



# 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, June 23, 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.*

### GENERAL BUSINESS

- (7:00 P.M.)
1. **Reorganization**
  2. Minutes of previous meeting
  3. 81-P Plans: (none)
  4. *Continued* Site Plan Review: 3 Industrial Road – Corner Brook, LLC.
  5. *Continued* Amended Site Plan: 1 National Street – Milford National LLC.
  6. *Continued* Lot Releases/Bond Reduction: Sanylah Crossing Subdivision–Sanylah Crossing LLC
  7. *Continued* Amended Site Plan: 100 Central Street – David Walch
  8. Amended Site Plan Review: 10-12 Beach Street – James and Crystal Lozono
  9. Certificate of No Change: Platinum Park Rescission Plan
  10. ZBA Variance Referral: 34 Fountain Street – Robert DeVita
  11. ZBA Variance Referral: 19 North Street – Brandon Blaisdell

MILFORD TOWN CLERK  
2020 JUN 18 AM 8:49

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

Board or Commission Planning Board  
Date and Time of Meeting Tuesday, June 23, 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:

GENERAL BUSINESS

- (7:00 P.M.)
1. **Reorganization**
  2. Minutes of previous meeting
  3. 81-P Plans: (none)
  4. *Continued* Site Plan Review: 3 Industrial Road – Corner Brook, LLC.
  5. *Continued* Amended Site Plan: 1 National Street – Milford National LLC.
  6. *Continued* Lot Releases/Bond Reduction: Sanylah Crossing Subdivision–Sanylah Crossing LLC
  7. *Continued* Amended Site Plan: 100 Central Street – David Walch
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  10. ZBA Variance Referral: 34 Fountain Street – Robert DeVita
  11. ZBA Variance Referral: 19 North Street – Brandon Blaisdell

Signature  Dated 6-18-20

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 ANNUAL REORGANIZATION**

**6-23-2020**

For Chairman: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

For Vice Chairman: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

For Clerk: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

For MAPC-SWAP Representative: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

For Fair Housing Committee Representative: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

For Open Space Advisory Committee Liaison: \_\_\_\_\_

Nomination: \_\_\_\_\_ Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Authorizations**

1. Authorize Clerk and Town Planner to sign correspondence on behalf of the Chairman
2. Authorize Clerk and Town Planner to sign Planning Board meeting postings w/Town Clerk
3. Authorize Town Planner to sign 81P plans and Site Plans after Board approval
4. Authorize Town Planner to sign Planning Board payroll
5. Authorize Town Planner to call Planning Board meetings and set Public Hearings
6. Authorize Town Planner to set Planning Board Agenda

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317  
Planning Board \_\_\_\_\_

June 2, 2020

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

The meeting opened at 7:00 PM. All members were present. This was done remotely. Patrick Kennelly motioned to accept the minutes of 5/19/20 John Cook 2<sup>nd</sup>. Un.5.

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Marble Mainini III read letter Board of Health Letter re: Restaurant setting. Not required to get approval to reopen. Patrick Kennelly asked where seating is going to be. John Cook has no issue but understands Pats question. Parking lots will be used. Pat said 50% follow guidelines by the Governor. Town Planner states an emergency situation to help out. Temporary situation. John Cook spoke of parking situation. The more specific the more difficult to utilize. Lena McCarthy asked about hours? Normal business. Town Planner will make up a plan. Patrick Kennelly motioned and Joseph Calagione 2<sup>nd</sup>. Un. 5.

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Lot Release/Bond Reduction. Tom Wichstrom Atty , Liz Mainini Engineer. Atty Joseph Antonellis. Sanylah Crossing off Fiske Mill Road. Retaining wall completed by engineer and Town Engineer letter also. They want remaining lots released from the covenant.

Bond Reduction request Liz spoke of this. 3 retaining walls go practically into ROW. Should have eliminated as the grass stops here and on Barbara's Way Town Planner states let the Town Engineer look at this. Joseph Calagione said it sounds like the sidewalk is not in . Correct they have not put up fencing yet. Joseph Calagione assumes the guard rails are here. Marble Mainini III said yes and said should be fencing on all walls. Mike Dean TE would not recommend releasing any fund til as built plan proceeds. Said did so today. Patrick Kennelly wants to see a plan. Joseph Calagione . Pat and Joe feel this is a reasonable trade off. To continue to next meeting needs lot releases. Have 4 lots Patrick Kennelly



# 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*

June 22, 2020

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

Re: **3 Industrial Road** – Amended Site Plan  
Proposed Transportation Terminal (Queuing Lot)

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.

The drainage analysis is acceptable as submitted. The applicant has presented the project as “Temporary” in nature, therefore if the use changes then the drainage may need to be revised.

A Traffic Impact Statement has been submitted, which states this Transportation Terminal will be used as an off-street queuing lot, simply allowing for vehicles that are destined for the Amazon warehouse to que in this lot. The traffic impact assessment states there will be no increase in the Trips Per Day, as this lot draws from existing traffic only.

The information as submitted is acceptable, I recommend the approval of the site plan along with conditions as presented by the Applicant (Temporary Use, Queuing Lot only, No increase in traffic).

Sincerely,

Michael Dean, P.E.  
Town Engineer



May 21, 2020

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

**Re: Traffic Impact Assessment  
Proposed Transportation Terminal  
3 Industrial Road Milford, Massachusetts**

Dear Mr. Mainini:

Tetra Tech has reviewed potential traffic impacts associated with the proposed transportation terminal to be located at 3 Industrial Road in Milford, Massachusetts. Our assessment is based on a review of the proposed site plan *3 Industrial Road, Site Layout Plan of Land in Milford, MA* prepared by Guerriere & Halnon, Inc. (dated February 27, 2020 as revised March 21, 2020), consideration of the intended use of the proposed facility and traffic observations on the surrounding area roadways. This letter documents our findings.

The proposed project calls for the construction of a parking terminal with up to 89 standard parking spaces and eight (8) stacking lanes providing storage for an additional 80 delivery vans (assuming 12 feet x 20 feet per vehicle) to serve as a short-term staging area for Amazon delivery vehicles while waiting to access the Amazon distribution facility located at 12 Industrial Road. Access to the site will be provided by two proposed driveways located on the west side of Industrial Road. As currently proposed, the northerly driveway would be designated as one-way entrance only and the southerly driveway would be designated as one-way exit only to establish the desired traffic circulation through the queuing lanes.

Due to limited available parking at the Amazon distribution facility at 12 Industrial Road, delivery vehicles destined for the Amazon distribution facility primarily park overnight at off-site parking lots throughout Milford. At the start of each shift, drivers arrive at the remote off-site parking lot to retrieve their delivery vans. They then report to their shift supervisors at the off-site parking locations and are released to the Amazon distribution facility when dispatched by the warehouse. Limitations in processing capacity at the distribution facility have resulted in delivery vehicles parking on Industrial Road and Birch Street (approaching Industrial Road) while delivery drivers wait to enter the distribution facility to pick up their packages for delivery. These vehicle queues can result in operational and safety deficiencies along Industrial Road and Birch Street as motorists traveling along these roads have been observed traveling in a portion of the opposing travel lane to bypass parked Amazon delivery vehicles on the side of the road. This reduction in the effective travel width caused by parked vehicles on the side of the road could also impede emergency vehicle access to properties on Birch Street and Industrial Road.

The proposed transportation terminal parking lot would accommodate up to 169 vehicles at one time in the off-street queuing lot, rather than parking along the edges of Industrial Road and Birch Street. This should reduce existing operational and safety impacts to the adjacent roadway system. It is also anticipated that the proposed parking terminal will be drawing from the existing Amazon delivery vehicle traffic that is already traveling on Industrial Road, and no new vehicle trips are expected to be generated on the adjacent roadway system as a result of the project.

In conclusion, it is anticipated that the use of the proposed parking terminal at 3 Industrial Road as a queueing area for Amazon delivery vehicles will alleviate existing vehicle delays and queueing observed on Industrial Road and Birch Street. Additionally, the proposed parking terminal is intended to accommodate existing delivery vehicle trips to/from the Amazon distribution facility and therefore, no new traffic is anticipated as a result of the project.

We trust that the information presented in this letter will prove useful to the Board in its consideration of the proposed project. If you have any questions or require any further information please feel free to contact me at [rob.woodland@tetratech.com](mailto:rob.woodland@tetratech.com) or (508) 786-2307.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert I. Woodland".

