



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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Joseph Calagione  
John H. Cook  
Patrick J. Kennelly  
Marble Mainini, III  
Lena McCarthy

## AGENDA MILFORD PLANNING BOARD Tuesday, May 19, 2020

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

### PUBLIC HEARINGS

- (7:02 P.M.) Application of MassAmerican Energy LLC for Special Permit approval to install large scale, roof mounted solar systems on the existing building at 161 East Main Street. Assessor's Map 42 Lot 334. CC Zone.

### GENERAL BUSINESS

- (7:00 P.M.)
1. Minutes of previous meeting
  2. 81-P Plans: (none)
  3. Bond Release: Milford Crossing – RD Management
  4. *Continued* Site Plan Review: 3 Industrial Road – Corner Brook, LLC.
  5. *Continued* Amended Site Plan: 1 National Street – Milford National LLC.
  6. *Continued* Site Plan Review: 140 Medway Street – Global Companies, LLC.
  7. Amended Site Plan: 100 Central Street – David Walch

TOWN OF MILFORD  
Milford, Massachusetts  
**NOTICE OF MEETING**

RECEIVED  
MILFORD TOWN CLERK  
2020 MAY 14 AM 8:39

Board or Commission Planning Board  
Date and Time of Meeting Tuesday, May 19, 2020 7:00 PM

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

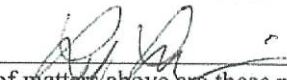
Matters Anticipated to be subject of discussion:

**PUBLIC HEARINGS**

(7:02 P.M.) Application of MassAmerican Energy LLC for Special Permit approval to install large scale, roof mounted solar systems on the existing building at 161 East Main Street. Assessor's Map 42 Lot 334. CC Zone.

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- 7. Amended Site Plan: 100 Central Street – David Walch

Signature  Dated 5-14-20

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



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

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Joseph Calagione  
John H. Cook  
Patrick J. Kennelly  
Marble Mainini, III  
Lena McCarthy

May 5, 2020

## Meeting Minutes- Page 1

The meeting opened at 7PM. Remotely. All members were present. Roll call.

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Public Hearing - David Consigli, Special Permit to install 2 29" x 47" double faced projecting sign on the existing building at 195 - 199 Main Street. CA zone. Town Planner went through his Special Permit and downtown improvement program. Town Planner recommended approval subject to conditions. David Consigli spoke of the building. Patrick Kennelly asked the size. David said all the same 3x3 and are reduced. John Cook moved to close the Public Hearing and made a favorable recommendation. All in favor roll call Un. 5 at 7:11.

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81-P Plan 5 Gordon Drive, Bob Poxin, eng. F&D Realty Corp. Inc. The bend area is part of lot 16 and now removed. Will get more footage. Town Planner made a favorable recommendation. Patrick Kennelly made a favorable recommendation. John Cook 2<sup>nd</sup>, Un. 5 roll call

Preliminary Plan - 109 Depot Street, Frederick and Lisa Carneiro. Resubmission 4 lot subdivision. Recommends approval. Dan, engineer said the single family to be torn down and will need a variance. Town water and sewer. Drainage basin.

Marble Mainini III asked about sewer plans.

Patrick Kennelly stated looking for duplex lots based on square footage no waivers.

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TOWN HALL, 52 MAIN STREET  
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Page 2

## Meeting Minutes

### Preliminary Plan Continued.

John Cook stated needs a variance for the first lot.

Town Planner said will need to go to ZBA. Plan lapsed and need to go through review again.

Dan said they are looking for relief of fee.

Lena asked about the water. Water Co. stated they should have water 2021.

Patrick Kennelly motioned to approve with no request for waivers.

John Cook 2<sup>nd</sup>. Un.5 Roll call

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### Site Plan Review - 14 South Cedar Street - Tata & Howard Inc.

Matt, on behalf of the Milford Water Company, on this lot 25' building height. Some regrade, access road and 2 wells. There is a concrete pad and generator. Joseph Calagione made a motion to approve as submitted. Lena McCarthy 2<sup>nd</sup>. Un.5 Roll call

Patrick Kennelly abstained #5, 6, and 7

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Continued Site Plan - 21 Beaver Street Rte 85 Realty Corp, John Nenart presented. Meehan Group. It has been 2 years of work on this area. He went through traffic study here. Some issues to address, Site plan layout, Bob Woodard eng. Study area 6, spoke of existing traffic operations and peak hours. Birch and Beaver Street area 2 problem areas . Development projects - no build condition. November 2019 traffic study done, 5 sites in use. Future off site Amazon parking lots on Beaver Street portion to be 2 Way.

Trip generations 400 now. Traffic mitigation Beaver St onto Birch Street 2 way .

Minimal ques Platinum Place project - need additional measures to work properly. Vehicle ques Birch street, Site distance and Beaver toward 109. Need to cut foliage for clear view site distance. 11 feet travel distance. To meet with Tree Warden. Alternative site plan layout. 402 trips AM - see reduction. Joseph Calagione spoke of peak hour parking lot. 25% more per hour. Spoke of Fortune Boulevard . Bob said it is temporary use and will pull out of the site,

Town Planner said it is in court with zoning violation - would like Mass Highway comments. John Nenart said it will be closed. Bob said they need local approval to go to next step. Joe Calagione said local approval contingent on DOT approval. Marble Mainini III said it is a lengthy report. Question signal times etc.

Bob said signal timing adjustments would be enough.

Marble Mainini III wants all modern day standards met.

John Nenart said 21 & 26 Beaver Street are together, including drainage and electric. At lot 26 across from 21 they are clearing for site distance. They have eliminated some parking . 2,000sf building security center, Hand held system. They time the drivers. 41 Electric vehicle charge stations. Amazon is going green. To landscape both lots. Drainage on site. Cape Cod berm. To update light poles, watermain and landscaping. CC conditions.

Joseph Calagione had 2 comment. Traffic analysis addressed. Beaver Street Crossing and PA system? Control sound if looking for drivers. John said they will address any questions.

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Marble Mainini III - 24 electric sites each side of the road. Recommends pre-piping before paving. John said maybe 100 stations. PA hours should be monitored.

John has seen Town Planner and Town Engineer letter and they have addressed. Joseph Calagione recommended to continue til we have traffic analysis. Lena McCarthy 2<sup>nd</sup> Un 5. Continue 6-16-20 all in favor. Roll call for both Beaver Street items.

Site Plan Review - 3 Industrial Road Corner Brook LRC. Transportation terminal.

Atty Antonellis stated mixed use here. Burdened by Amazon vans at 12 Industrial Road. Client to provide relief valve. To pull into this site and stack-cued on site and release in orderly fashion off site.

John Nenart showed parking spots. David Pyne and Amazon have communicated. Parking area 80 vans 89 cars overflow parking warehouse stacking lot. One way in and one way out. Joseph Calagione stated contingent on queuing - no overnight parking. No traffic analysis then. Lot should be paved. John Nenart said will have blasting there for medical marijuana building and would get ripped up again.

Joseph Antonellis said it is temporary nature of this. Acceptable by contract. Has submitted waivers. Request to continue 5/19/2020. Joseph Calagione motioned to continue for staff review 5/19/2020. John Cook 2<sup>nd</sup>. Un 4 1 abstained Patrick Kennelly .

Site Plan - Global Co LLC. Joseph Calagione motioned to Continue 5/19/2020.

Amended Site Plan - 154-160 East Main Street Imperial Hyundai. John Nenart presented. Red, White and Blue ballons here. Town Planner recommended approval. John Cook motioned to approve. Patrick Kennelly 2<sup>nd</sup> ,Joseph Calagione unfavorable. 4 in favor,1 opposed. Plan Approved.

ZBA Variance - 399 Central Street, Grason,LLC. To eliminate subdivision. Now 2 lots. Patrick Kennelly said closest fire hydrant is up Central Street. Should have hydrant in close proximity to these lots. He made an unfavorable recommendation.

Dan G & H said fire protection does not feel that should make it unfavorable.

4 favorable 1 unfavorable.

Special Permit Referral 139 (91) Medway Street Nouria Energy Retail, Inc. 5 in favor.

Patrick Kennelly motioned to adjourn, Lena McCarty 2<sup>nd</sup>, Un 5. Meeting adjourned 9PM.

\_\_\_\_\_  
Marble Mainini III

\_\_\_\_\_  
Patrick Kennelly

\_\_\_\_\_  
John Cook

\_\_\_\_\_  
Lena McCarthy

\_\_\_\_\_  
Joseph Calagione

DECISION  
MILFORD PLANNING BOARD  
**SPECIAL PERMIT**  
Large Scale Solar Systems  
161 East Main Street, Milford, MA

Decision of the Planning Board of the Town of Milford, Massachusetts (hereinafter the BOARD) on the application of MassAmerica Energy LLC for special permit approval to install large scale solar systems at 161 East Main Street as shown on Assessor's Map 42 Lot 334, being located within the CC Highway Commercial zoning district.

The subject proposal is shown on a 1-sheet plan entitled "Site Layout Plan, Plan of Land, 161 East Main Street, Milford, MA., Applicant: MassAmerica Energy LLC., Owner: Richard Aronovitz." dated April 27, 2020, by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772. The application was formally received by the BOARD on April 28, 2020.

Specifically, the Special Permit is sought pursuant to Section 1.10, Section 2.3, Section 3.15 and other relevant provisions of the Milford Zoning Bylaw in order to install large scale, roof mounted solar systems on the existing building at 161 East Main Street. Upon receipt of the application, the BOARD scheduled a remote participation Public Hearing thereon for 7:02 PM on May 19, 2020 via the internet through the Zoom web app. No in-person attendance by members of the public was permitted. Due notice of the time, place and subject matter of the application was provided, as required by law.

The matter came on for hearing at 7:02 PM on May 19, 2020, which meeting was conducted via remote participation. BOARD members participating remotely throughout the public hearing were Joseph Calagione, John Cook, Patrick Kennelly, Marble Mainini and Lena McCarthy. APPLICANT participated remotely to present the proposal. Evidence was taken and following discussion and public input the BOARD closed the Public Hearing and took the matter under advisement.

**FINDINGS OF FACT:**

At the May 19, 2020 meeting, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the BOARD made the following findings of fact:

F-1. The existing building on the subject premises contains the AutoZone store, among others, and is situated on a 2.75 acre site within the CC Highway Commercial zoning district located at 161 East Main Street, as shown on Assessor's Map 42 Lot 334. The subject proposal is shown on a 1-sheet plan entitled "Site Layout Plan, Plan of Land, 161 East Main Street, Milford, MA., Applicant: MassAmerica Energy LLC., Owner: Richard Aronovitz." dated April 27, 2020, by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

F-2. Electrical and construction details of the proposed 373.16 kW DC Solar Roof Mounted System are shown on a 15-sheet plan set entitled "East Main Solar, 161 East Main Street, Milford, MA." dated October 11, 2019, by PurePower Engineering, 5 Marine View Plaza, Hoboken, NJ 07030.

