



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

AGENDA MILFORD PLANNING BOARD Tuesday, December 15, 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

The Public Hearing Remote Participation access requires advanced registration. Any member of the public may now register to access the zoom meeting as an attendee. Public attendees will be able to view the zoom LIVE and request to speak at the Public Hearing. Please register with zoom at <http://tiny.cc/6296tz>. All testimony at a public hearing, including documents or exhibits, must be in connection with the matter being considered, and confined to the matter at hand, and will be limited to five minutes to allow for the opportunity for others to participate.

(7:02 P.M.) *Continued Public Hearing* - Application of Lisa M. and Frederico Carneiro, 4 Ben's Way, Hopedale, MA 01747, for approval of the definitive subdivision entitled "DEPOT STREET ESTATES", a 4 Lot Residential Subdivision located on 3.4 +/- acres off Depot Street (109 Depot St.). Assessor's Map 52 Lots 43, 164 & 164C. RA Zone.

GENERAL BUSINESS

- (7:00 P.M.)
1. Minutes of previous meeting
 2. 81-P Plans:
 - A. 1-3 Industrial Road - Corner Brook, LLC.
 - B. 75 Fruit Street - Frederico and Lisa Carneiro
 3. *Continued* Site Plan Review: 97 Cedar Street - PMG Northeast LLC
 4. Amended Site Plan Review: 200 Fortune Blvd. – Boston Laser Eye Institute, P.C.
 5. Amended Site Plan Review: 21 Main Street – Palmyra LLC
 6. Amended Site Plan Review: 223 Main Street – Rail Trail Flatbread Co.

TOWN OF MILFORD
Milford, Massachusetts
NOTICE OF MEETING

RECEIVED
MILFORD TOWN CLERK
2020 DEC -9 AM 8:57

Board or Commission Planning Board

Date and Time of Meeting Tuesday, December 15, 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

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 6. Amended Site Plan Review: 223 Main Street - Rail Trail Flatbread Co.

Signature  Dated 12-9-2020

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

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

Minutes of Meeting MILFORD PLANNING BOARD

This meeting was conducted via Remote Participation

Tuesday, November 17, 2020

Members participating remotely: Joseph Calagione, Patrick Kennelly, (acting Chairman), Lena McCarthy, Marble Mainini, III.

Members absent: John Cook

Staff participating remotely: Larry L. Dunkin, MCRP (Town Planner)

Call to order: Chairman Kennelly called the meeting to order at 7:06 P.M.

It was announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §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, meetings in the Town of Milford are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public is being permitted at this meeting, but every effort has been made to ensure that the public can adequately access these proceedings as provided for in the Order.

1. Minutes of Previous Meeting: Motion by Mainini, Second by Calagione to approve the minutes of the October 20, 2020 meeting as submitted.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

2. 81-P Plans: 21 Cunniff Ave. – John East. The Town Planner noted that the proposed 81-P plan is a simple lot split that reflects a variance recently granted by the ZBA, and is endorsable as submitted.

Motion by Calagione, Second by McCarthy, to approve the 81-P plan as submitted and direct the Town Planner to endorse the plan mylar.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.

Motion carried.

PUBLIC HEARING: The Chairman announced that the Public Hearing for the definitive subdivision entitled "DEPOT STREET ESTATES" originally scheduled for September 8, 2020, has been continued to the December 15, 2020 meeting. No deliberation on this item will occur at tonight's meeting.

3. Continued Site Plan Review: 97 Cedar Street - PMG Northeast LLC. The Chairman announced that the applicant has granted an extension to the December 15, 2020 meeting. No deliberation on this item will occur at tonight's meeting.

4. Bond Substitution Request – 1 National Street Site Plan: Attorney Joseph M. Antonellis participated remotely and requested that the Board allow for the substitution of a passbook or cash bond for the same amount be accepted in place of the current site completion bonds currently being held by the town for the subject development.