Robert I. Woodland, PE

P:\176339\143-176339-2000\1\DOCS\REPORTS\1 -3 INDUSTRIAL RD LETTER TO PBLTR\_PLANNING BOARD\_2020.05.21.DOCX

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**GREEN INTERNATIONAL AFFILIATES, INC.**

239 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01886

T: (978) 923-0400 | F: (978) 399-0033 | WWW.GREENINTL.COM

June 17, 2020

Mr. Michael Dean  
Town Engineer – Planning & Engineering Department  
Town of Milford  
52 Main Street, Room 5  
Milford, MA 01757

Subject: **Engineering Peer Review for Traffic  
and Parking at the Proposed  
Warehouse Reconstruction at  
1 National Street**

Dear Mr. Dean:

On behalf of the Town of Milford (the Town), Green International Affiliates, Inc. (Green) is submitting this letter report of the findings from our engineering peer review of the application package for the proposed warehouse reconstruction at 1 National Street. The scope of our review included a review of the two traffic studies, as they relate to vehicular access and parking at the proposed site and off-site impacts.

This review included an examination of the following documents submitted in support of the proposed project:

- Memorandum titled “Proposed Warehouse Use – Preliminary Traffic Evaluation, 1 National Street, Milford, Massachusetts”, prepared by MDM Transportation Consultants, Inc., dated March 3, 2020.
- Memorandum titled “High-Cube Warehouse Use – Supplemental Traffic Evaluation, 1 National Street, Milford, Massachusetts”, prepared by MDM Transportation Consultants, Inc., dated May 19, 2020.

Our review of the traffic analyses is presented for both the preliminary evaluation as well as the supplemental analysis. In addition to the above documents, Green visited the project site and the surrounding roadways on June 8, 2020 to gain a better understanding of the existing conditions and the context of the proposed project. Our review evaluated the documents for consistency with MassDOT’s “Transportation Impact Assessment (TIA) Guidelines” (March 13, 2014), typical industry practice for traffic studies, and the Town of Milford’s Zoning Bylaw and General Bylaw.

Based on discussions with town staff and review of Board materials, we understand that there are some legitimate concerns not solely related to this specific project under review, but relative to the broader impacts of the Townwide operations of the expected user of this facility. In regards to the entire distribution process, there is a direct relation to the facilities in other parts of the town including the warehouse on Industrial Way as well as the multiple areas that accommodate the delivery vans and employees (driver) parking. At minimum, a good explanation of this full operation and how the warehouse at 1 National Street fits into this whole operation should be provided. In addition, with any truck traffic projected to use Depot Street and other streets to reach East Main Street, an assessment of this impact in terms of the street accommodation as well as the neighborhoods impacts should be considered.

TRANSPORTATION | STRUCTURAL | WATER RESOURCES | CIVIL/SITE  
*Offices in Massachusetts and Rhode Island*



Mr. Michael Dean  
June 17, 2020

Green offers the following comments resulting from our review of the above documents:

### **March 2020 Preliminary Traffic Evaluation**

1. The Preliminary Traffic Evaluation included the following three study intersections. Green concurs that the study area consisting of these intersections is adequate:
  - National Street at Depot Street
  - South Main Street at Depot Street
  - Cape Road (Route 140) at South Main Street at Community Health Center at CVS plaza
2. Traffic count data were collected in February of 2020 and revised using seasonal data to reflect average annual conditions. Turning Movement Counts (TMCs) were collected on Tuesday, February 25<sup>th</sup>, 2020. Given that the data was collected before the COVID-19 stay-at-home advisory period and was adjusted based on seasonal data, Green concurs with the use of this data.
3. Crash data were presented from information provided by MassDOT for the years 2017-2019 for the study intersections. During the three-year period that was examined, the Cape Road at South Main Street intersection was stated to have experienced 31 crashes, the South Main Street at Depot Street intersection was stated to have experienced 7 crashes, and the National Street at Depot Street was stated to have experienced 3 crashes. The crash rate for the Cape Road/South Main Street intersection is 1.18, which is above the MassDOT District 3 average indicating that a greater number of crashes are occurring at this location than are expected and warrants further study to determine contributing factors and potential remedies.

The crash data should be reviewed. An independent review of the MassDOT Crash Portal was conducted by Green. At the Cape Road at South Main Street intersection there were at least three additional crashes reported than listed in the Attachments (dated 9/14/18, 6/14/19, 11/19/19). Additionally, several but not all of the crashes reported to occur at the McDonald's and Milford Square driveways immediately to the south appear to have been included in the crash analysis for the Cape Road at South Main Street intersection. Given this discrepancy, the crash history should be reviewed and any additional crashes identified should be taken into consideration when evaluating potential impacts and improvements. It is anticipated that the conclusion that the Cape Road at South Main Street intersection has an above-average crash rate will still be valid.

4. Sight distance was not reviewed in either memorandum. Although the existing driveway location is being maintained including the truck access at the end of National Street, Green recommends determining the available sight distances at the intersection of National Street at Depot Street to confirm if existing sight distances are adequate. The National Street approach has vegetation and utility poles that appears to limit intersection sight distance looking to the right to less than 200 feet.
5. Future conditions were not evaluated by MDM, instead the predicted site traffic volumes were added to the existing traffic volumes. Local industry practice is to model a seven-year horizon. Though Green would typically recommend forecast to this horizon, given that the design year is this year (2020), Green concurs with the methodology used. However, please see further comments below regarding mitigation and monitoring.
6. Green has reviewed the proposed trip distribution and while it appears to be reasonable, our review and potential comments on the trip distribution will largely depend on an explanation of how this facility fits in from a Townwide perspective as indicated in the beginning of this letter.

Mr. Michael Dean  
June 17, 2020

7. The capacity analysis states that the "Depot Street approach to South Main Street was calibrated based on a delay study." This study was not included in the attachments to this memorandum but was included with the May 2020 memorandum.

### May 2020 Transportation Impact Assessment

The May supplemental document was prepared in response to the Town's request for a different assumption as to the use of the building and using ITE based forecast tools rather than based on information provided by the anticipated tenant.

8. Green has reviewed the proposed trip generation and concurs with the information provided by the applicant and the choice to conservatively adopt the High-Cube Warehouse (HCW) Parcel Hub data (Land Use Code 156) from the Institute of Transportation Engineer's (ITE) *Trip Generation, 10<sup>th</sup> Ed.* Use of the ITE data results in estimated trip generation approximately 70 percent greater than in the original study (daily volumes). This updated estimate also includes a higher estimate of truck traffic compared to the original study.
9. Intersection queue lengths are not summarized in the memorandum for the South Main Street at Depot Street intersection although this information is provided in the Attachments. Green recommends including the average and 95<sup>th</sup> percentile queue information in the LOS section of the report body.
10. Consistent traffic volumes should be used for the weekday evening capacity analysis comparison between the Parcel Hub scenario (which uses hourly volumes between 4-6 pm) and the Existing and Prospective Tenant land use scenarios (which use hourly volumes between 2-4 pm) for the Cape Road at South Main Street intersection. However, since the conclusion of the study is based on Parcel Hub data which is more conservative and reflects the worst case, the inconsistency of the evaluation period is acceptable.
11. Discussion of the amount of parking required should be included in the memorandum. Per Section VII C.4 of the Town of Milford Zoning Bylaw, "there shall be one parking space for each 250 square feet of gross floor area on the ground floor, or 1 parking space for each three employees (based upon the maximum number of employees on any shift), whichever requires the greater number of parking spaces." Although the number of employees is not stated, the 294,000 SF building footprint would require 1,176 parking spaces which is more than the 290 spaces proposed. However, Section VII D of the Zoning Bylaw states that existing buildings (built before May 1991) modified with less than 25% size increase may keep existing parking areas. The Applicant should confirm that additional parking spaces on top of what is currently proposed are not required. The number of anticipated employees to be on site for the 3 shifts should also be provided.
12. An evaluation of truck and fire apparatus turning movements to, from, and within the site is requested.

### Mitigation

13. Considering that there were two crashes reported east of the National Street at Depot Street intersection involving parked tractor trailer trucks during the three-year study period, and with the expanded truck parking proposed on the site, the Applicant should consider restricting parking along National Street.

