	Block	Lots	Area/Acres
43	0	13, 15, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 16, 17	2.40
43	0	18, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18J	1.10
43	0	33, 34, 35, 36, 37, 38, 39, 40, 40A	2.07
43	0	41, 42, 43, 57, 58, 59, 60	1.03

The purpose thereof is to preserve said parcels that are located off of the southerly end of Broad Street and Fairview Avenue and adjacent to Stall Brook, for aquifer and water resource protection, wetlands and open space protection, stormwater management, and conservation purposes, as recommended in the Milford Comprehensive Plan, or take any other action in relation thereto.

(Conservation Commission)

NARRATIVE

The purpose of this Article is to transfer the 37 listed Town-owned parcels to Conservation Commission jurisdiction. Doing so will preserve the parcels for water resource protection, stormwater management, wetlands and open space protection, and conservation purposes, all as recommended in the Milford Comprehensive Plan.

The 37 parcels total 6.60 acres in area and are in the general vicinity of Stall Brook, being located at the southerly end of Broad Street and Fairview Ave. The majority of the parcels are each only approximately 0.11 acres in area. All of the listed parcels are within the Zone II Aquifer, and are within or adjacent to flood plain and wetlands associated with Stall Brook itself.

Stall Brook Parcels



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

Stall Brook Parcels







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Geometry updated March 2018
Data updated 11/16/2018



Map Theme Legends

Water Features

-  LAKES, PONDS, AND RESERVOIRS
-  RIVER
-  CONCRETE DRAIN
-  MARSH/SWAMP

-  BRIDGE
-  EARTHEN DAM
-  PIER

-  DAM
-  WALL

-  STREAM/CREEK
-  DITCH

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

Town of Milford 2015

Stall Brook Parcels



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Geometry updated March 2018
Data updated 11/16/2018

Map Theme Legends

FEMA Flood Zones

-  FIRM Panels
-  Cross-Sections
-  Coastal Transects
-  Limit of Moderate Wave Action
-  Coastal Barrier Resources System Area
-  Base Flood Elevations

Flood Hazard Zones

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood
-  Area with Reduced Risk Due to Levee

FEMA Map Service Center - See FEMA FIRM Panels theme for Effective Date

Maps 37 & 38 – West Street Parcels

ARTICLE ____ : To see if the Town will vote pursuant to M.G.L. c. 40 § 15 to transfer the care, custody and jurisdiction of the following 2 Town-owned parcels, totaling 11.33 acres, to the Milford Conservation Commission:

Assessors			
<u>Map</u>	<u>Block</u>	<u>Lots</u>	<u>Area/Acres</u>
37	0	11	10.07
38	0	5	1.26

The purpose thereof is to preserve said parcels located off of upper West Street for conservation and recreation purposes, stormwater management, wetlands and open space protection, as recommended in the Milford Comprehensive Plan, or take any other action in relation thereto.

(Conservation Commission)

NARRATIVE

This Article would transfer the two Town-owned parcels to Conservation Commission jurisdiction. Doing so will preserve the parcels for conservation and recreation purposes, stormwater management, wetlands and open space protection, as recommended in the Milford Comprehensive Plan.

These two tax title parcels are in the Mill River Watershed, and are located on upper West Street across from Plains Automotive and the Humane Society. Given their location and having over 1,000' of frontage, they may be suitable for additional stormwater BMPs associated with mitigating stormwater run-off from West Street. Although both of these lots are constrained by wetlands, streams, and a vernal pool, some interior portions still exist that might accommodate a small multi-use recreation field in the future.

West Street Parcels



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Geometry updated March 2018
Data updated 11/16/2018

West Street Parcels



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Geometry updated March 2018
Data updated 11/16/2018

Map Theme Legends

Water Features

- LAKES, PONDS, AND RESERVOIRS
- RIVER
- CONCRETE DRAIN
- MARSH/SWAMP
- BRIDGE
- EARTHEN DAM
- PIER
- DAM
- WALL
- STREAM/CREEK
- DITCH

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

Natural Resource Protection

- NHESP Certified Vernal Pools
- NHESP Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- Areas of Critical Environmental Concern

Massachusetts DCR, Natural Heritage and Endangered Species Program

Town of Milford 2015

Map 37-0-4 – Upper West Street

ARTICLE _____: To see if the Town will vote pursuant to M.G.L. c. 40 § 15 to transfer the care, custody and jurisdiction of the following Town-owned parcel, totaling 0.78 acres, to the Milford Conservation Commission:

Assessors			
Map	Block	Lot	Area/Acres
37	0	4	0.78

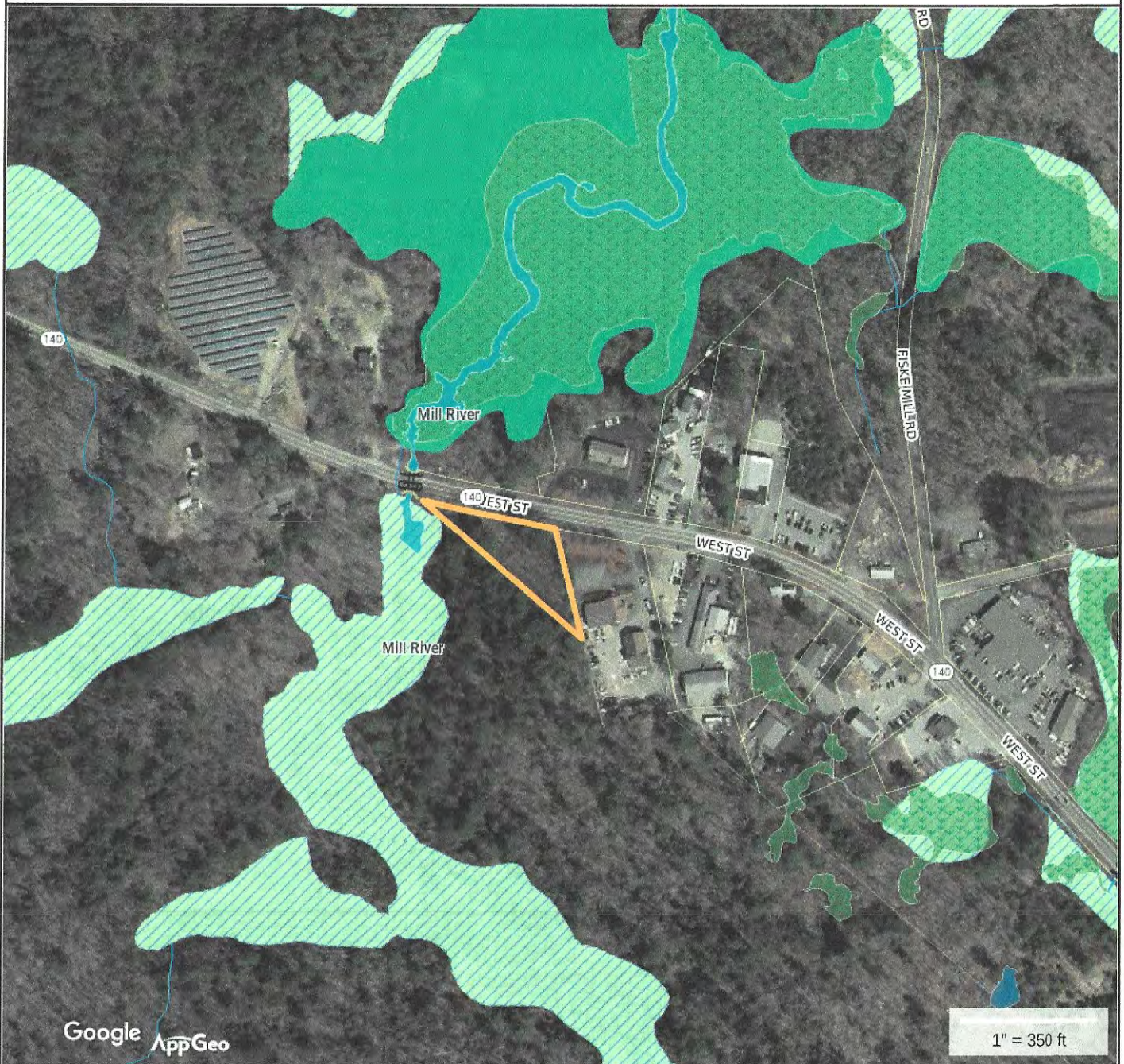
The purpose thereof is to preserve said parcels located off of upper West Street for stormwater management, wetlands and open space protection, and conservation purposes, or take any other action in relation thereto.