Motion by Mainini, Second by Calagione, to approve the bond substitution request.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

5. Bond Reduction Request – Sanylah Crossing Subdivision: The Town Engineer provided a breakdown of work remaining and determined that the current bond amount of \$304,100.00 can be further reduced to a new amount of \$254,571.25, a reduction of \$49,528.75.

Motion by Calagione, Second by McCarthy, to further reduce the bond for the subdivision to a new amount of \$254,571.25. A revised triparty agreement will now be required.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

6. Amended Site Plan Review: 42 Cape Road – Cape Road Plaza, LLC. The applicant requests amended site plan approval to establish a temporary mobile medical office on the subject property until March 31, 2021. Specifically, the 400 sq.ft. mobile office is being proposed as a patient pre-screening area for the adjacent Kennedy Health Center medical office due to the pandemic. The mobile office and handicap ramp are to be protected by a row of seven jersey barriers as shown on the site plan. The installation will temporarily occupy seven existing parking spaces located directly north of the infiltration basin. Three of the adjacent parking spaces are to be converted to two van accessible handicap spaces. All applicable zoning requirements appear to be met. Therefore, the Town Planner recommended the amended site plan be approved, subject to relevant departmental comments, for a period of one year.

Motion by Mainini, Second by McCarthy, to approve the amended site plan for a period of one year subject to the mobile office not being connected to the town sewer.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

7. ZBA Special Permit Referral: 69 West Street – Luis Santos. The applicant requests variance/special permit approval to expand the non-conforming use and structure on the subject property. The existing use of the property is an auto body shop, auto sales and repair, and towing operation, which was approved by the ZBA in April of 2018 (decision attached). The applicant proposes a 50' x 70' addition to the existing garage building. The addition is to contain three service bays. Also, seven additional parking spaces are being proposed. The existing use already includes a four service bay garage, and the placement of twenty vehicles for sale on the site. The variance is requested from the required setback from O'Brien Brook to be 16.6'; 25' minimum required. There is absolutely no hardship in relation to this variance request. The Town Planner recommended an unfavorable report be forwarded to the ZBA due to the over-intensification of use that would result from the proposed expansion within a residential neighborhood. Board member Mainini noted the unauthorized use of the property for the storage of Amazon delivery vans occurring recently.

Motion by McCarthy, Second by Mainini, to forward an unfavorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

8. ZBA Variance/Special Permit Referral: 85 Medway Street – Michael Bregani. The applicant requests variance and special permit approval to re-plat and redevelop the subject property. The property currently consists of two merged lots, with a single-family dwelling and a mobile home located on Lot 25. The applicant proposes to expand the existing house on Lot 25 to create a two-family dwelling, replat both parcels, and add a second single-family dwelling on the re-platted Lot 26. The old mobile home is to be razed. While removing the mobile home is appropriate, expanding the existing house to a duplex is a gross overreach, and an inappropriate intensification of uses in the neighborhood, especially with the proposal of the second house lot being proposed. Therefore, the Town Planner recommended an un-favorable report be forwarded to the ZBA.

Motion by Calagione, Second by McCarthy, to forward an unfavorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

9. ZBA Special Permit Referral: 327 Purchase Street – Guaranteed Builders. The applicant requests special permit approval to replace a pre-existing non-conforming attached garage on the subject property. The non-conforming attached garage addition is within the required site yard, being only 0.6' from the side property line at the closest point. The proposal is to replace the existing structure with a new structure within the same footprint. Therefore, the Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by Calagione, Second by McCarthy, to forward a favorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

10. ZBA Variance Referral: 24 Cunniff Avenue – Maryanne Filosa. The applicant requests variance approval to re-divide the property into three substandard lots. Currently Lots 13 and 14 are merged by law, and extend between Cunniff Ave. and Western Ave. Specifically, the proposal is to create three separate house lots. Proposed Lot A would have frontage on Western Ave, and proposed Lots B and C would have frontage on Cunniff Ave. Proposed Lot C would contain the existing house numbered as 24 Cunniff Ave. Proposed Lot A would contain 15,015 sq.ft. with 78' of frontage. Proposed Lot B would contain 11,601 sq.ft. with 108' of frontage. Proposed Lot C would contain 11,245 sq.ft. with 90' of frontage. A single family dwelling is being proposed for construction on Lot B and Lot C. The Town Planner recommended a favorable report be forwarded to the ZBA.