**Mr. Michael Dean**  
**June 17, 2020**

14. The westbound approach at the Cape Road at South Main Street intersection is predicted to operate almost at full capacity ( $v/c = 0.97$ ) during the evening peak hour under the Parcel Hub analysis. Considering that future analysis was not conducted, and the anticipation of similarly high capacity under the "Prospective Tenant" scenario ( $v/c = 0.88$ ) signal retiming is recommended at this intersection.
15. The Town of Milford has recently adopted a Complete Streets Policy and a Complete Streets Prioritization Plan for the MassDOT Complete Streets Funding Program. Among the projects that the Town includes in the Prioritization Plan near the site is a project to reconstruct the South Main Street/Depot Street intersection and pedestrian crossings, and install improved pedestrian signal and bicycle detection equipment at the Cape Road at South Main Street intersection. Green recommends that the Applicant propose mitigation actions that demonstrate consistency with the Complete Streets Policy and Plan. This could include, addressing the conditions at the South Main Street/Depot Street intersection, or proposing improvements at the Cape Road/South Main Street intersection such as pedestrian and bicycle equipment proposed in the Complete Street program.
16. Green also recommends that the Applicant conduct a monitoring study of the intersection of Cape Road at South Main Street within three months of the facility being in full operation to determine if additional future signal timing adjustments are needed.

If either the Town staff or the Applicant's engineer would like to discuss any of these comments further, please feel free to contact me at 978-923-0400.

Sincerely,

Green International Affiliates, Inc.



Wing C. Wong, P.E., PTOE  
Transportation Planning Group Leader

cc: K. Ishikura, Green  
W. Scully, Green



**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



### 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): IA

**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

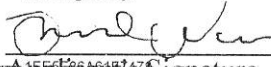
Proposed use of premises: See attached.

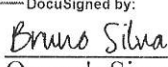
	Existing / Proposed		Existing / Proposed
Number of buildings:	1 / 1	Open space:	16.6% / 16.6%
Building area:	5476 / 5476	Parking spaces:	11 / 11
Building height:	25' / 25'	Employees:	none / 5-7
Lot coverage:	33% / 33%	Traffic generation:	none / 20

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:  
  
 Applicant's Signature 4/27/2020  
 Date

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

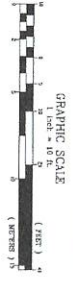
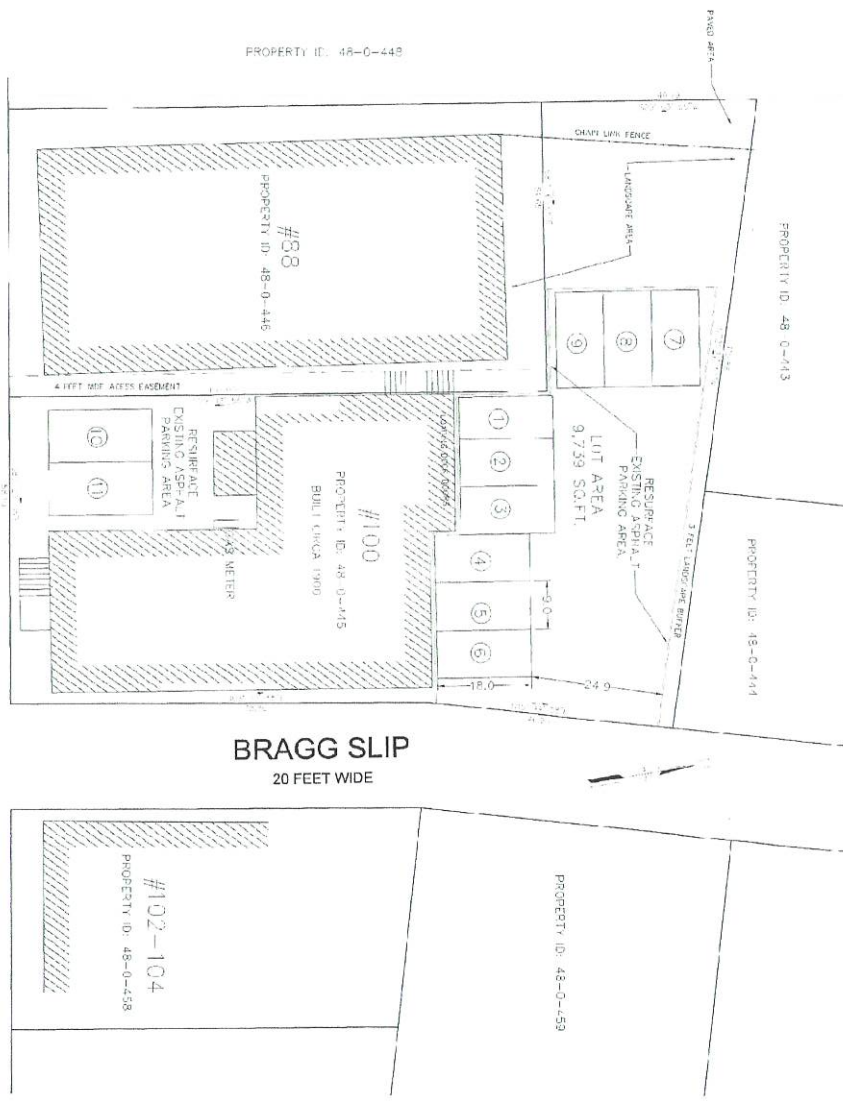
## **Proposed Use**

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 aerials) 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.



**CENTRAL STREET**  
PUBLIC - 50 FEET WIDE

**BRAGG SLIP**  
20 FEET WIDE

*Carlos Ferreira*  
  
 CARLOS FERREIRA  
 ENGINEER  
 LICENSE NO. 9885  
 STATE OF MASSACHUSETTS

ZONING DISTRICT: IA

**PERMITTED USES**

AGRICULTURE	1A
ARTS AND CRAFTS	1A
BUSINESS OFFICES	1A
CHILDREN'S PLAY	1A
COUNSELING	1A
DEVELOPMENT (1000 SQ. FT. OR MORE)	1A
DORMS	1A
ELECTRONIC REPAIR	1A
FLORIST	1A
FOOD SERVICE	1A
FURNITURE REPAIR	1A
HAIR SALON	1A
HANDICAPPED PERSONS	1A
HOME BUSINESS	1A
HOLIDAY HOMES	1A
HOLIDAY HOMES (2-4 UNITS)	1A
HOLIDAY HOMES (5-10 UNITS)	1A
HOLIDAY HOMES (11-20 UNITS)	1A
HOLIDAY HOMES (21-50 UNITS)	1A
HOLIDAY HOMES (51-100 UNITS)	1A
HOLIDAY HOMES (101-200 UNITS)	1A
HOLIDAY HOMES (201-500 UNITS)	1A
HOLIDAY HOMES (500+ UNITS)	1A
INDUSTRIAL USE	1A
LABORATORY	1A
LANDSCAPE ARCHITECTURE	1A
LANDSCAPE ARCHITECTURE (OFFICE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE) (100000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE) (100000 SQ. FT. OR MORE) (500000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE) (100000 SQ. FT. OR MORE) (500000 SQ. FT. OR MORE) (1000000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE) (100000 SQ. FT. OR MORE) (500000 SQ. FT. OR MORE) (1000000 SQ. FT. OR MORE) (5000000 SQ. FT. OR MORE)	1A
LANDSCAPE ARCHITECTURE (OFFICE) (2000 SQ. FT. OR MORE) (10000 SQ. FT. OR MORE) (50000 SQ. FT. OR MORE) (100000 SQ. FT. OR MORE) (500000 SQ. FT. OR MORE) (1000000 SQ. FT. OR MORE) (5000000 SQ. FT. OR MORE) (10000000 SQ. FT. OR MORE)	1A

FIRST FLOOR: 2700 SQ. FT.  
 SECOND FLOOR: 2700 SQ. FT.  
 TOTAL: 5400 SQ. FT.  
 PARKING SPACES PROVIDED:  
 11 PARKING SPACES

**MF ENGINEERING & DESIGN INC.**  
 42 FISHER STREET  
 WESTBOROUGH, MA 01581  
 EMAIL: CARLOS.FERREIRA@MF.ENG.COM  
 PHONE: (508) 331-7281