(Conservation Commission)

NARRATIVE

This Article is to transfer the listed Town-owned parcel to Conservation Commission jurisdiction for stormwater management, open space protection, and conservation purposes. This 0.78 acre triangular parcel of land is located in the Mill River Watershed at the Milford Town line with 300' of frontage on West Street. The lot is severely constrained by excessive ledge as well as steep slopes, having a 40' grade change across the property with portions of the lot being within the flood plain and floodway, and adjacent to wetlands associated with the Mill River. Given its location, this parcel may be suitable for additional stormwater BMPs associated with mitigating run-off from West Street into the Mill River.

Upper West Street



Property Information

Property ID 37-0-4
Location WEST ST
Owner TOWN OF MILFORD



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Geometry updated March 2018
Data updated 11/16/2018

Map Theme Legends

Water Features

- LAKES, PONDS, AND RESERVOIRS
- RIVER
- CONCRETE DRAIN
- MARSH/SWAMP

- BRIDGE
- EARTHEN DAM
- PIER

- DAM
- WALL

- STREAM/CREEK
- DITCH

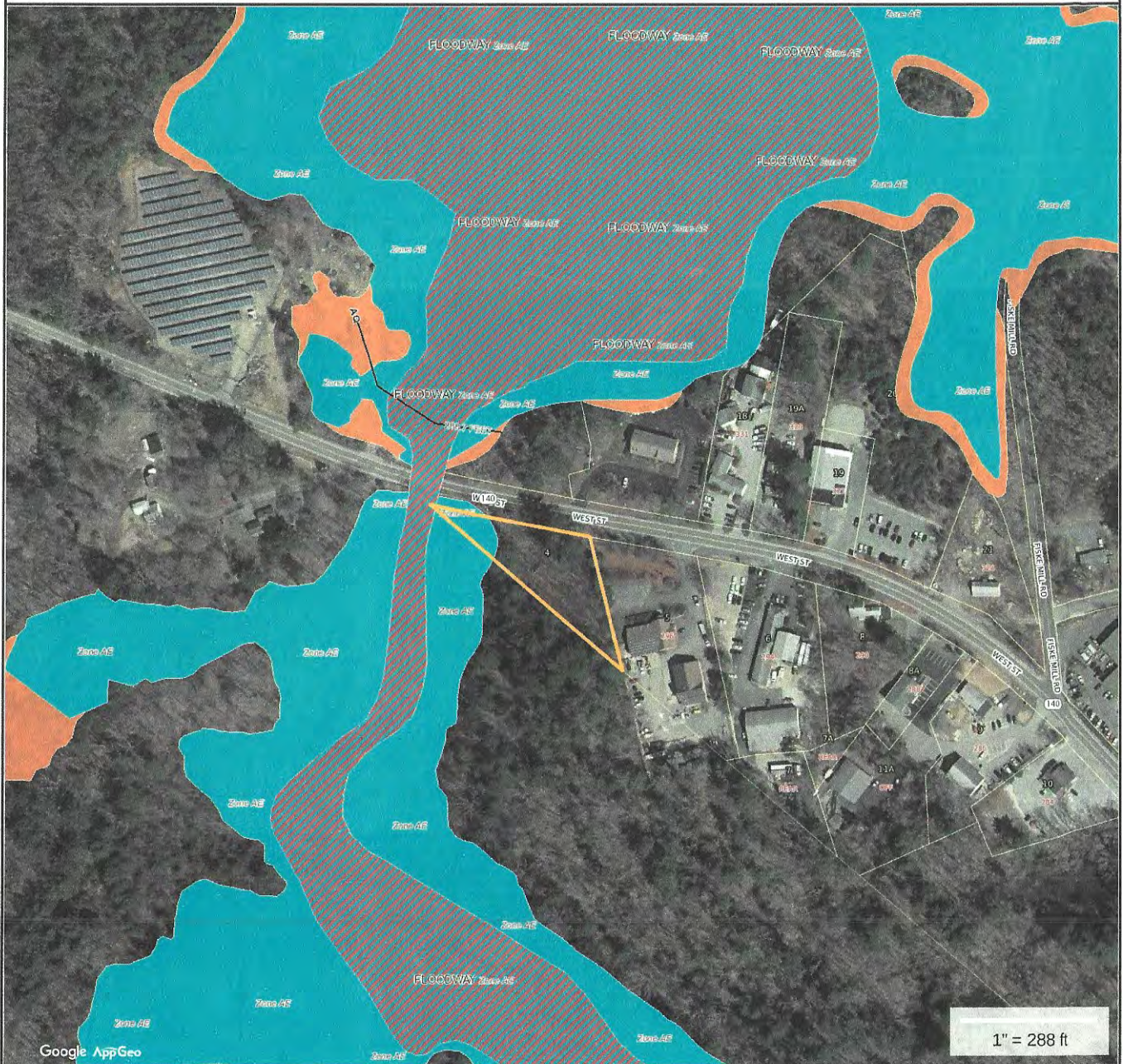
Wetlands

- 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

Town of Milford 2015

Upper West Street



Property Information	
Property ID	37-0-4
Location	WEST ST
Owner	TOWN OF MILFORD



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Geometry updated March 2018
Data updated 11/16/2018








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Map Theme Legends

FEMA Flood Zones

-  FIRM Panels
-  Cross-Sections
-  Coastal Transects
-  Limit of Moderate Wave Action
-  Coastal Barrier Resources System Area
-  Base Flood Elevations

Flood Hazard Zones

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood
-  Area with Reduced Risk Due to Levee

FEMA Map Service Center - See FEMA FIRM Panels theme for Effective Date

Agenda Item #2



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: Mr. Michael Giampietro, Chairman – Conservation Commission
FROM: Michael Dean, P.E. *MD*
DATE: March 11, 2021
SUBJECT: **Partial Certificate – Whitewood Preserve
10 Kate Lane (Unit 7)**

The Owner / Applicant, Snowflake, LLC, Kevin Lobisser, 1 Charlesview Road, Hopedale, MA 01747, has filed a request for a **Partial** Certificate of Compliance for 1 of the 29- units (Condos) within the **Whitewood Preserve** Planned Residential Community (PRD), DEP File # 223-1122.