Motion by Mainini, Second by Calagione, to forward a favorable report to the ZBA.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

The Chairman noted that the next meeting of the Planning Board will be on December 15, 2020.

Adjournment: Motion by McCarthy, Second by Calagione to adjourn the meeting.

Roll Call Vote: Calagione, yes; Cook, absent; Kennelly, yes; Mainini, yes; McCarthy, yes.
Motion carried.

The meeting was adjourned at 7:35 P.M.

Lena McCarthy, Chairman

2-A

FORM A

APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Article III B.

Milford, Mass

11/12/20
(Date)

To the Planning Board:

The undersigned, believing that the division of property as shown on the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law, hereby requests an endorsement thereon that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Corner Brook, LLC

Address 11 Commercial Way, Milford, MA 01757

2. Name of Engineer or Surveyor Allen Engineering & Associates, Inc.

Address One Charlesview Road, Suite 2, Hopedale, MA 01747

3. Deed of property recorded in Worcester District Registry,

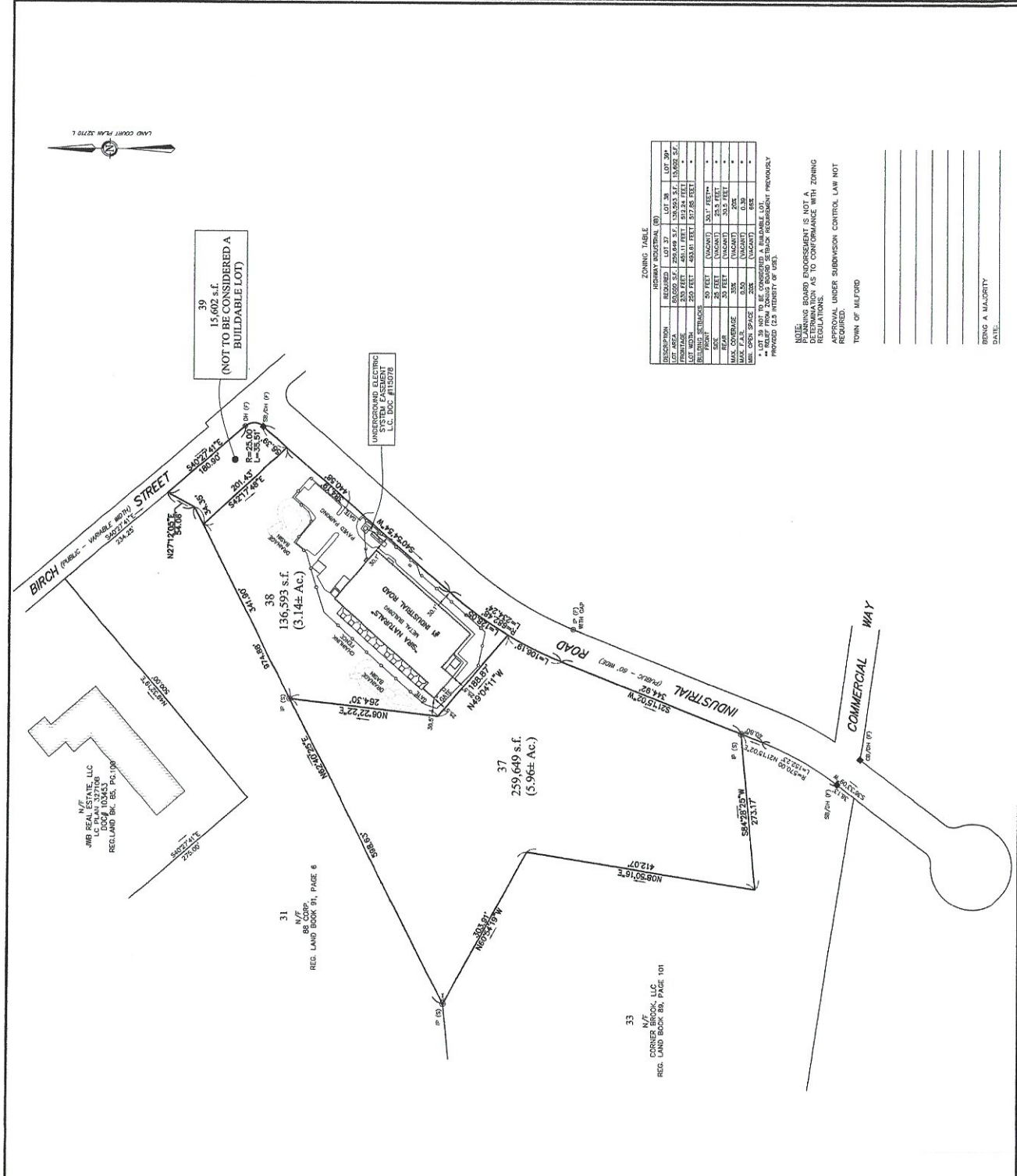
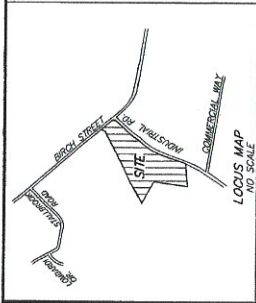
Book Registered Land Book 89 Page 101