100 CENTRAL STREET  
MILFORD, MA

**SITE PLAN**

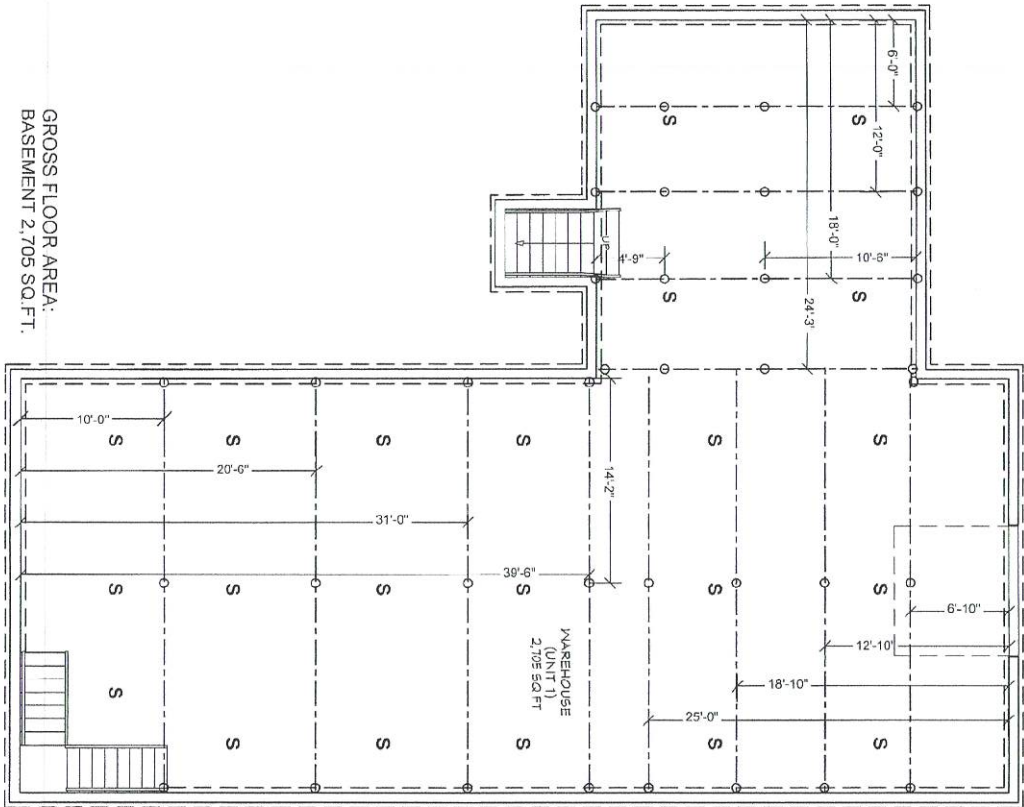
SCALE: 1"=10'  
 DATE: APRIL, 2020  
 DRAWN BY:

SHEET NUMBER  
**1**



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

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



ALL W8 STEEL BEAM  
METAL DECK AND CONCRETE FLOOR

*Handwritten signature*

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

FOUNDATION/BASEMENT

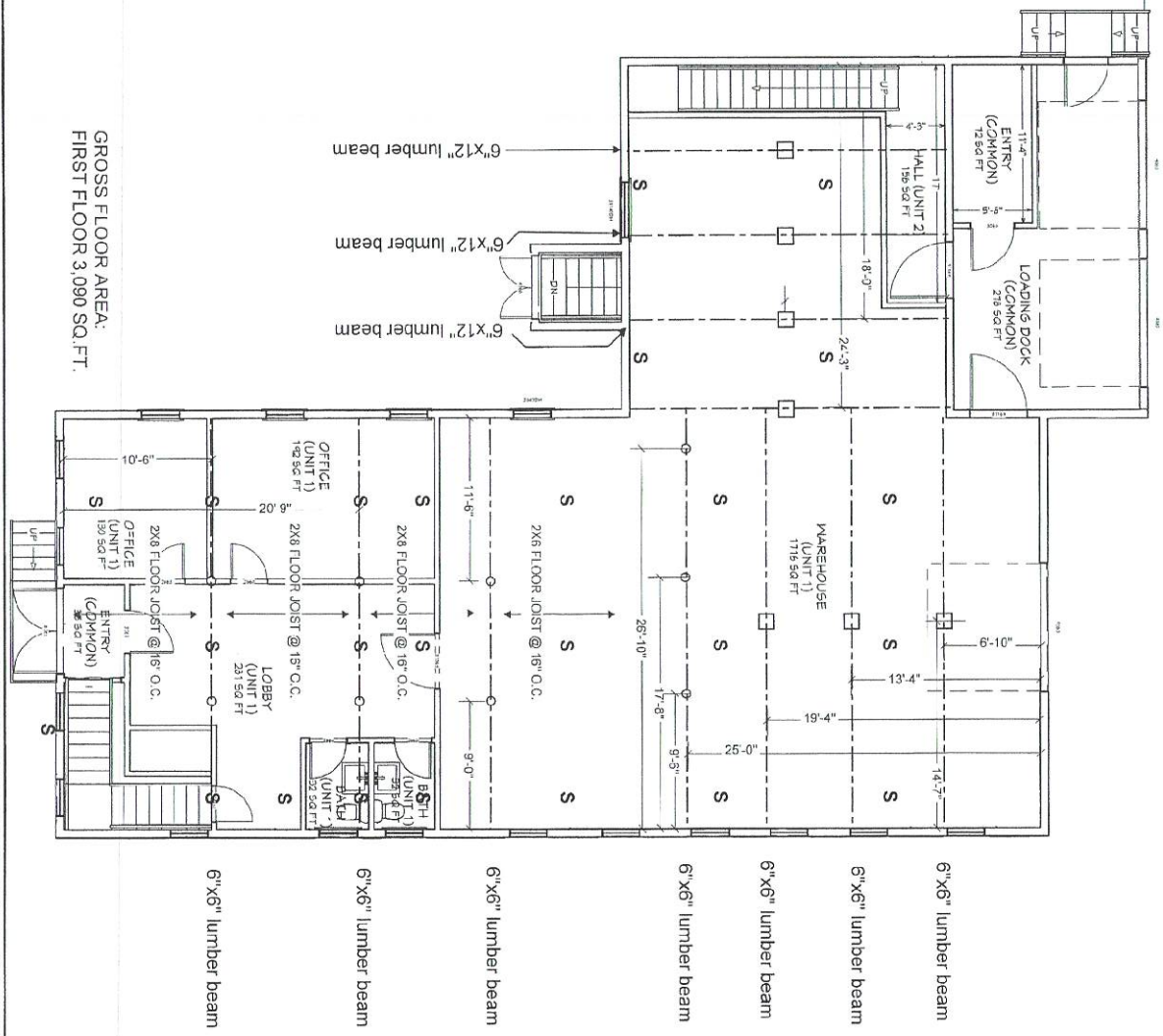
ALTERATION  
100 CENTRAL ST  
MILFORD, MA

SHEET NUMBER  
**1**  
REVISION #:

W12 STEEL BEAM

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

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



*Charles Ferreira*

CARLOS FERREIRA  
REGISTERED PROFESSIONAL ENGINEER  
COMMONWEALTH OF MASSACHUSETTS  
NO. 41423

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

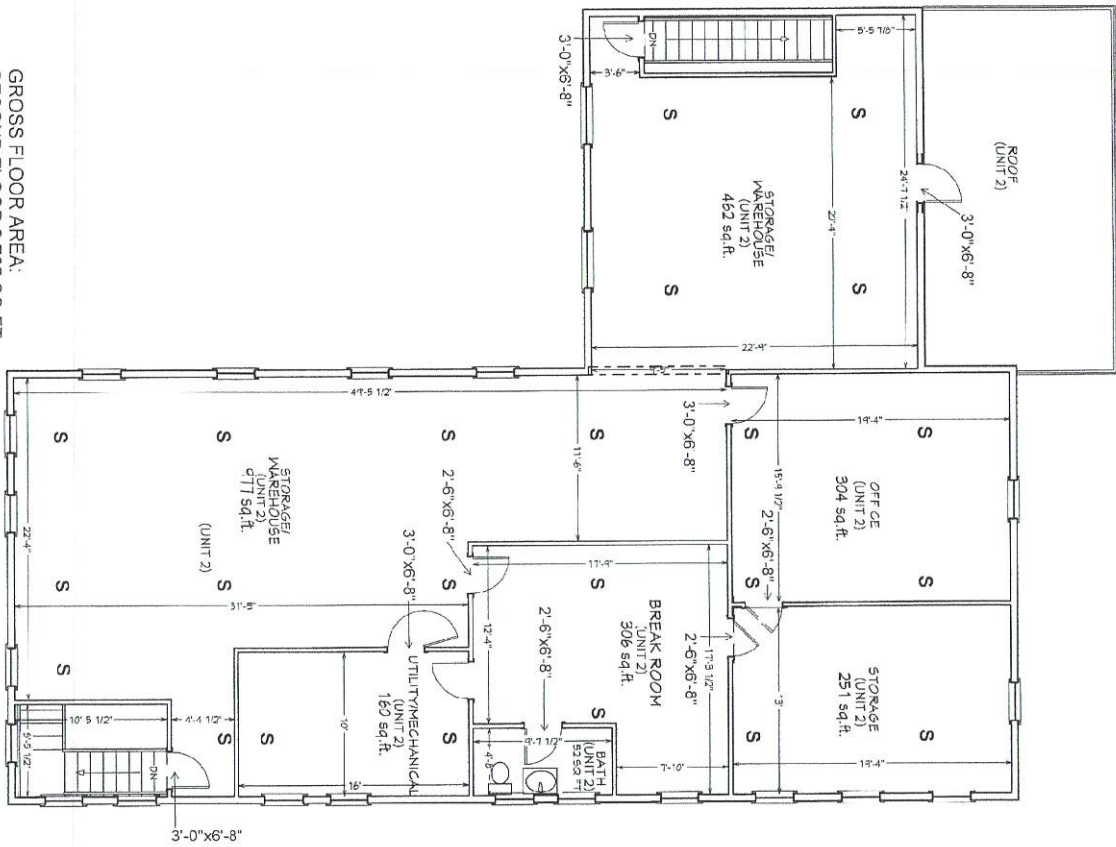
FIRST FLOOR

ALTERATION  
100 CENTRAL ST  
MILFORD, MA

SHEET NUMBER  
**2**  
REVISION #:

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

GROSS FLOOR AREA:  
SECOND FLOOR 2,706 SQ.FT.