F-3. As proposed, the large scale, roof mounted solar systems, in accordance with the plans herein referred to in findings #F-1 and #F-2, and subject to all of the conditions of this permit, complies with the requirements of Section 1.10, Section 2.3, Section 3.15 and other relevant provisions of the Milford Zoning Bylaw.

F-4. As set forth above, the Special Permit, with the following conditions herein, conforms to all of the general and specific provisions of the Zoning By-Law relating to large scale, roof mounted solar systems, and otherwise.



F-5. The proposed installation, being specifically allowed as an accessory use by Special Permit in the Zoning By-Law, is in harmony with the purpose and intent thereof.

F-6. The proposed installation will not create undue traffic congestion or impair pedestrian safety.

F-7. The proposed installation will not cause substantial harm to the neighborhood nor create any nuisance or hazard affecting the health, safety or general welfare of the citizens of Milford.

F-8. The plan submitted as herein referred to in finding #F-1 is sufficient to qualify as a Site Plan under Section 1.15 of the Milford Zoning Bylaw.

**A MOTION** was made to GRANT the requested Special Permit subject to the following conditions:

1. The large scale, roof mounted solar systems shall be constructed as shown on the 1-sheet plan entitled "Site Layout Plan, Plan of Land, 161 East Main Street, Milford, MA., Applicant: MassAmerica Energy LLC., Owner: Richard Aronovitz." dated April 27, 2020, by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.
2. All construction work is to take place only between the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday, and between the hours of 8:00 A.M. to 3:00 P.M. on Saturdays. No construction work shall take place on Sundays or National Holidays.
3. Approval of this Special Permit constitutes Site Plan approval under Section 1.15 of the Milford Zoning Bylaw.

**MOTION CARRIED UNANIMOUSLY**

Dated this \_\_\_\_ day of May, 2020

MILFORD PLANNING BOARD

\_\_\_\_\_  
Marble Mainini, III, Chairman



# MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF  
MARK A. NELSON, DEPUTY

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

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

May 8, 2020

RE: Special Permit – Roof Mounted Solar  
Owner:  
Richard Aronovitz  
60 Aaron Way  
Carlisle, MA 01741

Applicant:  
Mass American Energy LLC/161 East Main Street  
187 Billerica Road  
Chelmsford, MA 01824

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Special Permit – Roof Mounted Solar for 161 East Main Street and has no recommendations.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson  
508-958-3006 (Cell)  
mnelson@milfordfire.org

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April 27, 2020

Larry L. Dunkin, Town Planner  
Town of Milford Planning and Engineering Department  
52 Main Street (Room 5)  
Milford, MA 01757

**Re: Proposed Rooftop Mounted Solar System  
161 East Main Street (Map 42, Lot 334)  
Milford, MA**

Dear Mr. Dunkin & Members of the Milford Planning Board:

MassAmerican Energy LLC c/o 161 East Main Solar LLC ("Applicant") proposes to improve the above referenced property with a roof mounted solar system with a nameplate capacity of 373 kW DC. The solar system will be mounted to the roof of the existing building, while several ground mounted transformers are proposed. No additional site improvements are proposed as part of this application.

Town of Milford Zoning Bylaws define a solar system with a nameplate output greater than 25 kW DC as a 'large-scale solar energy system' which is permitted by Planning Board Special Permit in the Highway Commercial District (CC). Roof mounted systems are not required to file an application for Site Plan Review, however, a Site Plan Review form has been provided for reference at the suggestion of Mr. Dunkin. Additionally, in accordance with Town of Milford Zoning Bylaw sections 3.15.2.5 and 3.15.2.6, a Solar Operations & Maintenance Agreement as well as an Interconnection Services agreement have been executed.

In support of the Special Permit Application the following materials are enclosed to the Planning Department;

- Eight (8) copies of the Application for Planning Board Special Permit; dated April 27, 2020;
- Eight (8) copies of the Site Plan Review Form (for reference only as requested by Mr Dunkin);
- Eight (8) copies of the Site Development Plan; dated April 27, 2020;
- Eight (8) 11x17 copies of a 373 KW Solar Rooftop System Design Plan prepared by Pure Power Engineering, revised through 10/11/2019;
- Eight (8) copies of the Solar Operations & Maintenance Agreement;
- Eight (8) copies of the Interconnection Service Agreement between Applicant and Utility Co.;
- One fee check made payable to the Town of Milford in the amount of \$300.00

We look forward to discussing this project further with you at the May 19<sup>th</sup>, 2020 Planning Board meeting. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

**BOHLER ENGINEERING**



Eric G. Dubrule

CC: A. Quincy Vale, Esq., MassAmerican Energy LLC



John A. Kucich, PE



**ZONING ANALYSIS TABLE**

Worcester County  
Town of Southborough  
Map No. 42, Block 6, Lot 12

ZONING DISTRICT	R-1
EXISTING USE	RESIDENTIAL
PROPOSED USE	PHOTOVOLTAIC SOLAR SYSTEM
ACCESSORY USE	YES
REQUIRED PERMIT	PHOTOVOLTAIC SOLAR SYSTEM PERMIT

1. APPLICANT: MASSAMERICAN ENERGY LLC  
2. OWNER: J.A. KUCICH  
3. PROJECT: PHOTOVOLTAIC SOLAR SYSTEM

**SITE INFORMATION**

1. APPLICANT: MASSAMERICAN ENERGY LLC  
2. OWNER: J.A. KUCICH  
3. PROJECT: PHOTOVOLTAIC SOLAR SYSTEM



**GENERAL NOTES:**

- THIS PLAN IS INTENDED TO ILLUSTRATE A PHOTOVOLTAIC SOLAR SYSTEM TO BE INSTALLED ON THE ROOF OF AN EXISTING BUILDING. THE SOLAR EQUIPMENT TO BE INSTALLED IS PROPOSED TO BE SUPPORTED BY A PHOTOVOLTAIC TRANSFORMER AND SOLAR TRANSFORMER AS DETICED.
- THIS PLAN WAS BASED ON AERIAL PHOTOGRAPHY AND TOWN GIS DATA AND NOT FROM AN ON THE GROUND SURVEY.
- AS THE BUILDING IS AN EXISTING STRUCTURE, THIS PLAN IS NOT GUARANTEED TO BE ACCURATE. THE PROPOSED SOLAR EQUIPMENT LOCATIONS, MOCS (METERS) AND OTHER SITE DETAILS ARE EXISTING AND PROPOSED TO REMAIN UNLESS OTHERWISE NOTED.

**REFERENCES:**

- TOWN OF SOUTHBOROUGH, MA. PHOTOVOLTAIC SOLAR SYSTEM PERMITTING REGULATIONS, DATED 9/27/18; REVISED THRU 12/5/19
- TOWN OF SOUTHBOROUGH, MA. ZONING REGULATIONS, DATED 11/19/07
- TOWN OF SOUTHBOROUGH, MA. GIS MAPS

**REVISIONS**

REV#	DATE	COMMENT

**PERMIT SET**

FOR: PHOTOVOLTAIC SOLAR SYSTEM PERMIT

PROJECT NO.: 2024-001

DRAWN BY: J.A. KUCICH

CHECKED BY: J.A. KUCICH

DATE: 01/15/2024

SCALE: AS SHOWN

**PROPOSED SITE PLAN DOCUMENTS**

FOR: PHOTOVOLTAIC SOLAR SYSTEM PERMIT

PROJECT NO.: 2024-001

DRAWN BY: J.A. KUCICH

CHECKED BY: J.A. KUCICH

DATE: 01/15/2024

SCALE: AS SHOWN

**BOHLER**

300 TUNRIK ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 465-0000  
www.BohlerEngineering.com

**J.A. KUCICH**

PROFESSIONAL ENGINEER  
LICENSE NO. 12543  
STATE OF MASSACHUSETTS  
100 STATE STREET, SUITE 200  
SOUTHBOROUGH, MA 01772