The areas adjacent to the unit are not 100 % loamed and/or seeded, however there are several more units in the immediate area that still need to be constructed and it would be highly unlikely that these areas would not be loamed and seeded once final grading is completed, in addition, the request is for a Partial COC.

I recommend the issuance of a Partial Certificate of Compliance for # 10 Kate Lane (Unit 7).


LEGEND

	AS-BUILT CONTOUR
	BUFFER ZONE
	TREE LINE
	BORDERING VEGETATED WETLANDS

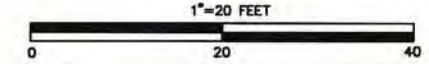
PREPARED FOR:
Lobisser Building Corp.
 1 Charlesview Road
 Suite 1
 Hopedale, MA 01747

TITLE:
"Conservation As-Built Plan"
 For
#10 Kate Lane (Unit 7)
Whitewood Preserve
 Off
 Whitewood Road
 In
 Milford, MA

SEAL:



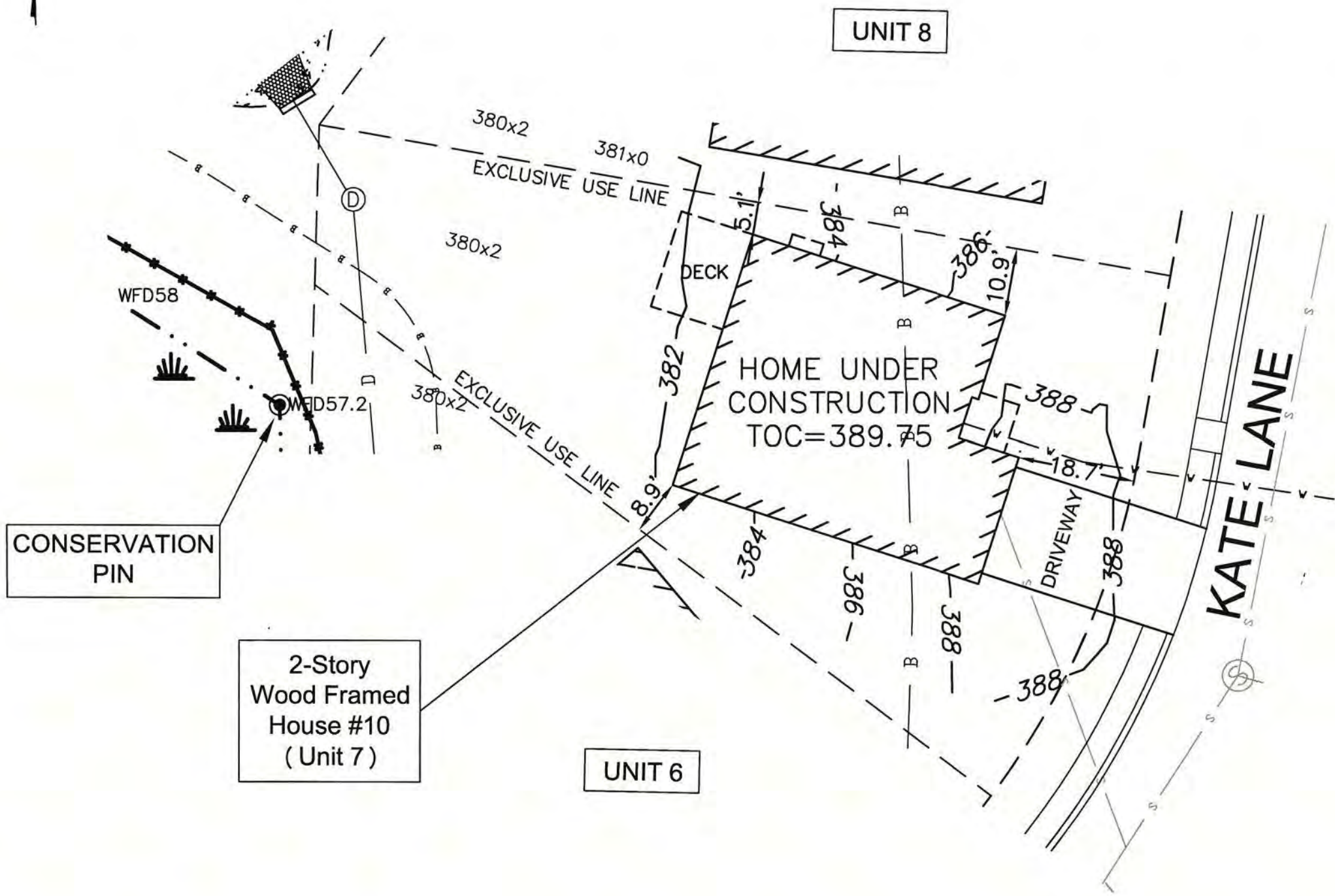
PREPARED BY:
ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers • Surveyors
 Land Development Consultants
 One Charlesview Road, Suite 2
 Hopedale, Ma 01747
 (508) 381-3212 Phone
 www.allen-ea.com

SCALE:  1"=20 FEET

DATE: **March 3, 2021**

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00131 SHEET: **1 of 1**



- NOTES:
1. DEP FILE #223-1122
 2. AS-BUILT SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES IN FEBRUARY 2021
 3. THIS PLAN IS FOR A REQUEST FOR PARTIAL CERTIFICATE OF COMPLIANCE ONLY.

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: Mr. Michael Giampietro, Chairman – Conservation Commission