*Handwritten signature: Carlos Ferrera*

COMMONWEALTH OF MASSACHUSETTS  
REGISTERED PROFESSIONAL ENGINEER  
CARLOS FERRERA  
CIVIL  
No. 41423

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 IEBG 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: 25 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

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

	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



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

CODE ANALYSIS

ALTERATION  
 100 CENTRAL ST  
 MILFORD, MA

SHEET NUMBER  
**4**  
 REVISION #:





**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*

June 23, 2020

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

(  
( **Amended Site Plan**  
( **James & Crystal Lozono**  
( **10-12 Beach Street**  
( **Map 47 Lot 159**  
( **IA Zone**  
(

Dear Mr. Chairman:

The applicant requests amended site plan approval for a change of use within the west commercial building on subject premises.

Specifically, the proposal is to change the use of the westerly 1,000sf of the building from the former spa to a restaurant. There will be no exterior alterations to the existing building or surrounding plaza. The proposed restaurant is to serve nutritional “smoothie” drinks primarily on a take-out basis.

The proposed use will not increase the amount of traffic or required parking from the prior use, and the plaza currently provides 83 off-street parking spaces.

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

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner



# MILFORD FIRE DEPARTMENT

21 BIRCH STREET  
MILFORD, MASSACHUSETTS 01757

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

June 3, 2020

RE: Amended Site Plan Review

Owner:

Kevin J. O'Loughlin, O'Loughlin Trust  
P.O. Box 245  
Norfolk, MA 02056

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amended Site Plan Review – 10-12 Beach Street and has no recommendations regarding the exterior of the site.

Please contact me if I can assist with any questions.

Sincerely,

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



# 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:** 10-12 Beach Street Milford, MA  
(address)  
Assessor Map: 47 Block: 0 Lot: 159  
Deed Reference: Book 56424 Page 172  
Lot Area: 56,964 SF Zoning District(s): TA

Applicant: James & Crystal Lozano Owner: Kevin J O'Loughlin - O'Loughlin Trust 2001  
(name) (name)  
39 Knowlton Circle PO Box 245 Norfolk, MA 02056  
(address) (address)  
508-243-2159 704-998-8985  
(phone number) (phone number)  
marlboroughnutrition@gmail.com KevinBuddysdaycare@  
(e-mail address) (e-mail address) hotmail.com

Existing use of premises: retail  
Proposed use of premises: retail/resturant

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1 / 0</u>	Open space:	<u>1 / 0</u>
Building area:	<u>4000 / 1000</u>	Parking spaces:	<u>5 / 0</u>
Building height:	<u>1 / 0</u>	Employees:	<u>0 / 0</u>
Lot coverage:	<u>56,964 / 0</u>	Traffic generation:	<u>      /      </u>
	<u>SF</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.

Crystal Lozano 5/30/2020  
Applicant's Signature Date

Kevin O'Loughlin 5/29/2020  
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



N/F  
HOBOKEN, LLC  
BOOK 43216 PAGE 134  
2-4 BEACH STREET

262

PEA STONE

CONCRETE PAD

PAVEMENT

N48°14'46"E  
161.73'

MOUNT PLEASANT STREET  
(PUBLIC-VARIABLE WIDTH)

8-12 BEACH STREET  
(ONE STORY BUILDING)  
SLAB=263

PAVEMENT

PAVEMENT

PAVEMENT

260

PAVEMENT

ACCESS

N05°20'56"W  
253.61'

158.61'

PAVEMENT

PAVEMENT

PEA STONE

BEACH STREET  
(PUBLIC-VARIABLE WIDTH)

LOT 159  
N/F

KEVIN J. O'LOUGHLIN, TRUSTEE  
BOOK 56424 PAGE 172  
PARCEL 1  
AREA=56,964 SF  
(1.31 ACRES)

14 BEACH STREET  
(ONE STORY BUILDING)  
SLAB=263

152.80'  
S33°22'21"W

PEA STONE

133.96'  
S85°42'42"W

GRASS

95.66'  
N59°31'16"W

262

260

N/F  
LUIS F. ESTEVES  
BOOK 25384 PAGE  
17-19 MOUNT PLEASANT

LOT 158  
N/F

KEVIN J. O'LOUGHLIN, TRUSTEE  
BOOK 56424 PAGE 172  
PARCEL 2  
AREA=18,000± SF  
(0.4 ACRES)

93.13'  
N06°43'55"W

90'

256

58.15'

96.7'

264

87.9'

260

270


N/F  
JOHN E. SELENT  
BOOK 57495 PAGE 208  
18 BEACH STREET

N/F  
SUPERNOVA SOLUTION LLC  
BOOK 52120 PAGE 04  
21-23 MOUNT PLEASANT STREET

82.00'  
N03°39'16"W



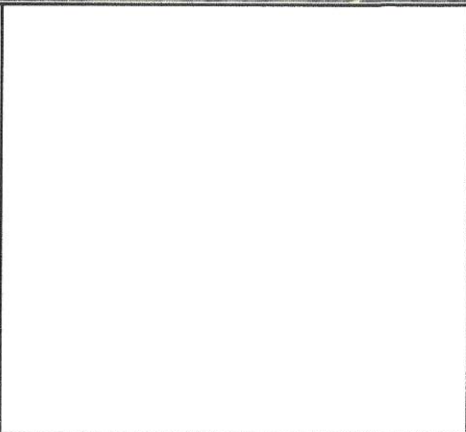
Property Information	
Property ID	47-0-159
Location	10-12 BEACH ST
Owner	O'LOUGHLIN KEVIN J TRUSTEE



**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



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRARS OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR SOUNDNESS OF THE LAND DESCRIBED HEREON.

JEFFREY J. STEFANK, P.C.S. DATE



NOTES

- 1) THIS PLAN REFERS TO MILFORD TAX MAP 31 LOT 17 AND 17B.
- 2) THE PURPOSE OF THIS PLAN IS TO HAVE THE MILFORD PLANNING BOARD REScind THE "PLATINUM PARK" DEVELOPMENT PLAN ENTITLED "PLATINUM PARK" DEVELOPMENT PLAN, IN MILFORD, MA SCALE: 1/8" = 10' TO AN INCH, AS APPROVED BY THE PLANNING BOARD ON AUGUST 16, 2011 AND RECORDED IN PLAN BOOK 60605 PAGE 273 ON SEPTEMBER 9, 2011 IN PLAN BOOK 892 PLAN 51.
- 3) THE TOTAL AREA INCLUDED ON THIS PLAN FORMER LOT 17B-116,884.57 ACRES (FORMER PLANNING MAP 16-163.57 ACRES)

MILFORD PLANNING BOARD

*Michael J. Miskin III*

DATE: *Sept 17, 2019*

BENIG A MAJORITY

OWNER:

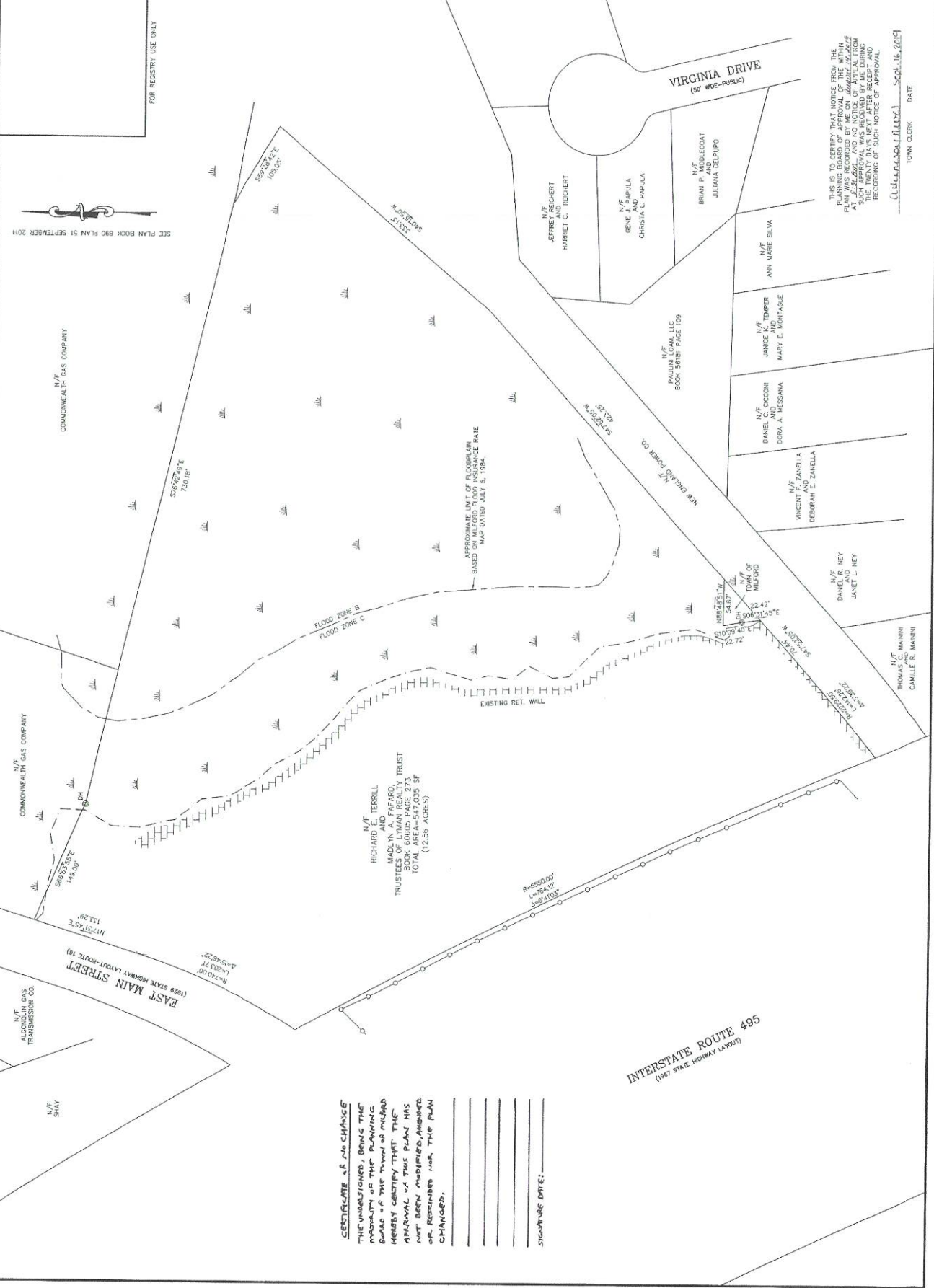
RICHARD E. TERRILL  
MADLYN A. FAFARO,  
TRUSTEES OF  
"LYMAN REALTY TRUST"  
(DEED BOOK 60605 PAGE 273)  
120 QUARRY DRIVE  
MILFORD MA  
01757

RESCISSON  
PLAN OF LAND  
"PLATINUM PARK"  
MILFORD, MASS.  
SCALE: 1" = 50'  
DATE: JULY 22, 2019

GRAPHIC SCALE: 1" = 50'

**Guerriere & Hannon, Inc.**  
ENGINEERS & LAND SURVEYORS  
333 WEST STREET PH. (508) 433-6820  
MILFORD, MA 01757 FX. (508) 433-8243  
www.guerrierehannon.com

SHEET 1 OF 1 G-6727



FOR REGISTRY USE ONLY

SEE PLAN BOOK 890 PLAN 51 SEPTEMBER 2011

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN HAS BEEN GIVEN TO ALL ADJACENT OWNERS AT 12:00 P.M. AND NO NOTICE OF APPEAL FROM THE WITHIN PLAN HAS BEEN RECEIVED DURING THE TWENTY DAY REVIEW PERIOD. RECORDING OF SUCH NOTICE OF APPROVAL.

\_\_\_\_\_  
TOWN CLERK DATE

CERTIFICATE OF NO CHANGE

THE UNDERSIGNED, BEING THE MAJORITY OF THE PLANNING BOARD OF THE TOWN OF MILFORD HEREBY CERTIFY THAT THE APPROVAL OF THIS PLAN HAS NOT BEEN MODIFIED, AMENDED OR RESCINDED NOR THE PLAN CHANGED.

SIGNATURE DATE: \_\_\_\_\_

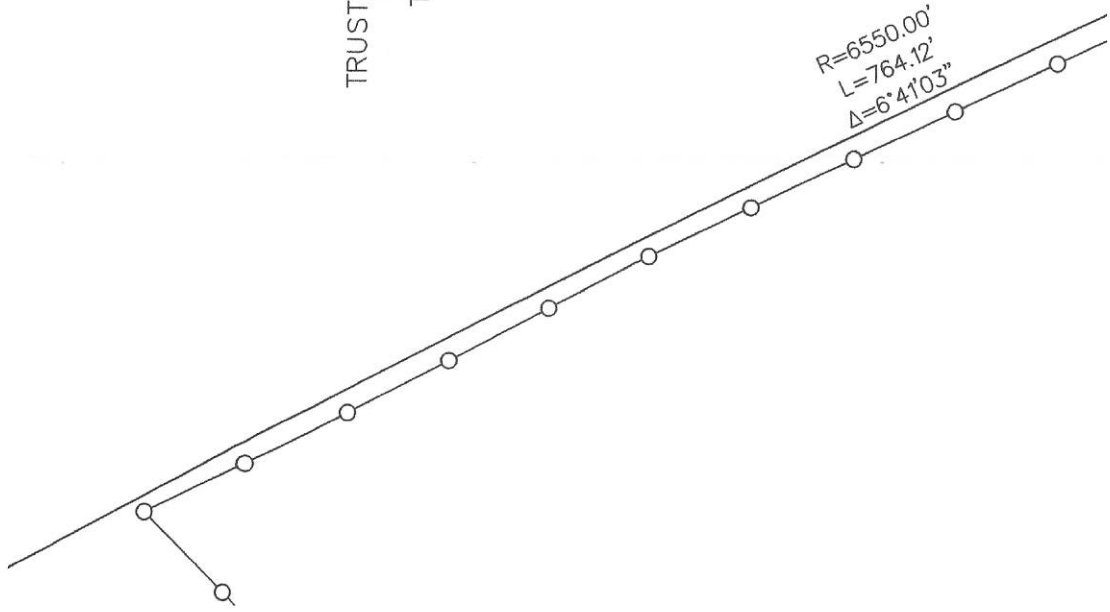
9

CERTIFICATE OF NO CHANGE

THE UNDERSIGNED, BEING THE  
MAYOR OF THE TOWN OF MILFORD  
BOARD OF THE TOWN OF MILFORD  
HEREBY CERTIFY THAT THE  
APPROVAL OF THIS PLAN HAS  
NOT BEEN MODIFIED, AMENDED  
OR RESCINDED NOR THE PLAN  
CHANGED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

N/F  
RICHARD E. TERRILL  
AND  
MADLYN A. FAFARD,  
TRUSTEES OF LYMAN REALTY TRI  
BOOK 60605 PAGE 273  
TOTAL AREA=547,035 SF  
(12.56 ACRES)





# 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*

June 23, 2020

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

(  
( **ZBA Variance Referral**  
( **Robert DeVita**  
( **34 Fountain Street**  
( **Map 35 Blk 22 Lot 20**  
( **RB Zone**  
(

Dear Mr. Chairman:

The applicant requests variances to construct an attached garage to the existing conforming single-family dwelling on the subject property. The existing 13,760sf lot is non-conforming as to area.

The proposed 23' x 26' garage addition will require a variance for side yard setback to allow for a 2.3' setback, 15' required. The property is a corner lot having two front yards and two side yards. The existing house will remain otherwise unchanged, with the basement garage to remain.

An alternative design would likely reduce the extent to which a variance is needed, such as proposing a single-car garage rather than a two-car garage as proposed.