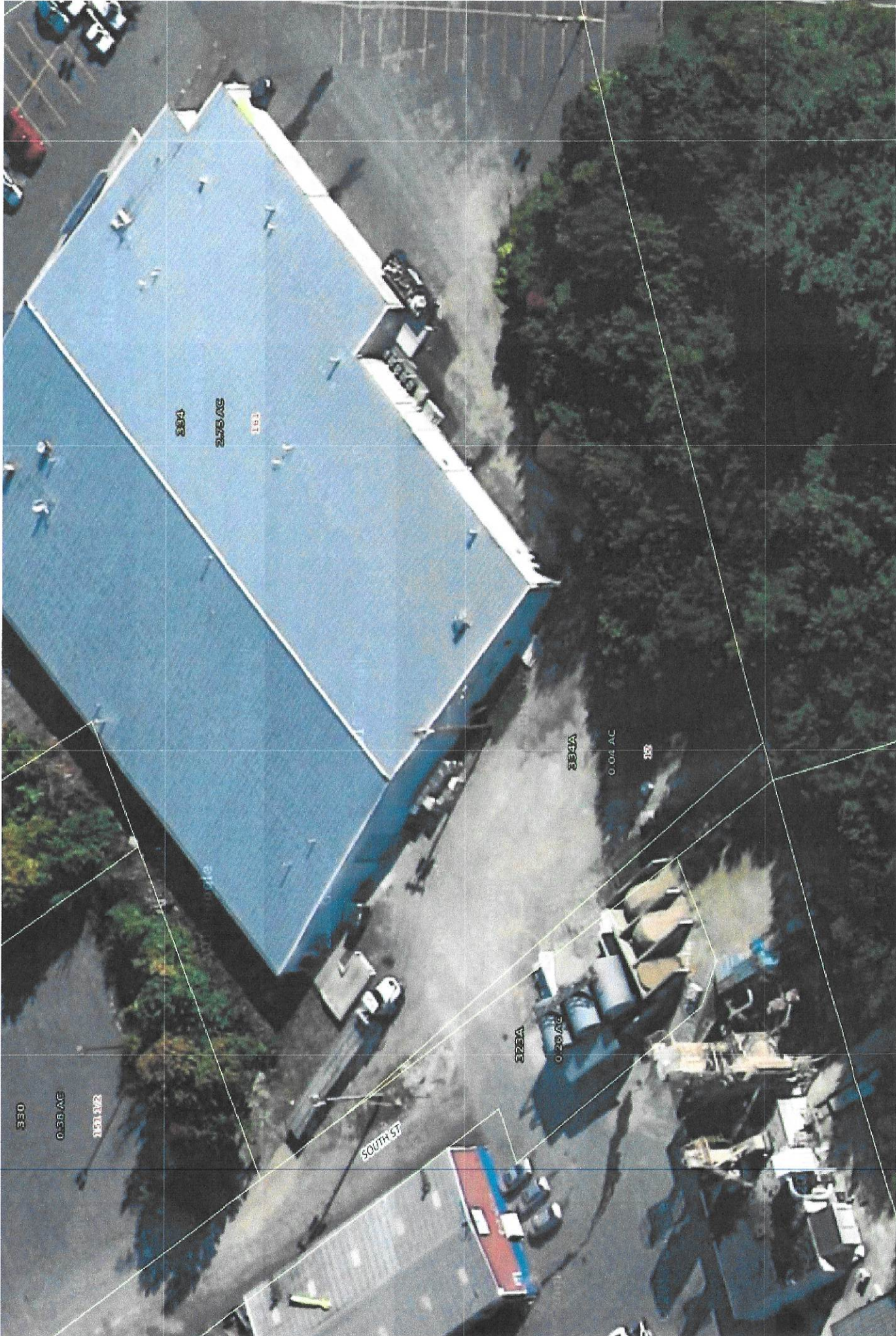
**SITE LAYOUT PLAN**

1 OF 1

ORIG. DATE: 01/20/2024







334

2.75 AC

161

334A

0.04 AC

150

333A

0.26 AC

330

0.33 AC

151 152

SOUTH ST

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

**To the Milford Planning Board**

Milford, MA 01757

Date: April 27, 2020

The undersigned petitions the Milford Planning Board to grant a special permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the zoning by-law in relation to the following described premises:

/O

Applicant: MassAmerican Energy LLC c/o 161 East Main Solar LLC, 187 Billerica Road, Chelmsford, MA 01824

*(Full Name)*

*(Address)*

Owner: Richard Aronovitz 60 Aaron Way, Carlisle, MA 01741

*(Full Name)*

*(Address)*

Tenant (if any): Now or formerly: Dollar General, AutoZone, Tran Redemption Can & Bottle Return

1. *Location of Premises:*

161 East Main Street, Milford, MA 01757 42-0-334

*(Street/Address)*

*(Assessors Map/Parcel Number)*

2. *Which Zoning District is the premises within?* Highway Commercial (CC)

3. *State the Registry of Deeds Book and Page number, or the Land Court*

*Certificate number for title of present owner:*

Book:42708 Page 162

4. *State present use of premises* The property is currently occupied by existing commercial uses, which are intended to remain as part of this project. A further description of the proposed improvements is included below.

5. *State proposed use of premises* No change. The project proposes the installation of rooftop mounted photovoltaic cells to supplement the existing energy grid as well as the electrical needs of the existing facility.

6. *Give extent of proposed alterations* The project does not propose the physical alteration of the existing site improvements, as the project consists of roof mounted solar

system with a nameplate capacity of 373 KW DC with associated ground mounted transformers. No additional exterior improvements are proposed as this time.

7. *Number of families for which building is to be arranged* N/A

8. *Have you submitted plans for above to the Building Inspector?* Yes

9. *Has a permit been refused?* Yes

10. *Pursuant to what provisions(s) of the zoning by-law do you seek a special permit and for what purpose(s)* The project proposes the installation of a large-scale rooftop mounted photovoltaic system on the existing building and associated ground mounted transformers. No additional site improvements are proposed as part of this project. Table 2.3 – Use Regulation Schedule of the Town of Milford Zoning By-Law indicates that a large-scale solar energy system is permitted by Planning Board Special Permit in the Highway Commercial (CC) District.

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 project is in harmony with the spirit and intent of the Zoning By-Law, as the project does not propose to change the existing use, create or exaggerate an existing dimensional non-conformity, and does not propose physical alterations to the existing site improvements beyond the previously described rooftop mounted photovoltaic cells and ground mounted transformers. More specifically, Section 3.15.2 of the Town of Milford Zoning By-Law allows the installation of “roof/building mounted” large-scale solar energy systems. Accordingly, the proposed installation of the rooftop mounted photovoltaic cells are in concert with the existing Zoning By-Law.

(b) *the proposed use of the premises will not create undue traffic congestion or impair pedestrian safety* As previously noted, the project does not propose to change the existing use, nor does it propose an expansion of same. The proposed installation of the photovoltaic cells is not anticipated to be a generator of traffic and, therefore, is not expected to create undue traffic congestion or impair pedestrian access to the property.





**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:** 161 East Main Street, Milford, MA 01757  
 (address)  
 Assessor Map: 42 Block: 0 Lot: 334  
 Deed Reference: Book 42708 Page 162  
 Lot Area: 2.75 AC Zoning District(s): CC

Applicant: MassAmerican Energy LLC/161 East Main S Owner: Richard Aronovitz  
 (name) (name)  
187 Billerica Road, Chelmsford, MA 01824 60 Aaron Way, Carlisle, MA 01741  
 (address) (address)  
(617) 694-5181 (508) 380-6322  
 (phone number) (phone number)  
quincy@massamerican.com rickeronovitz@hotmail.com  
 (e-mail address) (e-mail address)

Existing use of premises: Existing commercial uses, which are intended to remain as part of this project.

Proposed use of premises: No change. The project proposes the installation of rooftop mounted photovoltaic cells to supplement the existing energy grid as well as the electrical needs of the existing facility.

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1</u> / <u>same</u>	Open space:	<u>_____</u> / <u>same</u>
Building area:	<u>37,684</u> / <u>same</u>	Parking spaces:	<u>_____</u> / <u>same</u>
Building height:	<u>_____</u> / <u>same</u>	Employees:	<u>_____</u> / <u>same</u>
Lot coverage:	<u>_____</u> / <u>same</u>	Traffic generation:	<u>_____</u> / <u>same</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.

Anthony Quincy Vall 4 / 26 / 2020  
Applicant's Signature Date

[Signature] 04 / 26 / 2020  
Owner's Signature (if different) Date

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

For Planning Board Use Only:

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

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

3

## Milford Crossing

Michael Dean <mdean@townofmilford.com>

Fri 5/15/2020 9:07 AM

To: Larry Dunkin <planning.1@netzero.net>

 6 attachments (515 KB)

ATT00001.txt; ATT00002.txt; ATT00003.txt; IMG\_4883.jpg; IMG\_4882.jpg; IMG\_4881.jpg;

Larry,

Included in this email are pictures of the landscaping that was required per the approved Site Plan. There were approximately 5 landscape islands that needed to be completed, in which a bond was posted for the 5 remaining islands. The 5 islands are now complete and releasing the remaining money associated with the bond is recommended. Please allow this email to serve as my recommendation.

Thanks  
Mike Dean



## 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*

January 31, 2020

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

Re: **120 – 128 Medway Street** (Milford Crossing)  
Bond Reduction (Post Construction)


Dear Mr. Mainini:

Following a review of the “As-Built” Plan, existing conditions (Post-Construction) which is associated with the on-site improvements, I offer the following:

1. There are ten (10) landscape trees that have not been planted. These trees are associated with the landscaped islands along the northern side of the southerly “main” drive off of Beaver Street (See attached).
  - a. \$1,000.00 / tree x 10 trees = \$10,000.00 value.

The above information represents the material deficiencies associated the onsite improvements, as it relates to the approved Site Plan. As you may be aware, there is still concerns regarding the left turns into the driveway off of Medway Street (Route 109). The Planning Board may want to discuss this issue with the applicant at this time. The discussions should be geared towards possible solutions, the applicants commitment in the future to work with the town to address the concern, review crash data following the improvements to the intersection of Medway Street and Beaver Street, possible police details for a giving amount of time, possible enforcement of the no left turn signs, etc.

Sincerely,



Michael Dean, P.E.  
Town Engineer



# TOWN OF MILFORD

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

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
Town Planner

March 17, 2020

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

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

Dear Mr. Chairman:

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

I have reviewed the site plan and note the following:

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

I recommend that the site plan review be continued to allow sufficient time for the applicant's engineer to address all agency comments.

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

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

Michael Dean, P.E.  
*Town Engineer*

March 11, 2020

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

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

Dear Mr. Mainini:

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

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

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

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

Sincerely,

Michael Dean, P.E.  
Town Engineer



Town of Milford  
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP  
From: Scott J. Crisafulli, Highway Surveyor  
Date: March 17, 2020  
Subject: Site Plan Review  
3 Industrial Road

---

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



# MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF  
MARK A. NELSON, DEPUTY

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

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

March 5, 2020

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

Dear Mr. Dunkin:

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

Thank you for the opportunity to comment on the plan.

Sincerely,

Mark A. Nelson  
508-958-3006 (C)  
mnelson@milfordfire.org

---



# Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail [milfordwater@milfordwater.com](mailto:milfordwater@milfordwater.com)

[www.milfordwater.com](http://www.milfordwater.com)

March 6, 2020

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

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

Milford Water Company (MWC) after reviewing the plans for **3 Industrial Road** submitted by **Corner Brook LLC** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted.

Respectfully submitted,

*Vincent P Farese*

Vincent P Farese  
Operations Manager, Milford Water Company

---



# Mayer, Antonellis, Jachowicz & Haranas, LLP

## Attorneys at Law

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

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

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

Dear Chairman Mainini and Members of the Milford Planning Board:

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

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

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

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

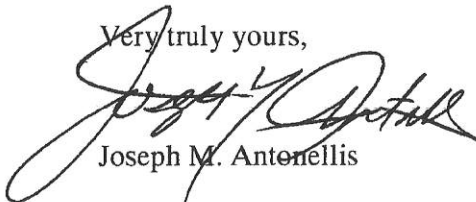
The land area for which the Applicant seeks approval was improved as part of the development of the two new Sira Cultivation facilities. The Applicant received a Special Permit to conduct large scale earth removal operations along Industrial Road. As is common in the area, the land is primarily solid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

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph M. Antonellis", written over a printed name.

Joseph M. Antonellis

JMA/jjf

Enclosure

CC: Larry Dunkin, Town Planner

---



SITE PLAN REVIEW APPLICATION FORM

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

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

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

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

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

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

Existing use of premises: HEAVY EQUIPMENT RENTAL AND DISPLAY

Proposed use of premises: TRANSPORTATION TERMINAL

Table with 4 columns: Existing / Proposed, Number of buildings, Building area, Building height, Lot coverage, Open space, Parking spaces, Employees, Traffic generation.

List and describe all Special Permits, and/or Variances granted for this site (include dates approved):
VARIACE FOR FRONT SETBACK FOR SIRA NATURALS AT 1 INDUSTRIAL RD.