4. Location and Description of Property:

At Westerly intersection of Birch St. & Industrial Rd. (#1 Industrial Rd.)

Signature of Owner 

Address 11 Commercial Way, Milford, MA 01757



NOTES

1. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
2. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
3. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
4. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
5. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
6. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
7. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
8. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
9. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.
10. METRO ASSOCIATES MAP NO. 46, BLOCK 0, PARCEL 8A.

LAND SURVEYOR

W. WALTER KNAPE, P.L.S.
1279 PROVIDENCE ROAD
WILMINGTON, MA 01968
TEL: (617) 523-7203

CERTIFICATE

I, WALTER KNAPE, P.L.S., DO HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACCURATE SURVEY ON THE GROUND IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 270B OF THE MASSACHUSETTS REGULAR CODES, AND THAT THE SAME WAS COMPLETED ON OR BETWEEN JULY 16, 2020 AND DECEMBER 2, 2020.

W. WALTER KNAPE
12-4-2020
DATE
12-4-2020

OWNER OF RECORD

Corner Brook, LLC
11 Commercial Way
Milford, MA

PREPARED BY

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers - Surveyors
Land Development Consultants
One Charlestown Road - Suite 2
Milford, MA 01830
(508) 381-3212 • Phone
www.aen.com

TITLE

Plan of Land
In
Milford, Massachusetts

Being a Subdivision of Lot 32
Shown on Land Court Plan
32710-L
Creating (3) LOTS

PREPARED FOR:

Corner Brook, LLC
11 Commercial Way
Milford, MA

DATE

December 4, 2020

REVISIONS

DATE	DESCRIPTION	INT

SCALE

1"=40' FEET

JOB NO.
00025

SHEET
1 of 1

ZONING TABLE

SECTION	LOT AREA	LOT WIDTH	LOT DEPTH	LOT AREA	LOT WIDTH	LOT DEPTH
SECTION 1	100,000 S.F.	100.00 FEET	100.00 FEET	100,000 S.F.	100.00 FEET	100.00 FEET
SECTION 2	200,000 S.F.	200.00 FEET	200.00 FEET	200,000 S.F.	200.00 FEET	200.00 FEET
SECTION 3	300,000 S.F.	300.00 FEET	300.00 FEET	300,000 S.F.	300.00 FEET	300.00 FEET
SECTION 4	400,000 S.F.	400.00 FEET	400.00 FEET	400,000 S.F.	400.00 FEET	400.00 FEET
SECTION 5	500,000 S.F.	500.00 FEET	500.00 FEET	500,000 S.F.	500.00 FEET	500.00 FEET
SECTION 6	600,000 S.F.	600.00 FEET	600.00 FEET	600,000 S.F.	600.00 FEET	600.00 FEET
SECTION 7	700,000 S.F.	700.00 FEET	700.00 FEET	700,000 S.F.	700.00 FEET	700.00 FEET
SECTION 8	800,000 S.F.	800.00 FEET	800.00 FEET	800,000 S.F.	800.00 FEET	800.00 FEET
SECTION 9	900,000 S.F.	900.00 FEET	900.00 FEET	900,000 S.F.	900.00 FEET	900.00 FEET
SECTION 10	1,000,000 S.F.	1,000.00 FEET	1,000.00 FEET	1,000,000 S.F.	1,000.00 FEET	1,000.00 FEET