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner

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

RECEIVED  
 MILFORD TOWN CLERK  
 2020 JUN -8 PM 12:57

To the Zoning Board of Appeals  
 Milford, MA 01757

Date: 06/01/2020

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

INSTRUCTIONS TO APPLICANTS

- A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.
- B. All petitions for variances must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.
- C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.
- D. The filing fee for each petition seeking relief from the Board is **\$250, inclusive** of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.
- E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.
- F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

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

<i>Applicant:</i>	<u>Robert P. DeVita</u> <i>(Full Name)</i>	<u>3 Wilson Rd., Milford, Ma.</u> <i>(Address)</i>
<i>Owner:</i>	<u>Robert P. DeVita</u> <i>(Full Name)</i>	<u>3 Wilson Rd., Milford, Ma.</u> <i>(Address)</i>
<i>Tenant (if any):</i>	<u>Megan Fullum / Andrew Krzciuk</u> <i>(Full Name)</i>	<u>34 Fountain St., Milford, Ma.</u> <i>(Address)</i>
<i>1. Location of Premises</i>	<u>34</u> <i>(Address Number)</i>	<u>Fountain</u> <i>(Name of Street)</i>
<i>Assessor's:</i>	<u>35</u> <i>(Map)</i>	<u>22</u> <i>(Block)</i>
		<u>20</u> <i>(Lot)</i>

2. *Within which Zoning District is the premises located?* RB
3. *State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner* 47684 - 16
4. *State whether there is in existence any executory option, lease, or purchase and sale agreement with respect to the property* None
5. *If variance is sought from side line requirements, how far from the side line(s) is (are) the nearest building on abutting premises* 40 feet
6. *State present use of premises* Single Family - Residence
7. *State proposed use of premises* No Change
8. *Give extent of proposed alterations, if any* Addition of garage. 23' x 26' and associated driveway
9. *Number of families or housing units for which building is to be arranged* N/A
10. *Have you submitted plans for above to the Building Inspector?* No
11. *Has a building permit been refused?* No
12. *What section(s) of the zoning by-law do you ask to be varied?* Section # 2 Set Back requirements
13. *What circumstances exist, relating to the soil conditions, shape or topography of the subject premises, which do not generally affect other land in the zoning district, that would warrant the relief requested?* The variance is sought to eliminate a perilous condition faced by occupants of 34 Fountain St as it relates to the access and egress of their home onto Fountain St.
14. *If the variance were not granted, what hardship would be caused by the circumstances described in 13 above?* A dangerous and hazardous condition as it relates to the safety and health of the tenants of 34 Fountain St. would continue to be ever present.
15. *State why you feel the grant of the variance will not cause substantial detriment to the public good* No negative impact,, Granting of this request would actually result in a safer environment to the public as less vehicular traffic would be entering and exiting a heavily traveled roadway.

16. If applicant is not the owner, provide proof of authorization by owner, either by copy of executed agreement or by the owner's authorized signature below.

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

Applicant  
Signature: 

Owner  
Signature: 

Address: 3 Wilson Rd.  
Milford, Ma.

Address: 3 Wilson Rd.  
Milford, Ma.

Telephone: 508.473.3339

Cell phone: 508.735.6789

e-mail: rpdevita27@gmail.com

Attorney (if any) \_\_\_\_\_

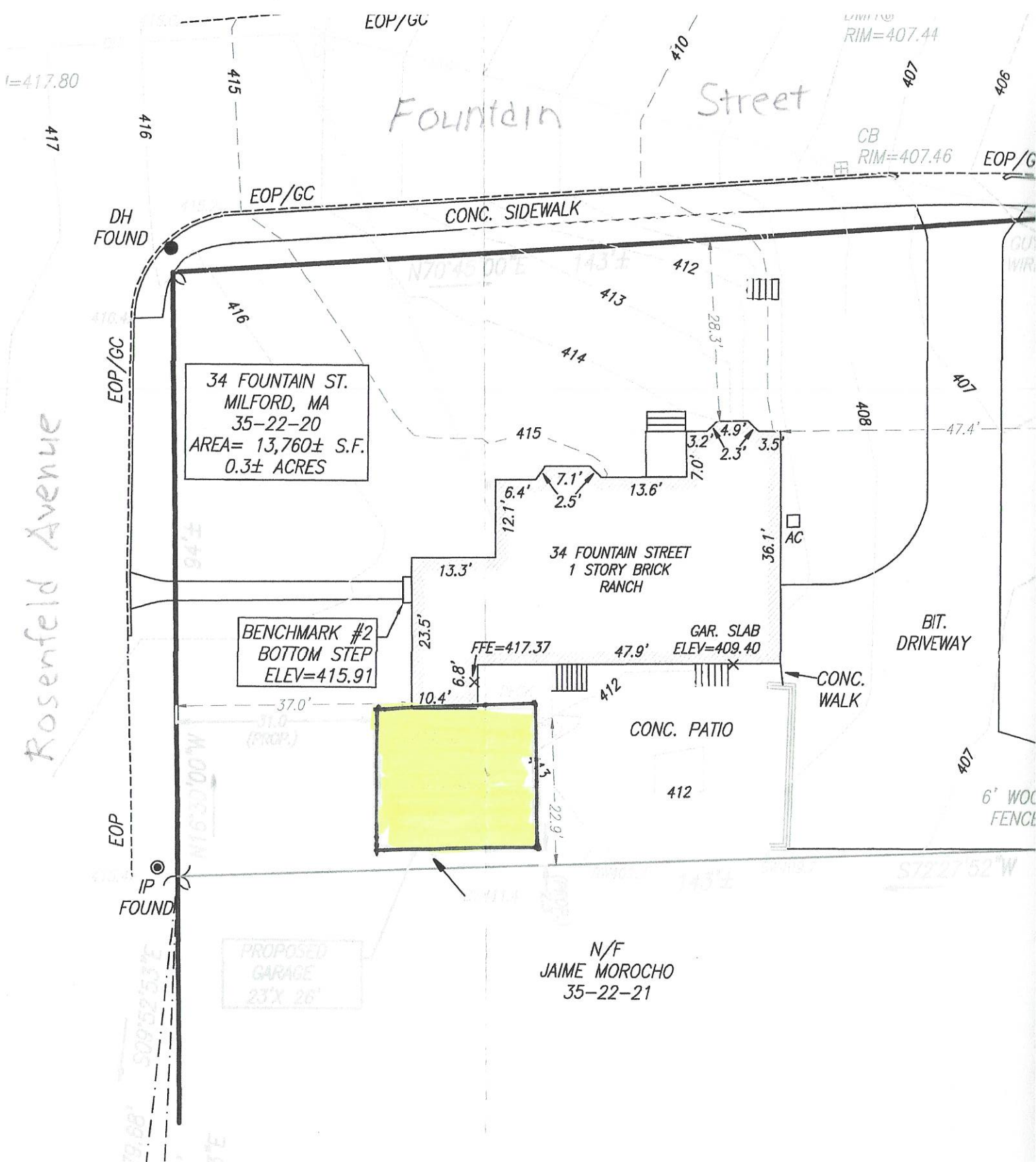
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

e-mail: \_\_\_\_\_

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





TOWN OF MILFORD, MASSACHUSETTS INTENSITY REGULATIONS:  
SINGLE-FAMILY RESIDENTIAL (RB)

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM LOT AREA	15,000 S.F.	13,760± S.F.	N/A
MINIMUM LOT WIDTH	100'	94'±	N/A
MINIMUM FRONTAGE	90'	237'±	N/A
MINIMUM FRONT YARD	30'	28.3'	N/A
MINIMUM SIDE YARD	15'	22.9'	3.0'

IR W/CAP  
UND & HELD

FOUN.



**Property Information**

**Property ID** 35-22-20  
**Location** 34 FOUNTAIN ST  
**Owner** DEVITA ROBERT P - TRUSTEE



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Geometry updated March 2018  
Data updated 11/16/2018



**TOWN OF MILFORD**

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

OFFICE OF PLANNING  
AND ENGINEERING

Larry L. Dunkin, MCRP  
*Town Planner*

June 23, 2020

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

(  
( **ZBA Variance Referral**  
( **Brandon Blaisdell**  
( **19 North Street**  
( **Map 33 Lot 83**  
( **RB Zone**  
(

Dear Mr. Chairman:

The applicant requests variances to divide the existing non-conforming single-family lot into two lots. The existing 13,095sf non-conforming lot is proposed to be divided into two substandard lots.

The proposed substandard lots will require variances for area, width, frontage as well as front and side yards. The existing house is to will remain.

There are no conditions whatsoever on the property that constitute a hardship. Therefore, I recommend the Board forward an unfavorable report to the Zoning Board of Appeals.