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

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



DATE: 3-2-26  
 APPROVED DATE: \_\_\_\_\_  
 PLANNING BOARD

SIGNATURE DATE: \_\_\_\_\_  
 BENO A. MAJORITY

**NOTES**

- 1) LOT TO REMAIN GRAVEL FOR CURRENT AND FUTURE USE OF HEAVY EQUIPMENT RENTAL.
- 2) STRIPING MAY BE ALTERED TO ALLOW FOR A TRAILER PARKING, VAN, TRAILER AND TRACTOR TRAILERS.

STIPENS CLASSIFICATION: B - HIGHWAY  
 HORIZONTAL DATUM - NAVD 83  
 VERTICAL DATUM - NAVD 88.

**LEGEND**

- PA - EDGE OF PAVEMENT
- PA - MODIFIED CAPE COD BERM
- PA - DRAIN LINE
- PA - GRASS LINE
- PA - CATCH BASIN
- PA - SINK LINE
- PA - WATER LINE
- PA - USE MEDIA
- PA - U.S. TELEPHONE
- PA - STREET LIGHT POLE
- PA - SINGLE HEAD LIGHT POLE
- PA - MULTIPLE LIGHT POLE
- PA - EXISTING BUILDINGS
- PA - EXISTING FENCE
- PA - WETLANDS FLAG

**OWNER**  
 CORNER BROOK LLC  
 11 COMMERCE WAY  
 MILFORD, MA 01757

**APPLICANT**  
 CORNER BROOK LLC  
 11 COMMERCE WAY  
 MILFORD, MA 01757

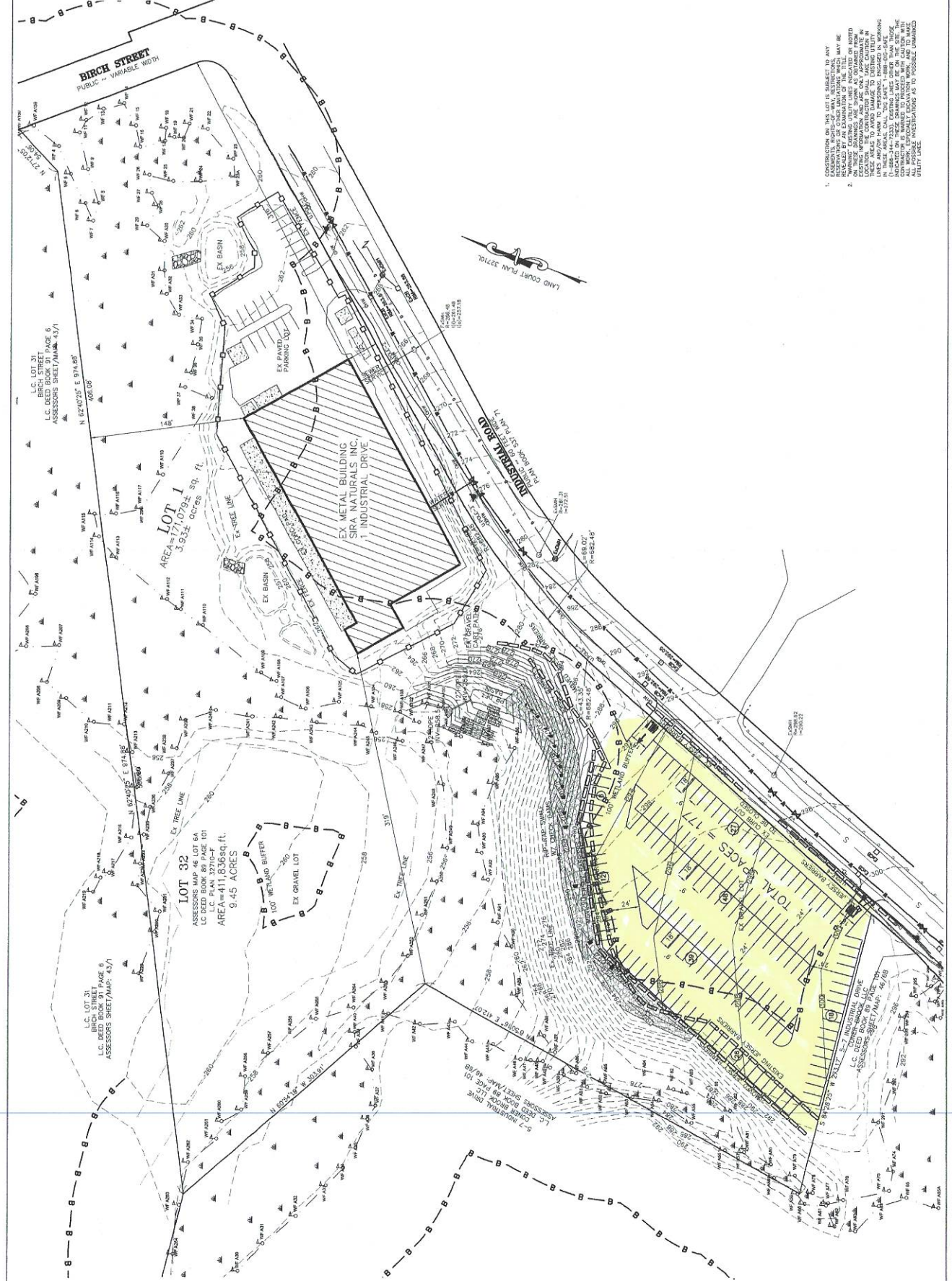
**1-3 INDUSTRIAL ROAD**  
 GRADING & UTILITY  
 PLAN OF LAND  
 MILFORD, MA  
 DATE: FEBRUARY 27, 2020

DATE	DESCRIPTION	BY

0 20 40 FEET 80 120  
 0 5 10 METERS 20 30

**Guerriere & Halnon, Inc.**  
 133 WEST STREET, MILFORD, MASSACHUSETTS 01757  
 (508) 932-8820 FAX: (508) 932-8243  
 www.guerriereandhalnon.com

SHEET 4 OF 6 G-7651-3



1. INFORMATION ON THIS SET OF DRAWINGS IS ANY EXAMINER'S RIGHTS OF ANY RESTRICTIONS MAY BE RELEASED BY AN EXAMINATION OF THE TITLE.
2. THE DRAWINGS ARE TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES.



5-7 INDUSTRIAL DRIVE  
L.C. DEED BOOK 69 PAGE 101  
ASSESSORS SHEET/ MAP 46/88

EXISTING JESSY PARKERS  
L.C. DEED BOOK 69 PAGE 101  
ASSESSORS SHEET/ MAP 46/88

5-7 INDUSTRIAL DRIVE  
L.C. DEED BOOK 69 PAGE 101  
ASSESSORS SHEET/ MAP 46/88

WF 453

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WF 480



**TOWN OF MILFORD**

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

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
*Town Planner*

May 19, 2020

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

(  
( **Amended Site Plan**  
( **Milford National LLC**  
( **1 National Street**  
( **Map 58 Lot 9**  
( **IB/WR-1 Zones**  
(

The applicant requests amended site plan approval to accommodate yet further modifications to the subject property beyond those recently reviewed. As currently configured on the site plan dated 5-1-2020, the proposal constitutes a 306,000sf high-cube warehouse & distribution center and transportation terminal. The proposal is being presented as a parcel sort center/parcel hub, and not as a fulfillment center.

Specifically, the applicant now proposes the addition of 43 additional loading docks beyond the 32 docks previously approved, for a revised total of 75 docks, down from the 89 total docks most recently proposed. The proposed new truck driveway from National Street at the easterly end of the site has been reduced from 4 lanes to 3, and the guard house has been moved closer to National Street. Also, the 16 original loading docks located on the western half of the building will now no longer be used, and car parking has been reconfigured to provide 126 spaces in that area for employee parking.

The parking lot at the northeast corner of the site has been reduced to 35 car spaces by changing from angled to perpendicular parking. The area east of the building is still to be paved and striped for the multi lane truck entrance drive and trailer storage spaces, but has now been reconfigured to include an 86-car parking lot, thus reducing the overall number of trailers on site. There has yet to be a specific tenant identified for the site.

I recommend this review be continued to the 6-23-2020 meeting to allow sufficient time for the traffic study peer review to be completed, however the traffic study may need to be updated based on these most recent changes.

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner



OFFICE OF PLANNING  
AND ENGINEERING

## TOWN OF MILFORD

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

Michael Dean, P.E.  
*Town Engineer*

May 14, 2020

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

Re: **1 National Street**  
Amended Site Plan Review – Phase III – (2<sup>nd</sup> review letter)

Dear Mr. Mainini:

The submittal is for an Amended Site Plan Review for 1 National Street, the applicant is Milford National, LLC. This Amended Site Plan follows recently approved Site Plans from April & June of 2019. Unlike the previous two site plans which had “minor” improvements to the site, the current amended site plan has more substantial changes to the overall site.

The proposed amendments are to demolish more of the building, add an additional 47 loading docks, new parking areas for both cars and tractor trailers, new drainage and associated grading.

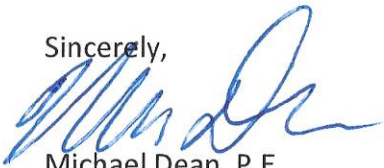
Following my letter from January 31, 2020, regarding the original submittal (for Phase II), there have been revised plans submitted and I offer the following:

1. There appears to be a central location for standard vehicles / pedestrians using the site which is located in the western portion of the front (northern) parking lot. This parking area consists of approximately 125 parking spaces inclusive of the Accessible Spaces. In addition, there is now a clear pedestrian connection to and from the other parking spaces located in the north and eastern portion of the site. There is separation between the pedestrian connection / standard parking spaces and tractor trailers, providing for a safer site than originally submitted.

2. A Water Quality unit has been added to retrofit the existing drainage system in the north / north west portion of the site.
3. The applicant has submitted a Preliminary Traffic Evaluation prepared by MDM Transportation Consultants, Inc., Dated March 3, 2020. Communications with a traffic consultant / engineer have taken place to obtain a cost associated with a Peer Review, to be paid for by the Applicant. The final signing of contract documents (between the town and consultant) are close to being finalized.
  - a. Not knowing what the Peer Review / Report will entail, it might be prudent to start discussions about the overall Traffic Impacts to the Town with the addition of the recent Transportation Terminals, the currently proposed transportation terminals, existing warehouses and proposed warehouses and if they are, or how they are interrelated. Previously, other applicants have posted bonds to allow for the Town, if deemed necessary, to perform detailed traffic studies / implement mitigating measures at surrounding intersections that could be impacted by the applicants developed site.

I recommend the above items be further discussed.