FROM: Michael Dean, P.E. *MD*

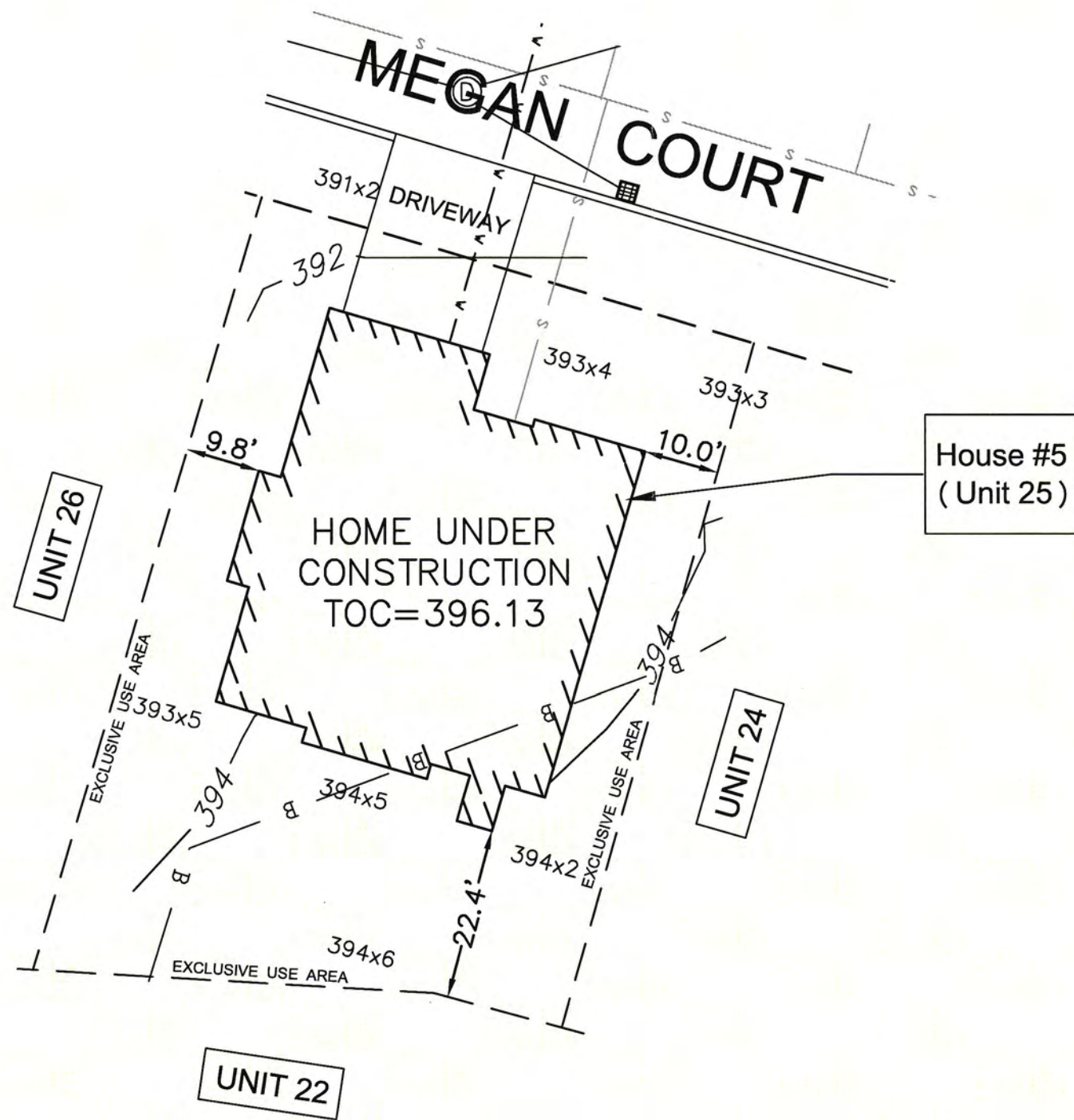
DATE: March 11, 2021

SUBJECT: **Partial Certificate – Whitewood Preserve
5 Megan Court (Unit 25)**

The Owner / Applicant, Snowflake, LLC, Kevin Lobisser, 1 Charlesview Road, Hopedale, MA 01747, has filed a request for a **Partial** Certificate of Compliance for 1 of the 29- units (Condos) within the **Whitewood Preserve** Planned Residential Community (PRD), DEP File # 223-1122.

The areas adjacent to the unit are not 100 % loamed and/or seeded, however there are several more units in the immediate area that still need to be constructed and it would be highly unlikely that these areas would not be loamed and seeded once final grading is completed, in addition, the request is for a Partial COC.

I recommend the issuance of a Partial Certificate of Compliance for # 5 Megan Court (Unit 25).



- NOTES:
1. DEP FILE #223-1122
 2. AS-BUILT SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES IN FEBRUARY 2021
 3. THIS PLAN IS FOR A REQUEST FOR PARTIAL CERTIFICATE OF COMPLIANCE ONLY.

LEGEND

- 386 AS-BUILT CONTOUR
- B BUFFER ZONE
- TREE LINE
- BORDERING VEGETATED WETLANDS

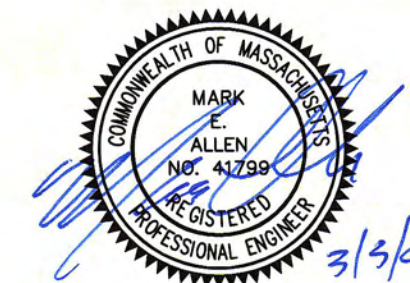
PREPARED FOR:

Lobisser Building Corp.
1 Charlesview Road
Suite 1
Hopedale, MA 01747

"Conservation As-Built Plan"

For
#5 Megan Court (Unit 25)
Whitewood Preserve
Off
Whitewood Road
In
Milford, MA

SEAL:



PREPARED BY:

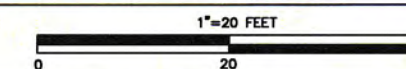


ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road, Suite 2
Hopedale, Ma 01747
(508) 381-3212 Phone
www.allen-ea.com

SCALE:



DATE:

March 3, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO:
00131

SHEET:
1 of 1

Agenda Item #4



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
milfordyouthcenter@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



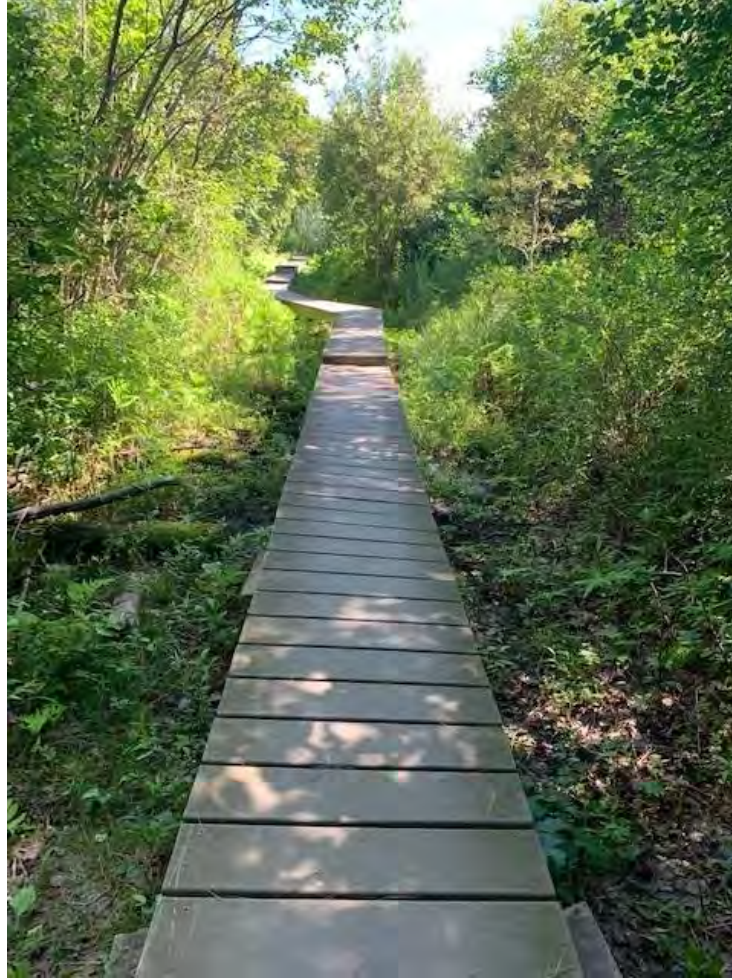
Existing Growth in previously disturbed areas Locus