NOTE:

PLANNING BOARD ENFORCEMENT IS NOT A REQUIREMENT FOR THIS PLAN AS TO CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.

TOWN OF MILFORD

G-10114

FORM A

2-B

APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Article III B.

Milford, Mass DEC. 7, 2020
(Date)

To the Planning Board:

The undersigned, believing that the division of property as shown on the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law, hereby requests an endorsement thereon that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant FREDERICO & LISA CARNEIRO

Address 4 BEN'S WAY HOPEDALE MA 01747

2. Name of Engineer or Surveyor GUERRIERE & HALNON, INC.

Address 333 WEST STREET MILFORD MA 01757

3. Deed of property recorded in Worcester District Registry,

Book 57421 Page 49

4. Location and Description of Property:

75 FAUIT STREET

Signature of Owner _____

Address 4 BEN'S WAY HOPEDALE MA 01747

(250#)

JEFFREY J. STEFANK PLS DATE

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS--

[illegible]

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
MILFORD PLANNING BOARD

DATE:

OWNER:
FREDERICO CARNELIRO
AND
LISA CARNERO
4 BEN'S WAY
NORTDALE, MA 01247

PLAN OF LAND
75 FRUIT STREET
MILFORD, MASS.
SCALE: 1"=40'
DATE: DECEMBER 7, 2020

GRAPHIC SCALE: 1"=40'



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
133 WEST STREET
HILTFORD, MA 01757
PH. (508) 473-6630
FX. (508) 473-8243
www.gondringengineering.com

1 OF 1	G-10114
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FOR REGISTRY: FOR ONLY

SOUTH MAIN STREET

ST. JOHN LANE

POULIOT STREET

A detailed map of the city of London, showing streets, landmarks, and a large circle highlighting the central area. The map is oriented with North at the top. The central area, enclosed by a large circle, includes the City of London and the surrounding urban core. The River Thames flows through the center of the city. The map is labeled with various street names and landmarks, including the Houses of Parliament, the London Eye, and the Tower of London. The map is a black and white line drawing, typical of a street map.

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

(508) 634-2302

DECISION

This decision is entered on the application of on the application of Frederico and Lisa Carneiro of 4 Ben's Way, Hopedale, MA for a Variance from the frontage width and side yard and set-back provisions of Section 2.5 or other applicable provisions of the By-Law, in relation to a parcel of land at 75 Fruit Street consisting of 0.41 acre of land, more or less, which parcel is located in an RA Zoning District and is owned by Frederico and Lisa Carneiro. Variance relief is sought to permit the subdivision of the lot and construction of a residence

Upon receipt of the above petition a public hearing was scheduled thereon for Thursday, October 8, 2020 at 7:35 P.M. in Room 3 of the Town Hall, 52 Main Street, Milford. Notice of the time, place and subject matter of the petition were given as required by law. The matter came on for hearing at the time and place set forth above.