Sincerely,



Michael Dean, P.E.  
Town Engineer





# MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF  
MARK A. NELSON, DEPUTY

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

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

May 14, 2020

RE: 1 National Street, Amended Site Plan, May 1, 2020 Revision

Dear Mr. Dunkin:

The Milford Fire Department has reviewed the proposed Amendment to the Site Plan for 1 National Street. I contacted Jason McLevy from PDA with my concerns regarding fire protection and fire lanes.

Hydrants are properly spaced and were identified on an additional requested drawing. The fire department connection and post indicator valve were also included.

The fire lanes were identified on a drawing, but the final striping/wording was not. "No Parking-Fire Lane-Tow Zone" signs are required in adequate spacing around the building. The pavement will require proper "fire lane" painting and stripes specifically in the drive lanes of the parking areas on the north, east, and south sides. Based upon experiences at Industrial Road, I hope to address the potential for long vehicle queues and congestion that impede fire department access to the building.

Fire Department access to the site will have to be finalized with the general contractor. I also request confirmation that our ladder truck will be able to access the site. It measures 41' 10" (L), 100" (W), and has a 236" wheelbase.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson

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## Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail [milfordwater@milfordwater.com](mailto:milfordwater@milfordwater.com)

[www.milfordwater.com](http://www.milfordwater.com)

May 13, 2020

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

Re: **Site Plan Review – 1 National Street – Milford National LLC  
Milford, MA Dated (5/4/2020)**

Milford Water Company (MWC) requests the following plan amendments;

- As this is an existing customer MWC will supply water for this project.
- Contractor must meet with MWC prior to starting any water line installations.
- Only MWC approved materials may be used for the project.
- MWC specifications must be followed.
- MWC inspector is required for the project.
- MWC requires water lines must be laid in their own trench with no other utilities in the trench or within 5 feet of MWC water line.
- Materials used for this project are 12" and 8" Ductile Iron Class 52 Pipe, 1 ¼" and 2" K type copper tubing.
- Pipe bury will be 5 feet deep in 12" sand or gravel bed with 6 inches of compacted gravel per specifications topped with select fill.
- All water lines within 10' of sewer must be sleeved with full stick of plastic pipe one size diameter larger and sealed.
- All new water lines will have new isolation valves installed to facilitate pressure testing.
- All tee's will be anchor style.
- Any tee's being abandoned will be cut out and the main and spool piece installed with solid sleeves.
- All water lines will be chlorinated and pressure tested to MWC specifications supervised by MWC Inspector.
- As part of Milford Water Company's Water Conservation Plan no irrigation systems of any kind may be connected to the MWC water system.

Respectfully submitted,

*Vincent P Farese*

Vincent P Farese  
Operations Manager, Milford Water Company



PDA ASSOCIATES INC.  
16 HURON DRIVE  
NATICK, MASSACHUSETTS 01760-1337  
TEL 508 651 3800 FAX 508 655 2229  
WWW.PDA2000.COM

## MEMORANDUM

TO: Mr. Larry Dunkin and Mr. Mike Dean  
FROM: Jason McLevy  
DATE: May 1, 2020  
RE: 1 National Street -summary of updates for May 19<sup>th</sup> hearing.

---

Larry and Mike,

The following is a summary of items that have been updated on the drawings since our last presentation to the Board.

1. Truck entrance reduced from 4 lanes to 3. This will address the concern that Mr. Kennelly had regarding a large amount of trucks idling in the entrance by reducing the amount of available space.
2. Guard house moved closer to National Street. This will again address the concern that Mr. Kennelly had regarding a large amount of trucks idling in the entrance by reducing the amount of available space.
3. The 16 original loading docks on the western half of the building will no longer be used. The dock equipment will be left in place with the doors locked shut and sealed off from accidental use.
4. Car parking reconfigured to be segregated from truck traffic around loading docks. Existing entry gates along National Street to be used for car entrance/exit. New sidewalk added to connect all car parking areas and create a safer pedestrian environment. The main tenant entrance will be located on the west side of the building with the bulk of the employee parking and handicap parking directly adjacent for improved safety. This is intended to address Mr. Dunkin's concerns over pedestrian safety and segregation from truck movements.
5. Existing upper parking lot (northeast corner) changed from angled parking to standard straight parking and reduced to 35 car spaces.
6. East side trailer storage lot (off of multi lane entrance) drive changed to 86 car parking spaces. This reduces the number of trailers on site.
7. Trailer parking area at the southernmost end of the site moved 50' to the north which reduces paved area and increases green space.

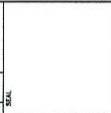
We feel that these changes address the concerns of the Board members and create an overall improvement to the site from the previous design. Please do not hesitate to contact me with any questions.

Thank you,

Jason McLevy

A handwritten signature in black ink that reads 'Jason McLevy' in a cursive script.

DATE	ISSUE
7/27/17	CONTRACT NO. 17-017
7/27/17	PROJ. NO. 17-017
7/27/17	PROJ. NAME: 1 NATIONAL ST
7/27/17	PROJ. LOCATION: 1 NATIONAL ST, MILFORD, MA
7/27/17	PROJ. DESCRIPTION: SITE IMPROVEMENTS
7/27/17	PROJ. NO. 17-017
7/27/17	PROJ. NAME: 1 NATIONAL ST
7/27/17	PROJ. LOCATION: 1 NATIONAL ST, MILFORD, MA
7/27/17	PROJ. DESCRIPTION: SITE IMPROVEMENTS



**KEY PLAN**

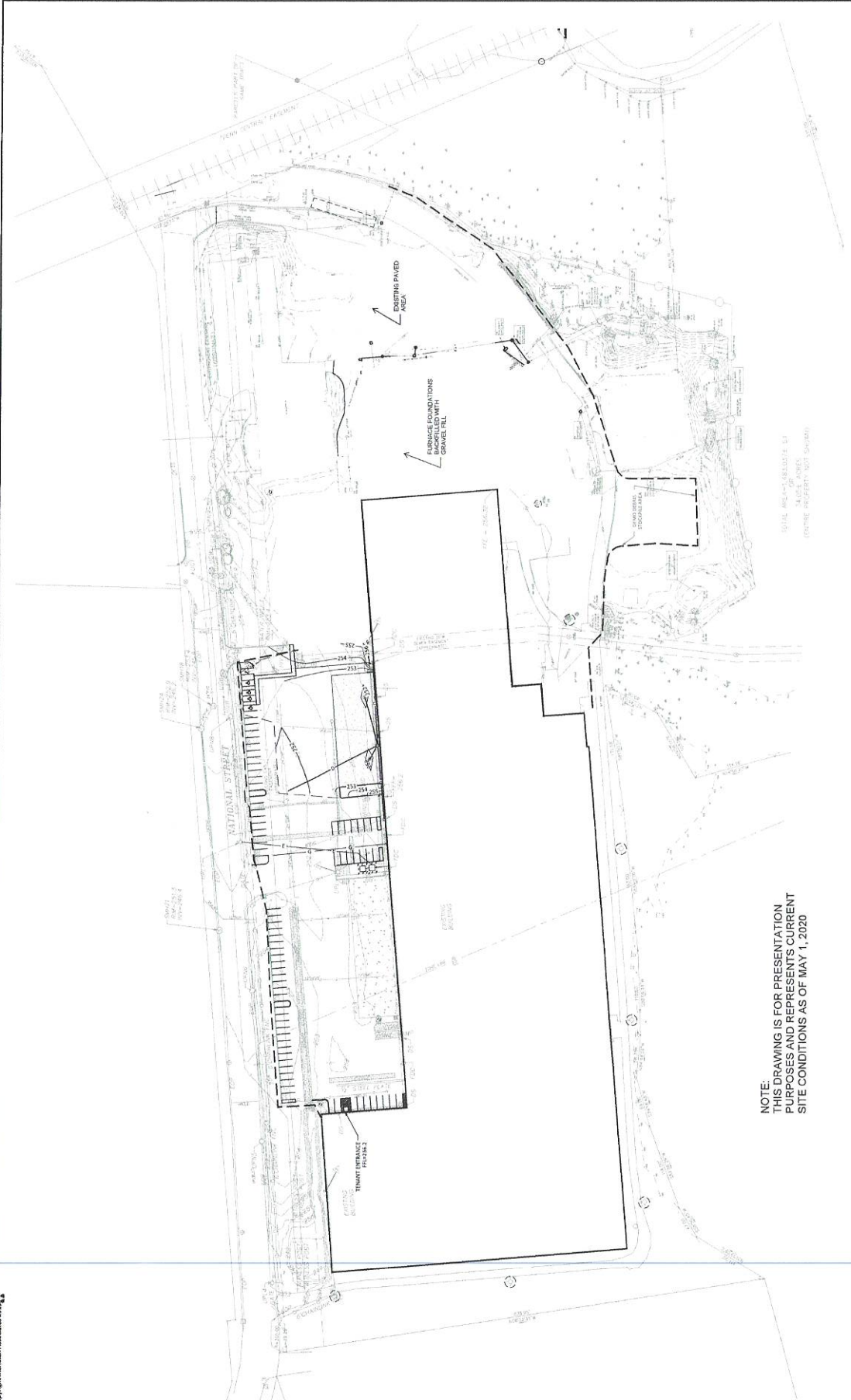
1 NATIONAL STREET  
PROPERTY OWNER: 1 NATIONAL ST LLC  
PROJECT NO. 17-017



**MILFORD, MA**  
**1 NATIONAL ST**  
**SITE IMPROVEMENTS**  
PROPERTY OWNER: 1 NATIONAL ST LLC  
PROJECT NO. 17-017

**1 NATIONAL STREET**  
**SITE IMPROVEMENTS**  
PROPERTY OWNER: 1 NATIONAL ST LLC  
PROJECT NO. 17-017

**Overall Existing Conditions Plan**  
**P1.0**  
May 1, 2020  
Sheet 1 of 3



**GENERAL NOTES:**  
EXISTING PROPERTY LINES, TOPOGRAPHY, WETLAND RESOURCE AREA BOUNDARIES, SITE DETAILS, AND UNDERGROUND UTILITY INFORMATION ARE SHOWN FOR INFORMATION ONLY. THE CLIENT HAS PROVIDED THE INFORMATION AND HAS WARRANTEED THE ACCURACY OF THE INFORMATION. ALL WORK RELATED TO FILL AND STORAGE OF FILL MATERIALS IS TO BE COORDINATED WITH THE BLDG PERMIT FILING PROCESS AND FACILITATED BY THE BLDG DEPT.  
EXISTING FOUNDATIONS IN THE PROPOSED PAVED AREA ARE TO BE REMOVED TO 2' BELOW FINISH GRADE AT ALL TIMES.