Picture of dead wood – Locus

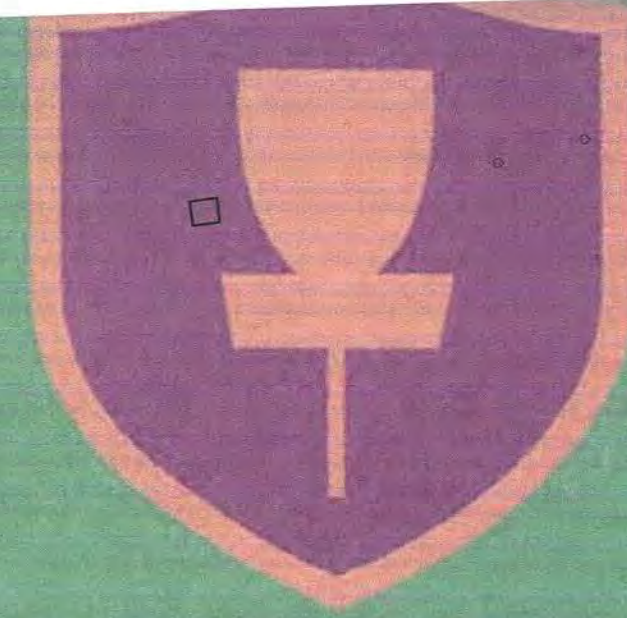


Example of a
Walkway – Bridge Constructed on another Disc Golf Course elsewhere



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

Site Plan



Louisa Lake Disc Golf Park

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.

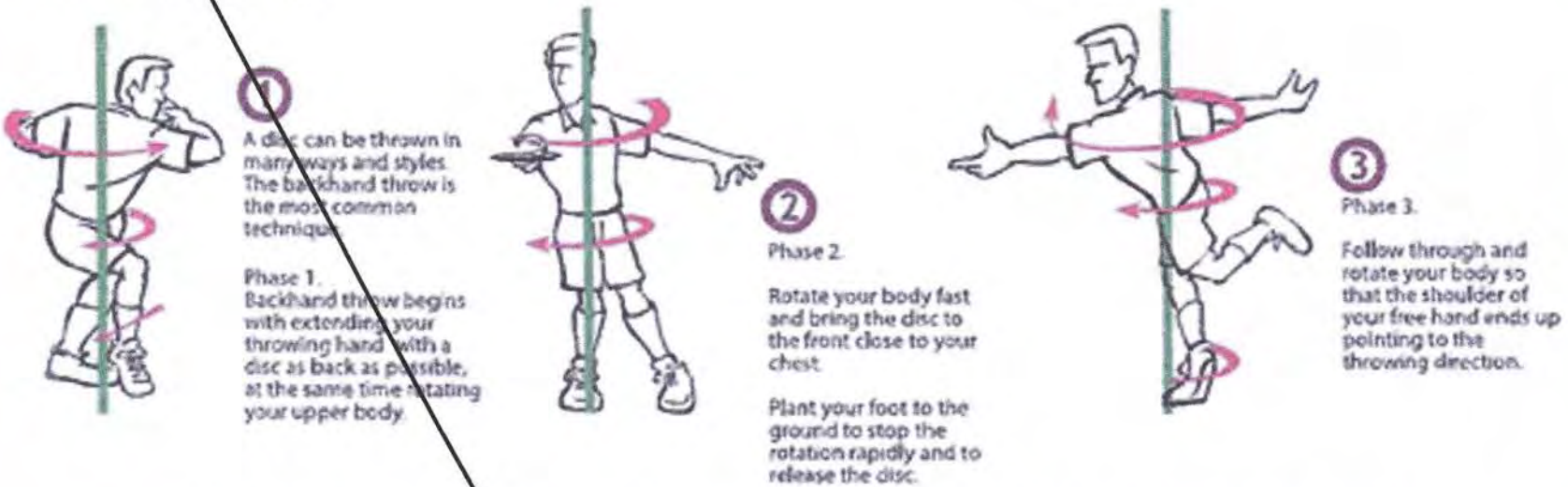
Legend

- Information board
- Hole number
- Tee
- Target
- Tree

How to Grab a Disc



Technique Tips



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



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"
 PLAN OF LAND
 IN
 MILFORD, MA
 SCALE: 80 FEET TO AN INCH
 DATE: FEBRUARY 19, 2020
 TOWN OF MILFORD
 OWNER: TOWN OF MILFORD
 PREPARED FOR: PARKS COMMISSION

Agenda Item #5



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: Mr. Michael Giampietro, Chairman – Conservation Commission

FROM: Michael Dean, P.E. *MD*

DATE: March 12, 2021

SUBJECT: **Request for a Determination of Applicability (RDA) – Inground Pool
211 Purchase Street**

The Owner / Applicant, Kimberly Johnson, 211 Purchase Street, Milford, MA 01757, has filed an **RDA** for the installation of an Inground Pool in the rear yard of their existing single-family home.

Following a site inspection and reviewing the submitted documents I recommend the issuance of a **Negative** Determination of Applicability, as the inground pool is being placed in an existing lawn area. There will be three (3) smaller trees (8" +/- diameter) to be removed (which are at the top of the existing slope / edge of the lawn area).

I suggest that the commission make it clear to the applicant, that the issuance of a negative determination of applicability does not mean the proposed location of the pool (shown on the GIS sketch plans) meets the local zoning by-law setbacks. It is suggested the applicant have an engineered plot plan prepared showing conformance to all applicable zoning setbacks.

Michael Dean

From: Michael Dean
Sent: Friday, March 12, 2021 10:16 AM
To: Michael Dean
Subject: 211 purchase street pool