Respectfully,

Larry L. Dunkin, MCRP  
Town Planner

19 North St,

RECEIVED  
MILFORD TOWN CLERK  
2020 JUN -8 PM 3:21

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

Zoning Board of Appeals  
Milford, MA 01757

Date: June 5, 2020

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

INSTRUCTIONS TO APPLICANTS

- A. All questions on this petition must be answered. Failure to answer any question may result in rejection or denial as an incomplete petition.
- B. All petitions for variances must be accompanied by five (5) copies of a current plan of the property or lot, prepared and signed by a Certified Civil Engineer or Registered Land Surveyor, which plan must set forth the position of all structures thereon, their size and distance from the front, side, and rear boundary of the lot. Said plan must also show the location of proposed additions or structures, dimensions of said additions or structures, and relevant distances to lot lines. Said plan shall show the nearest side of any and all structures on adjacent properties within 30 feet of the subject lot. If applicable, dimensional areas for vehicular parking, for open space and/or recreation must be shown.
- C. All petitions and accompanying documents must be filed in quintuplicate with the Town Clerk.
- D. The filing fee for each petition seeking relief from the Board is \$250, inclusive of the \$25 paid to the Board of Assessors under paragraph E hereof. Checks are to be made payable to the Town of Milford.
- E. The petitioner must also provide a list with the names and addresses of the owners of all abutting land and of abutters to those abutters within 300 feet of the premises, which list must be obtained at the cost of \$25.00 from the Board of Assessors tax listings.
- F. Upon filing of a completed petition with the Town Clerk, the Board of Appeals shall schedule a hearing to be held no sooner than thirty (30) days from the date of filing to allow for newspaper publication and review by other Boards.

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

**Applicant:** Brandon Blaisdell

**Owner:** Brandon Blaisdell

**Tenant (if any)**

1. **Location of Premises:** 19 North Street, Milford, Massachusetts  
**Assessor's: Map 33 Block Lot 83**
2. **Within which Zoning District is the premises located?**  
RB Single Family Residential
3. **State the Worcester Registry of Deeds Book and Page number, or the Land Court Certificate number for title of present owner:** Book 59879, Page 176
4. **State whether there is in existence any executory option, lease, or purchase and sale agreement with respect to the property:**
5. **If variance is sought from side line requirements, how far from the side line(s) is (are) the nearest building on abutting premises:**
6. **State present use of premises:** Single Family Residence
7. **State proposed use of premises:** Divide lot to construct another Single Family Residence on the new lot.
8. **Give extent of proposed alterations, if any:** Applicant proposes to divide the existing lot.
9. **Number of families or housing units for which building is to be arranged:** One.
10. **Have you submitted plans for above to the Building Inspector?** No.
11. **Has a building permit been refused?** No.
12. **What section(s) of the zoning by-law do you ask to be varied?** Section 2.5 in relation to setbacks and lot area.
13. **What circumstances exist, relating to the soil conditions, shape or topography of the subject premises, which do not generally affect other land in the zoning district that would warrant the relief requested?** The existing lot is larger than many of the lots in the neighborhood and could be divided to create two lots more in keeping with the size and shape of the neighbors without being more detrimental to the neighborhood.

14. ***If the variance were not granted what hardship would be caused by the circumstances described in 13 above?*** Should this variance not be granted, the lot will be underutilized in comparison many of the other proximate properties, thus resulting in a hardship to the landowner.
15. ***State why you feel the grant of the variance will not cause substantial detriment to the public good.*** Dividing this lot into two would be in keeping with the existing character of the neighborhood, and would not significantly increase traffic or have any detrimental impact on North Street or the surrounding roadways.
16. ***If applicant is not the owner, provide proof of authorization by owner, either by copy of executed agreement or by the owner's authorized signature below.***

Owner.

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

***Applicant Signature:***  \_\_\_\_\_

***Address:*** 19 North Street, Milford, MA 01757

***Phone:*** (508) 330-8412

***Email:*** Blaisdell625@yahoo.com

***Owner Signature:***  \_\_\_\_\_

***Address:*** 19 North Street, Milford, MA 01757

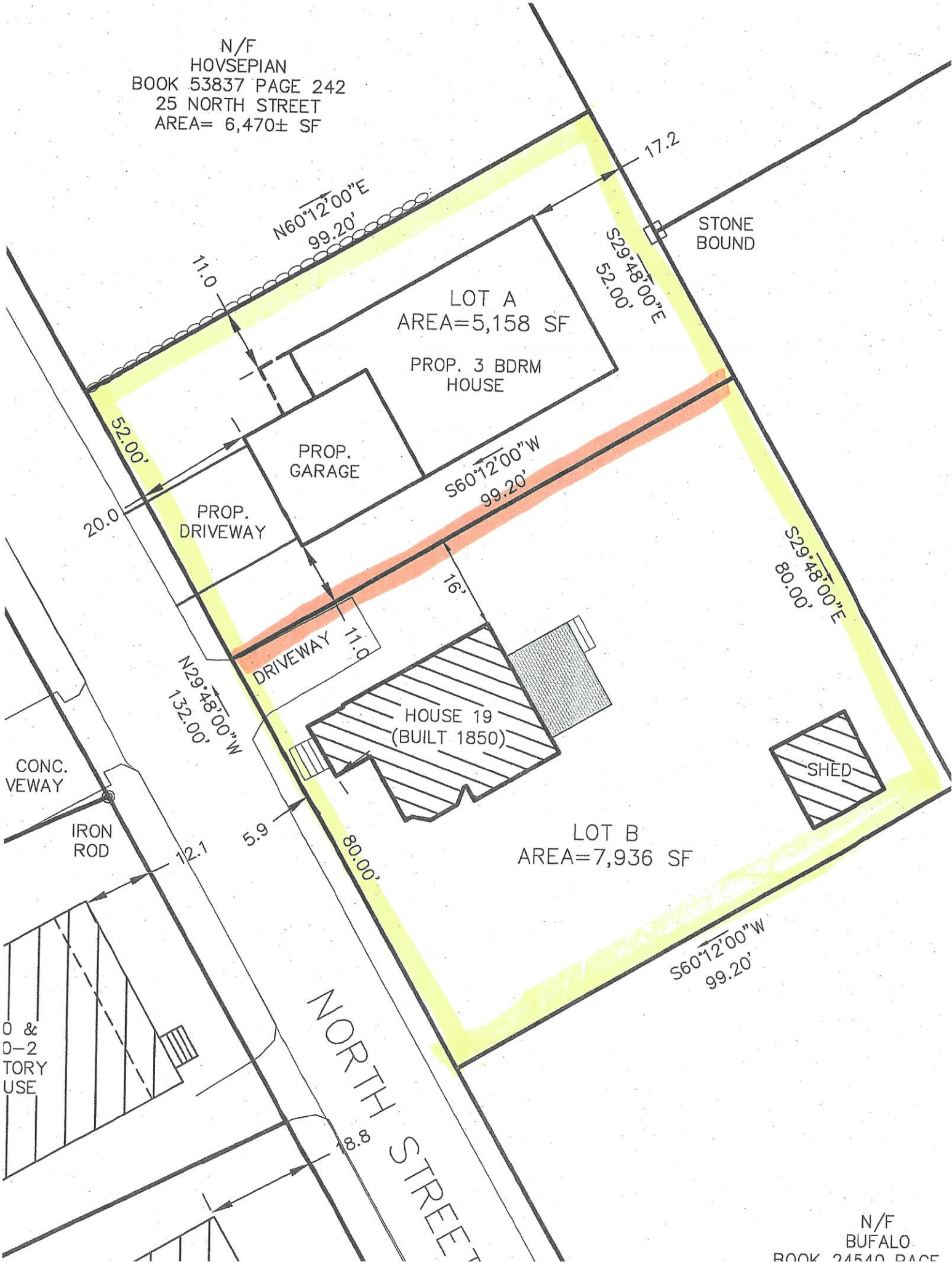
***Phone:*** (508) 330-8412

***Email:*** Blaisdell625@yahoo.com

***Attorney:*** ***A. Eli Leino***  
***Mayer, Antonellis, Jachowicz & Haranas, LLP***  
***(508) 473-2203***  
***Eli@majhllp.com***

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

N/F  
HOVSEPIAN  
BOOK 53837 PAGE 242  
25 NORTH STREET  
AREA= 6,470± SF



N/F  
BUFFALO  
BOOK 24510 PAGE



Property Information

Property ID 33-0-83  
Location 19 NORTH ST  
Owner BLAISDELL BRANDON



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