**NOTE:**  
THIS DRAWING IS FOR PRESENTATION PURPOSES AND REPRESENTS CURRENT SITE CONDITIONS AS OF MAY 1, 2020





6



# TOWN OF MILFORD

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

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
Town Planner

February 18, 2020

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

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

Dear Mr. Chairman:

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

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

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

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner

6



## TOWN OF MILFORD

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

OFFICE OF PLANNING  
AND ENGINEERING

Michael Dean, P.E.  
*Town Engineer*

February 13, 2020

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

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

Dear Mr. Mainini:

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

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

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

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

I recommend the above items be discussed prior to approval.

Sincerely,

Michael Dean, P.E.  
Town Engineer





## MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF  
MARK A. NELSON, DEPUTY

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

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

February 6, 2020

RE: Site Plan Review “140 Medway Road”

Owner:

Net Lease Realty I, Inc.  
450 South Orange Avenue, Suite 900  
Orlando, Florida 32801

Applicant:

Same as owner

Dear Mr. Dunkin,

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

Thank you for the opportunity to comment on the plan.

Sincerely,

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

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Town of Milford  
Highway Department

Scott J. Crisafulli, Highway Surveyor

To: Larry L. Dunkin, AICP  
From: Scott J. Crisafulli, Highway Surveyor  
Date: February 18, 2020  
Subject: Site Plan Review  
140 Medway Rd.

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



# Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail [milfordwater@milfordwater.com](mailto:milfordwater@milfordwater.com)

[www.milfordwater.com](http://www.milfordwater.com)

February 3, 2020

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

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

Milford Water Company (MWC) after reviewing the plans for **140 Medway Road** submitted by **Global Companies LLC** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted.

Respectfully submitted,

*Vincent P Farese*

Vincent P Farese  
Operations Manager, Milford Water Company

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

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**(508) 634-2302**

**DECISION**

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

Upon receipt of the above petition a public hearing was scheduled for Thursday, October 10, 2019 at 7:20 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. Notice of the time, place and subject matter of the petition were given as required by law.

The matter came on for hearing at the time and place set forth above. Present were Chairman David Consigli, members David Pyne, John Dagnese, and Mark L. Calzolaio and alternate member Robert P. Capuzziello. The petitioner was present to give evidence in favor of the petition.

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

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

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

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

MILFORD ZONING BOARD OF APPEALS

*David R. Consigli*

David R. Consigli, Chairman

October 16, 2019

ATTEST: WORC Kathryn A. Toomey, Register

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



SITE PLAN REVIEW APPLICATION FORM

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

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

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

Property Location: 140 Medway Street
Assessor Map: 43 Block: 0 Lot: 95A
Deed Reference: Book Page
Lot Area: 40,155 Zoning District(s): 1B
Applicant: Global Companies LLC
Owner: Global Companies LLC
Existing use of premises: Gasoline Service Station - Full Service
Proposed use of premises: Gasoline Service Station - Full and Self Service
per Zoning Board of Appeals Decision. No Site or Building Changes.
Table with 4 columns: Existing / Proposed, Existing / Proposed, Existing / Proposed, Existing / Proposed.
List and describe all Special Permits, and/or Variances granted for this site (include dates approved):
2019 Zoning Board of Appeals Special Permit for Self-Service

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

Applicant's Signature Date 1/9/20

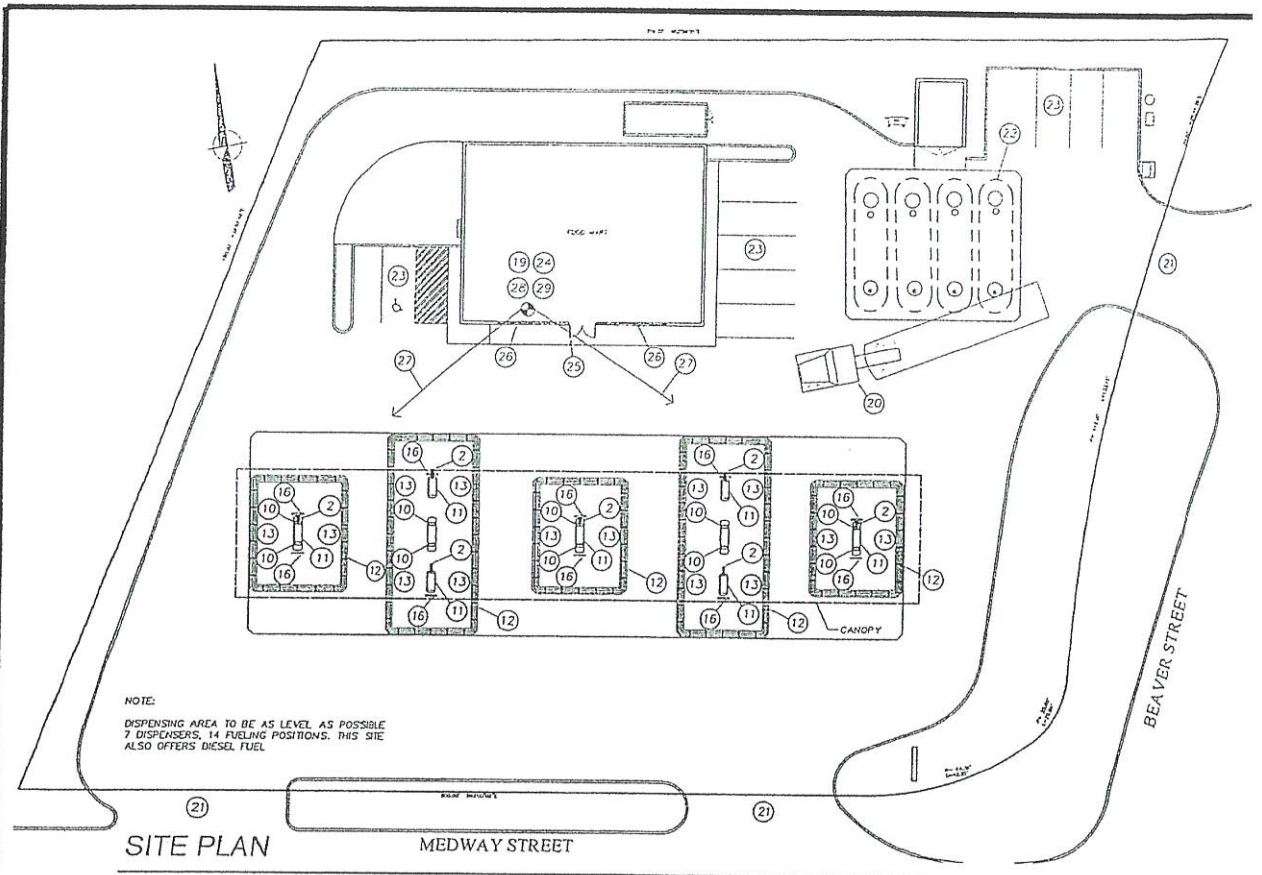
Owner's Signature (if different) Date 1/9/20

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

For Planning Board Use Only:

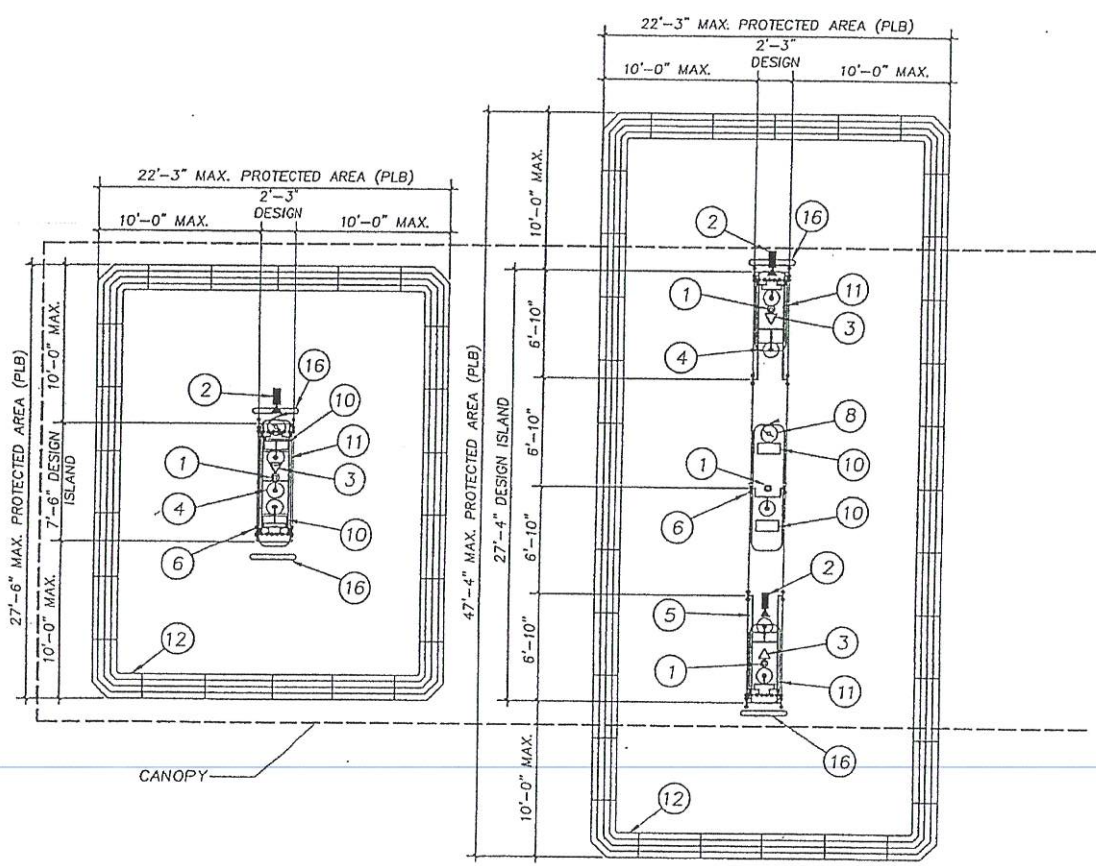
Date received: / / +65 days = / / Fee received: \$ Date Fee received: / /

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



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

SCALE: 1"=20'



NOTE: ISLAND SYSTEM DESIGN TYPICAL FOR OTHER SAME SIZE ISLANDS NOT SHOWN

SCALE: 1/4"=1'-0"



**TOWN OF MILFORD**

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

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
Town Planner

May 19, 2020

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

(  
( **Amended Site Plan**  
( **David Walch**  
( **100 Central Street**  
( **Map 48 Lot 445**  
( **IA Zone**  
(

Dear Mr. Chairman:

The applicant requests amended site plan approval to authorize a change of use on the subject property. The site is the former catering business located at the northwest corner of Central Street and Bragg Slip.