Sent from my iPhone

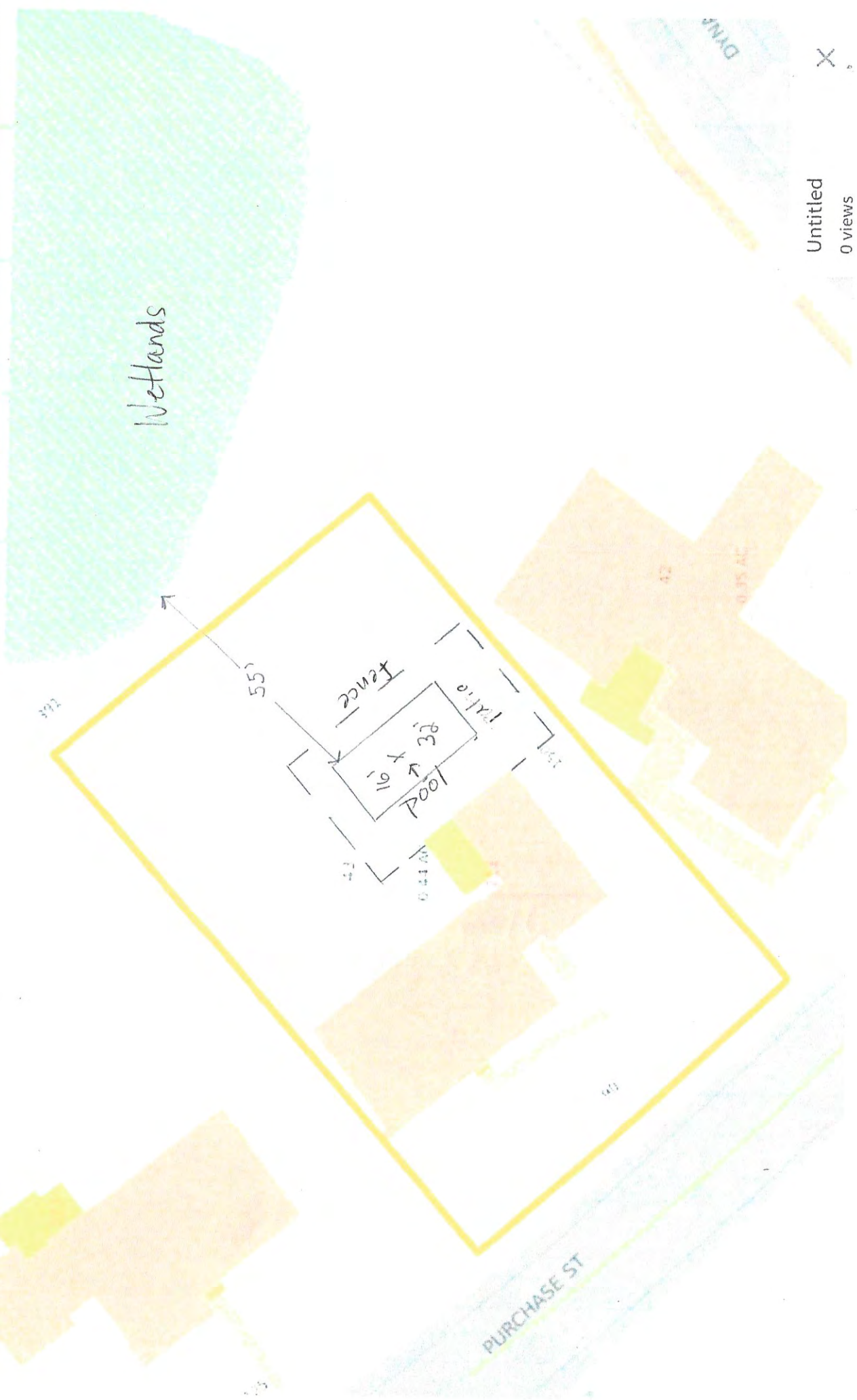
Q Search

Selection

Themes

Markup

Abutters



Untitled
0 views

X



Property Information

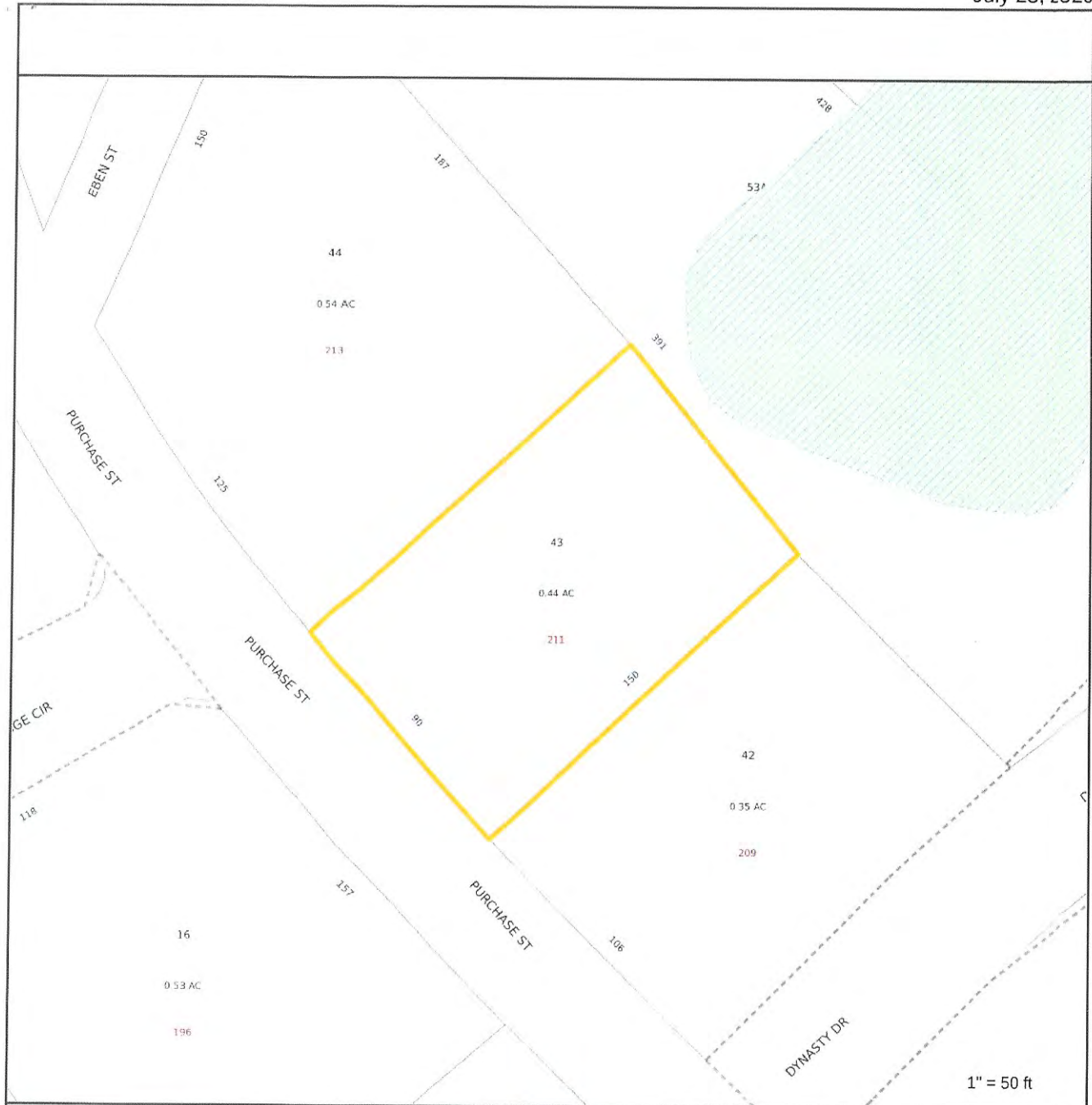
Property ID 21-0-43
Location 211 PURCHASE ST
Owner JOHNSON KIMBERLY M



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



1" = 50 ft

Property Information

Property ID 21-0-43
Location 211 PURCHASE ST
Owner JOHNSON KIMBERLY M



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

Agenda Item #6



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: Notice of Intent – Christopher Vine – 77 Camp Street
Expansion of Yard – Grading & Retaining Wall

Dear Mr. Giampietro:

The filing is a Notice of Intent (NOI) for the expansion of a yard area associated with an existing single-family house. The applicant is Christopher Vine, 77 Camp Street, Milford, MA 01757.

The Parcel consists of an existing single-family house on a 1.17 Acre parcel and refers to the Town Assessors Map 11, Block 145, Lot 6.

The proposal consists of filling in an area to create a larger yard which results in a proposed retaining wall that will, in some areas be 23-feet in height.

The plans state that the retaining wall is to be “designed by others”.