Specifically, the proposal is to occupy the second floor of the building with office and warehousing space for an energy consulting/auditing firm that will also periodically conduct contractor training sessions. Occupancy of the basement and first floor of the building are only vaguely noted as "warehouse" and "office/warehouse" respectively on the floor plans.

There appear to remain several deficiencies in the condition of the parking lot surface, as well as parking space striping, handicap parking stalls, accessible routes, and ramps. Future use proposals for the basement and first floors may also require change of use approvals.

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

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner



# MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

WILLIAM J. TOUHEY, JR., CHIEF  
MARK A. NELSON, DEPUTY

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

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

May 8, 2020

RE: Amended Site Plan Review  
Owner:  
100 Central Street LLC  
1135 Washington Street  
Holliston, MA 01746

Applicant:  
David Walch - Agent  
115 State Street  
Framingham, MA 01702

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amended Site Plan Review – 100 Central Street and has no recommendations regarding the exterior of the site. The engineer submitted floor plans and identified sprinkler head locations. According to the drawing, sprinkler coverage may be lacking. A complete check of the system will be required by a testing and maintenance company.

Please contact me if I can assist with any questions.

Sincerely,

Mark A. Nelson  
508-958-3006 (Cell)  
[mnelson@milfordfire.org](mailto:mnelson@milfordfire.org)

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### 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:** 100 Central Street, Milford, MA  
(address)  
Assessor Map: 48 Block: 0 Lot: 445  
Deed Reference: Book 59277 Page 302  
Lot Area: 0.218 acres Zoning District(s): 1A

**Applicant:** David Walch - Agent  
(name)  
115 State Street Framingham, MA 01702  
(address)  
617-990-4304  
(phone number)  
david@athensstreet.com  
(e-mail address)

**Owner:** 100 Central Street, LLC  
(name)  
1135 Washington St. Holliston, MA 01746  
(address)  
617-230-0060  
(phone number)  
bruno@hmbconstruction.com  
(e-mail address)

Existing use of premises: Vacant building

Proposed use of premises: See attached.

	Existing / Proposed		Existing / Proposed
Number of buildings:	1 / 1	Open space:	16.6% / 16.6%
Building area:	5476 / 5476	Parking spaces:	11 / 11
Building height:	25' / 25'	Employees:	none / 5-7
Lot coverage:	33% / 33%	Traffic generation:	none / 20

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

No special permit of variances needed. Just a change of use due to the building being vacant.

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

DocuSigned by:  
[Signature] 4/27/2020  
Applicant's Signature Date

DocuSigned by:  
[Signature] 4/27/2020  
Owner's Signature (if different) Date

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

For Planning Board Use Only:

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

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

## **Proposed Use**

The proposed use for the 2<sup>nd</sup> floor of the building will be an office/warehouse space for CLEAResult who is an energy efficiency consultant and performs energy efficiency auditing. CLEAResult will not be open to the general public. However, CLEAResult will sometimes have subcontractors come into their space (HERS raters and insulation installers) as part of their consulting business. The Architectural Access Board requires a variance for non-accessibility in this circumstance due to the proposed space being on the 2<sup>nd</sup> floor. Please note that we are NOT asking the Milford Planning Board to waive any 521 CMR requirements by granting us this change in use. The AAB will dictate whether or not an elevator will be required in the building.

## **Notes on Parking**

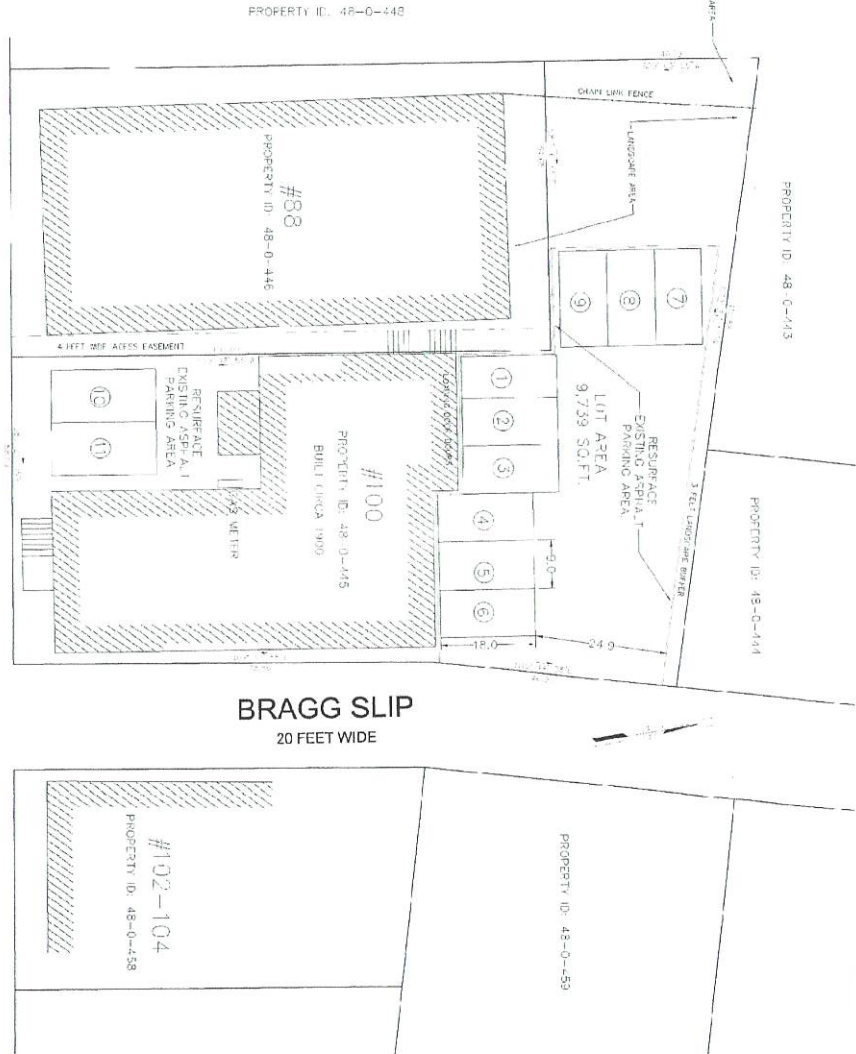
Our design intent is to recreate the prior parking areas (based on a thorough review of prior GIS acrias) that has long since been neglected by repaving the prior paved areas. We have also laid out the parking striping in a manner that most closely aligns with the existing zoning by-law (i.e. minimum parking space sizes and a 24' drive aisle). This will enable motorists a way to exit the rear lot without backing up onto Bragg Slip. We are looking forward to cleaning up the lot, trimming the overgrown trees on the rear lot line and cleaning up/painting the exterior of the building.

In summary, our goal is to greatly improve the parking/exterior to bring back what was once a vibrant and functional building. We are open to any suggestions that you may have on how to improve the site plan.

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CENTRAL STREET  
PUBLIC - 50 FEET WIDE



BRAGG SLIP  
20 FEET WIDE

ZONING DISTRICT 1A

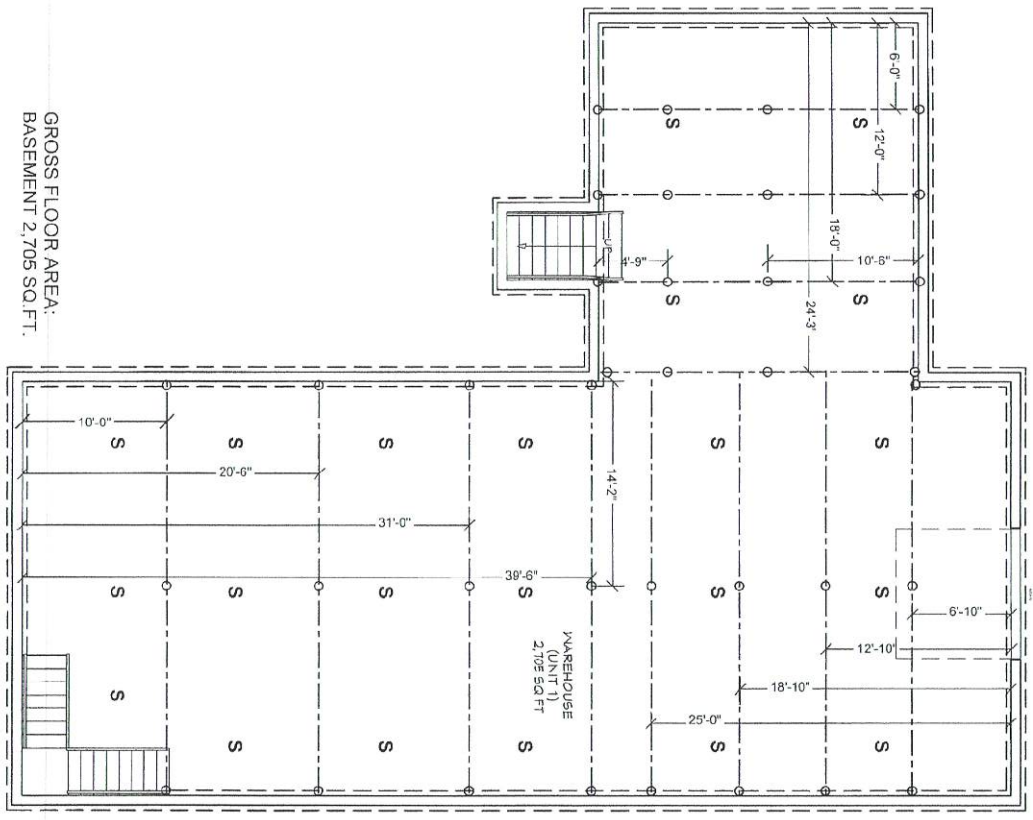
PROPERTY ID	MINIMUM VALUE
48-0-446	10000.00
48-0-445	10000.00
48-0-445	10000.00
48-0-458	10000.00
48-0-445	10000.00
48-0-458	10000.00

FIRST FLOOR: 2700 SQ. FT.  
SECOND FLOOR: 2700 SQ. FT.  
TOTAL: 5400 SQ. FT.

PARKING SPACES PROVIDED:  
11 PARKING SPACES


*Carlos Ferreira*

FOUNDATION  
SCALE: 1/8" = 1'-0"



GROSS FLOOR AREA:  
BASEMENT 2,705 SQ. FT.