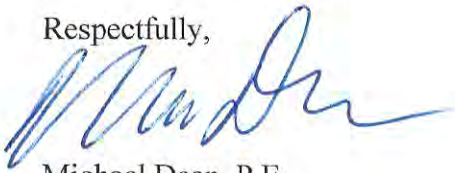
Following a review of the submitted documents I offer the following comments:

1. With a retaining wall and associated fill material reaching up to 23 vertical feet, I recommend a construction sequence be added to the plans so all involved will have a better understanding of such an undertaking.
2. The erosion control detail should include a row of haybales in front of the silt fence. There should be a double row of erosion control (at the minimum) on the downhill side of the proposed retaining wall. Once a construction sequence is established more erosion control may be required.

3. If the commission decides to issue an Order of Conditions without knowing what type of retaining wall is proposed, it is suggested that a condition be placed in the Order that the final design is to be completed and submitted to the Conservation Commission **prior** to the start of construction.

I recommend the above items be discussed prior to the issuance of the Order of Conditions.

Respectfully,



Michael Dean, P.E.
Town Engineer





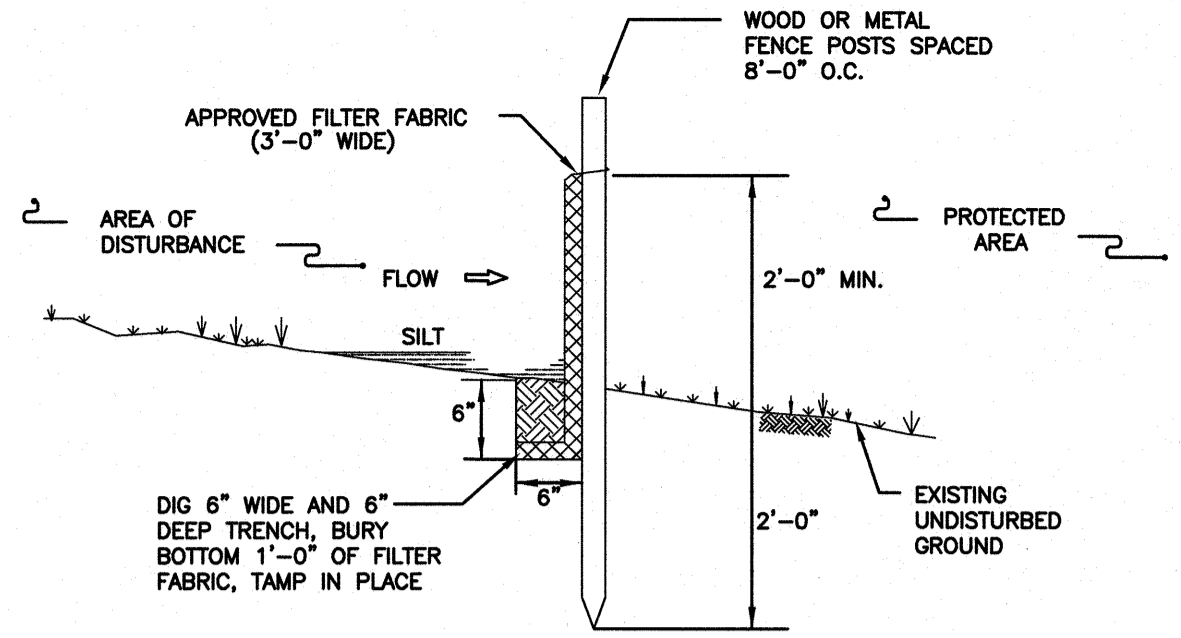




Sent from my iPhone

NOTES

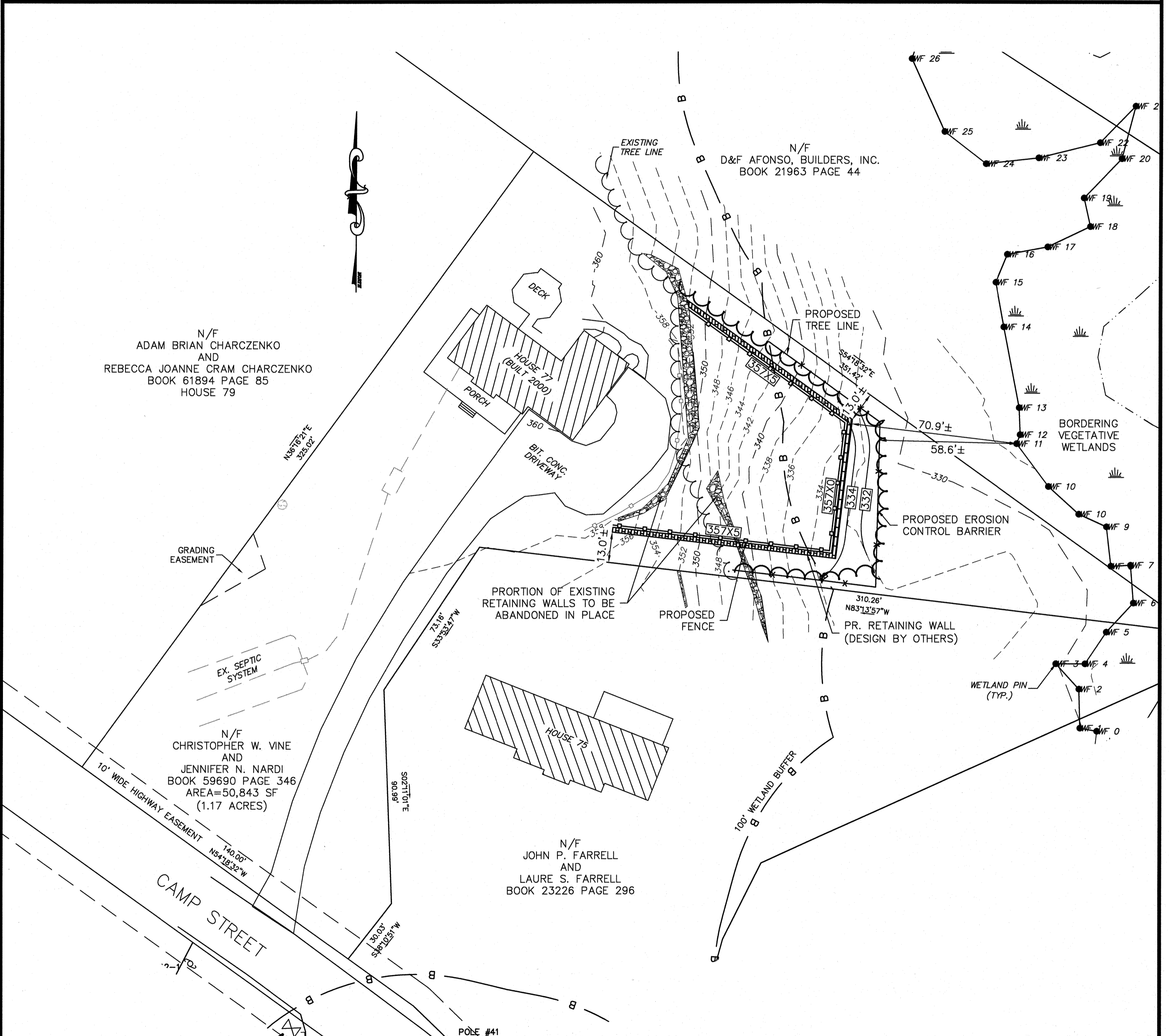
1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY EXAMINATION OF THE TITLE.
2. THIS IS NOT A RECORDED PLAN. OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
3. ELEVATIONS REFER TO ASSUMED DATUM.
4. THIS PLAN REFERS TO ASSESSOR MAP 11, BLOCK 145, LOT 6.
5. SPECIAL FLOOD HAZARD (FEMA) IS NOT APPLICABLE.
6. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.
7. PROPOSED RETAINING WALL WILL REQUIRE A BUILDING PERMIT AND STRUCTURAL DRAWINGS.
8. WETLANDS DELINEATED BY GODDARD CONSULTING, LLC ON 11/4/2020.



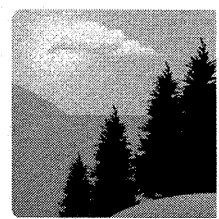
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE PLAN.
2. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
4. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INSTRUCTED BY THE CONSERVATION COMMISSION.

EROSION CONTROL BARRIER

N.T.S.



G:\C3DMilford\G-6777\DWG\Design Drawings\G-6777-L6A RAP.dwg

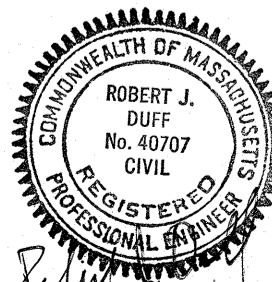


Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

DATE:



3-1-2021

DATE:

OWNER

CHRISTOPHER VINE
77 CAMP STREET
MILFORD, MA 01757

00	2/3/21	INITIAL SUBMITTAL	JDF

RESOURCE AREA
PLAN OF LAND
#77 CAMP STREET
IN
MILFORD, MA
SCALE: 30 FEET TO AN INCH
DATE: FEBRUARY 3, 2021

Agenda Item # 7



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 12, 2021

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

Re: Notice of Intent for **9 Barbara's Way (Lot 9)**
DEP File # **223-**

Dear Mr. Giampietro:

I have reviewed the Notice of Intent filing for 9 Barbara's Way (Lot 9), a lot within the Sanylah Crossing Subdivision. The filing is for the re-construction of a driveway associated with a recently constructed single family house lot. The work will include reconstruction of the driveway, regrading (making the driveway less steep), construction of a retaining wall, associated landscaping and grading within the 100-foot Buffer Zone to the Bordering Vegetated Wetlands.

The applicant is Catrina Gomes of 9 Barbara's Way, Milford MA 01757.

Following a review of the above referenced documents I offer the following comments:

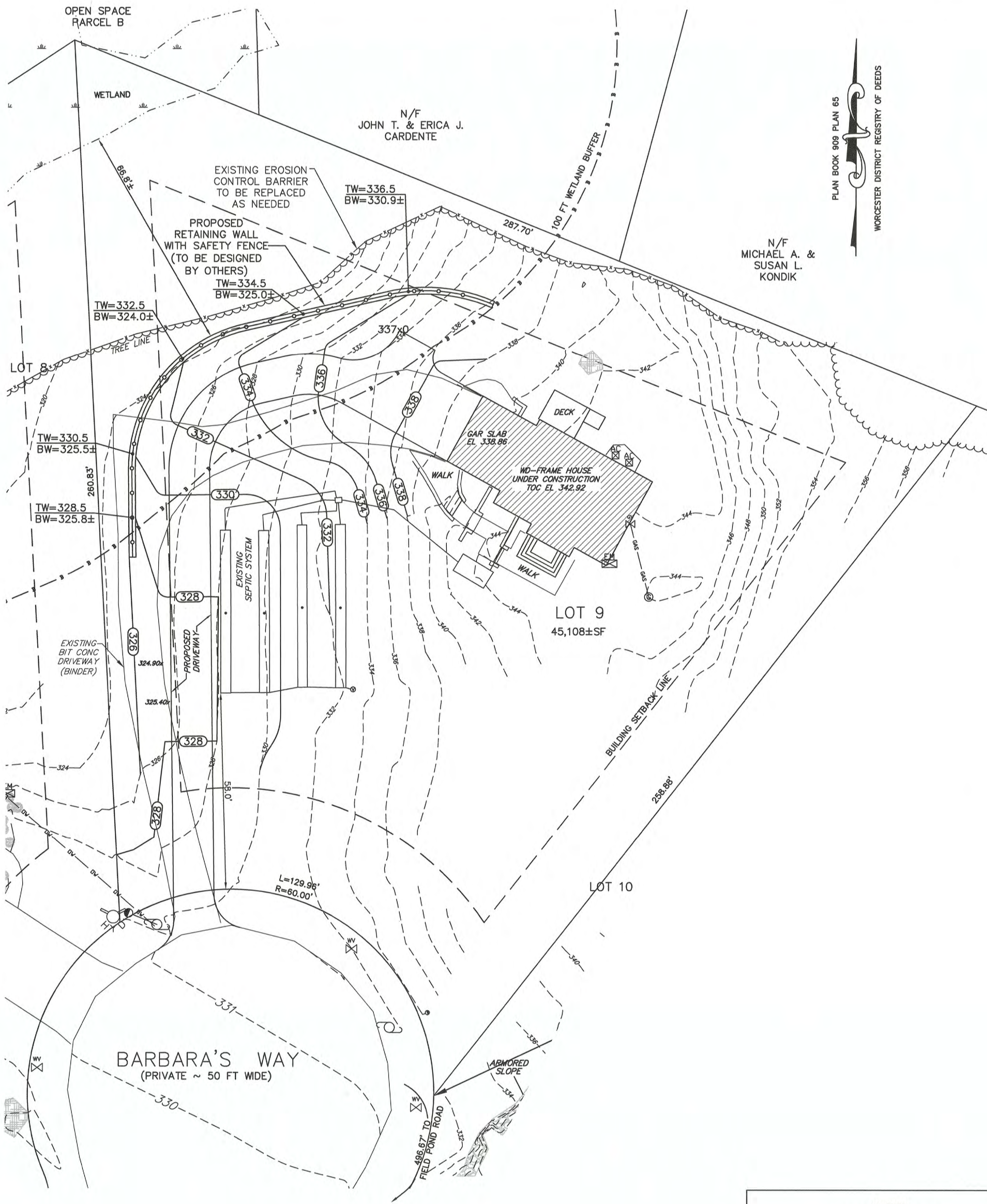
1. The proposed retaining wall and associated fill material will be reaching up to 9.5 vertical feet, I recommend a construction sequence be added to the plans.
2. There is no erosion control detail shown on the plans.

I recommend that the Commission issue an Order of Conditions for the project following a brief discussion of the above items.

Sincerely,

Michael Dean, P.E.
Town Engineer

Resource Area Plan



PLAN BOOK 909 PLAN 65
WORCESTER DISTRICT REGISTRY OF DEEDS

N/F MICHAEL A. & SUSAN L. KONDIK

OWNER:
CATARINA GOMES
9 BARBARA'S WAY
MILFORD MA, 01757

RESOURCE AREA
PLAN OF LAND
9 BARBARA'S WAY
IN
MILFORD, MASS.
SCALE: 20 FEET TO AN INCH
DATE: MARCH 2, 2021



Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.gandhengineering.com