ALL W8 STEEL BEAM  
METAL DECK AND CONCRETE FLOOR

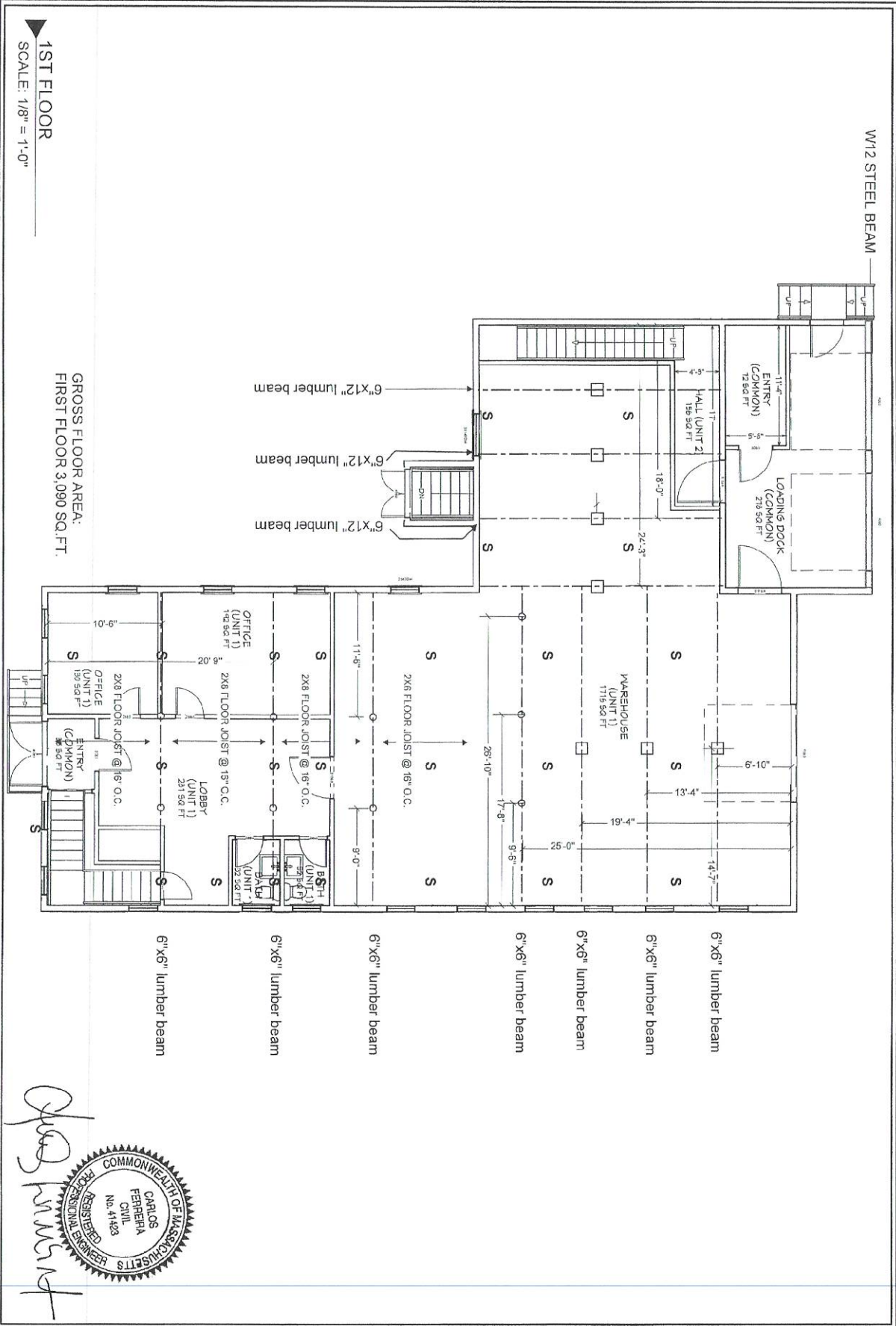
*Carlos Ferreira*  


M F ENGINEERING & DESIGNS  
142 FISHER ST, WESTBOROUGH MA  
508 331 7261 - 774 249 8506

FOUNDATION/BASEMENT

ALTERATION  
100 CENTRAL ST  
MILFORD, MA

SHEET NUMBER  
**1**  
REVISION #:



1ST FLOOR  
SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA:  
FIRST FLOOR 3,090 SQ. FT.



M F ENGINEERING & DESIGNS  
142 FISHER ST, WESTBOROUGH MA  
508 331 7261 - 774 249 8506

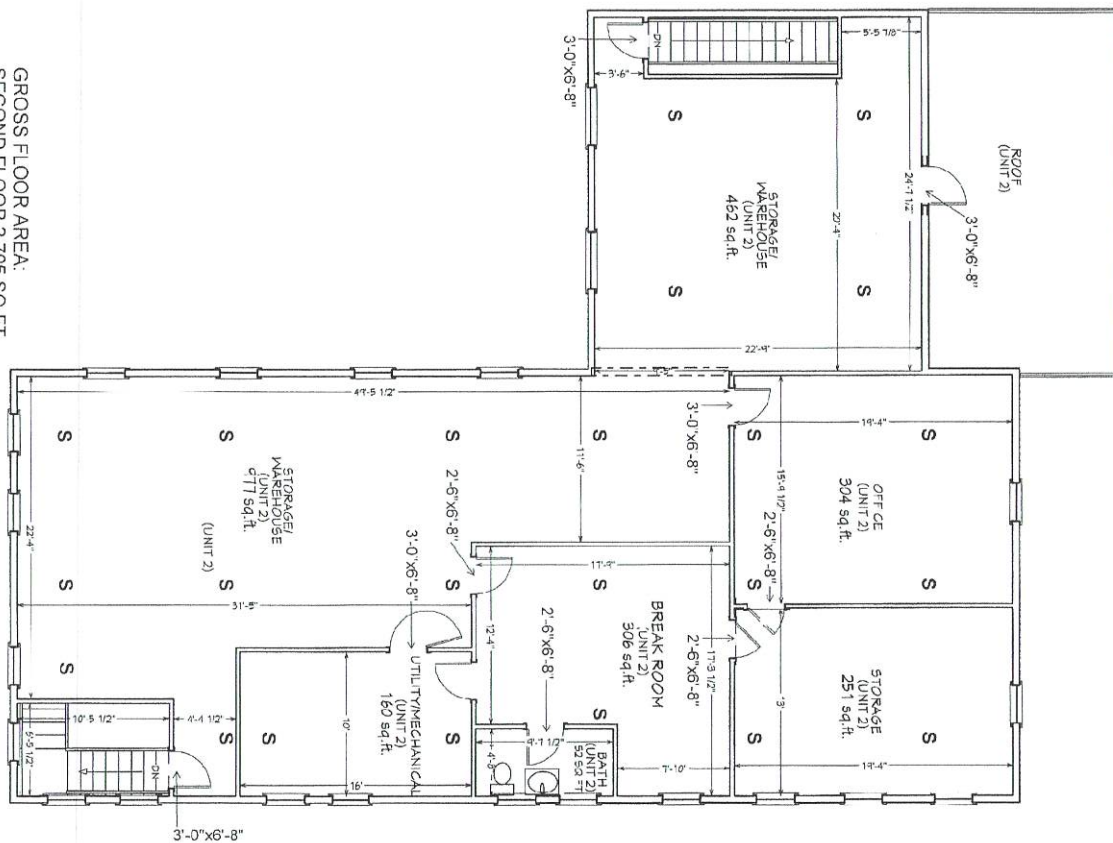
FIRST FLOOR

ALTERATION  
100 CENTRAL ST  
MILFORD, MA

SHEET NUMBER  
**2**  
REVISION #:

2ND FLOOR  
SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA:  
SECOND FLOOR 2,705 SQ. FT.



*Carlos Ferreira*  


M F ENGINEERING & DESIGNS  
 142 FISHER ST, WESTBOROUGH MA  
 508 331 7261 - 774 249 8506

SECOND FLOOR

ALTERATION  
 100 CENTRAL ST  
 MILFORD, MA

SHEET NUMBER  
**3**  
 REVISION:

**BUILDING CODE COMPLIANCE:**  
 2015 IBC WITH MASSACHUSETTS AMENDMENTS  
 2015 IEBC WITH MASSACHUSETTS AMENDMENTS  
 FIRE PREVENTION REGULATIONS - 527 CMR  
 2014 ELECTRICAL CODE WITH MASSACHUSETTS AMENDMENTS  
 NFPA LIFE SAFETY CODE  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE  
 WITH MASSACHUSETTS AMENDMENTS  
 2009 INTERNATIONAL MECHANICAL CODE  
 248 CMR MASSACHUSETTS PLUMBING CODE

**BUILDING CODE SUMMARY:**  
 - EXISTING USE - BUSINESS GROUP (B)  
 FOOD PROCESSING ESTABLISHMENTS AND COMMERCIAL  
 KITCHENS NOT ASSOCIATED WITH RESTAURANTS

TYPE 5B CONSTRUCTION FULLY SPRINKLERED  
 1 HOUR SEPARATION BETWEEN FLOOR

NUMBER OF STORIES ABOVE GRADE PLANE : 2  
 BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 26 FT  
 TOTAL GROSS FLOOR AREA: 8,115 SQ.FT.

MEANS OF EGRESS: 2  
 EGRESS TRAVEL PATH: 70 FT

**OCCUPANCY LOAD**

Business areas	100 gross
Accessory storage areas, mechanical equipment room	300 gross
Warehouse	500 gross

**FOUNDATION**  
 OFFICE 0 SQ.FT. - 0  
 ACCESSORY 0 SQ.FT. - 0  
 WAREHOUSE 2,645 SQ.FT. - 5  
**1ST FLOOR**  
 OFFICE 603 SQ.FT. - 6  
 ACCESSORY 255 SQ.FT. - 0  
 WAREHOUSE 1,716 SQ.FT. - 3  
**2ND FLOOR**  
 OFFICE 662 SQ.FT. - 6  
 ACCESSORY 160 SQ.FT. - 0  
 WAREHOUSE 1,439 SQ.FT. - 2  
**TOTAL OCCUPANT LOAD = 22**

	UNIT 1	UNIT 2	COMMON
FOUNDATION	2,705 SQ. FT.	0 SQ. FT.	0 SQ. FT.
1ST FLOOR	2,383 SQ. FT.	156 SQ. FT.	385 SQ. FT.
2ND FLOOR	0 SQ. FT.	2,460 SQ. FT.	0 SQ. FT.
<b>TOTAL</b>	<b>5,088 SQ. FT.</b>	<b>2,616 SQ. FT.</b>	<b>385 SQ. FT.</b>

**SCOPE OF WORK:**

- A) FRAMING THE UTILITY AND MECHANICAL ROOM.
- B) SEPARATE THE UTILITIES FOR THE BASEMENT, 1ST, AND 2ND FLOOR (GAS, AND ELECTRIC)
- C) MINOR LAYOUT CONFIGURATION ON THE SPACE
- D) ADD OPEN CELL INSULATION IN ALL OPEN WALL AND CEILINGS OF 2ND FLOOR

*Handwritten signature: Carlos Ferreira*