Present were Chairman David R. Consigli, Vice-Chairman John Mastroianni, members David H. Pyne, Mark L. Calzolaio, and alternate member Timothy Walsh. The Board considered the application and thereafter voted unanimously (5-0) to grant the relief requested basing its decision upon the following findings:

1. The subject property comprises 0.41 acre of land, and is located within the Residential A (RA) Zoning District. There is an existing residence on the lot located on the northerly, Fruit Street, side of the parcel. The property is twice as large as most other lots in the neighborhood. The proposed subdivision will create two lots of average size compared to the rest of the neighborhood.
2. At the hearing on October 8, 2020, the Petitioner produced the schematic design of the proposed deck extension. The proposed subdivision would create one lot of approximately 8,511 square feet and another lot of approximately 8,215 square feet. A grant of the variance would have very little effect on the premises, abutting premises, or the neighborhood.
3. The Board found that the proposed subdivision was in keeping with the existing neighborhood build-out. The Board voted unanimously in favor of granting the lot area and lot shape factor variances under Section 2.5. In taking its vote, the Board found that the spacious lot in the Residential A Zone presented circumstances relating to the soil conditions, shape or topography of the land or structures and especially affecting such land or structures, but not affecting generally the Residential A (RA) Zoning District in which such land or structures are located which warrants the requested relief.

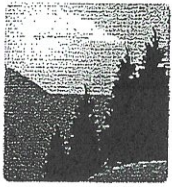
Furthermore, a literal enforcement of the provisions of the By-Law from which the variance is sought would involve substantial hardship, financial or otherwise, to the applicant for the variance, and that hardship caused by the circumstances referred to above. The grant of the variance will neither nullify nor substantially derogate from the intent or purpose of this By-Law.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

October 20, 2020



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Milford Office

333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office

55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office

1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

November 12, 2020

Ms. Lena McCarthy, Chair
Milford Planning Board
52 Main Street
Milford, MA 01757

RE: Depot Street Estates-Depot Street

Dear Mdm. Chairperson:

This letter is in response to comments of Milford Town Engineer, Michael Dean PE, in his letter dated July 8, 2020.

We have reiterated his comments with our responses below.

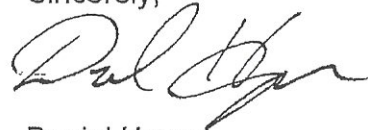
- 1 The Existing Conditions Plan should include all of the existing utilities in Depot Street(water lines, drainage, all sewer manholes, hydrants, etc.). The Bordering Vegetated Wetlands should be labeled.
Survey has field located the visible utilities and added them to the plans. The wetland has been labeled.
- 2 The existing garage associated with #111 Depot Street (abutter) should be shown due to the close proximity to the common property line (southerly property line of locus).
Survey has field located the garage and it has been added to the plans.
- 3 All proposed / required easements should be added to the plan set (driveway, drainage, etc.). The proposed centerline of the roadway should be added to the Plan Set, inclusive of the curve radii.
The easements for the shared driveway and utilities and drainage easements for the detention ponds has been added to the plans.
- 4 The underdrain associated with the proposed cut for the roadway construction, specifically associated with the cul-de-sac area, should be extended toward proposed lot 2, near the proposed detention basin.

The underdrain has been extended toward the detention pond.

- 5 The proposed road grades / profile should be adjusted to meet the Subdivision Rules and Regulations, specifically the grades associated with the "approach" intersection of the property with Depot Street.
The profile has been revised to have 4% slope or less within 50 feet of the edge of pavement with Depot Street.
- 6 There are no proposed water lines shown.
The water line layer has been turned on the plan set.
- 7 The proposed walk should be labeled, the curb radii of the proposed roundings at the intersection of the new road and Depot Street should be labeled.
The rounding radii and the sidewalks have been labeled on the grading plans.
- 8 A legend should be added to the plan set. The monuments (bounds) that are proposed and existing should be clearly marked. A detail of the proposed bounds should be added to the plan set.
Bounds have been added to the plans and a detail of the bounds have been added to the detail sheet. A legend has been added to the plans.
- 9 The plans should list the Town Assessor Map references associated with all 3 parcels associated with the project.
The Assessor reference has been updated.
- 10 The lot and house (to remain) associated with #75 Fruit Street is a pre-existing, non-conforming structure. The non-conformity should be further discussed in terms of any additional permitting requirements.
The ZBA has granted a variance for the existing non-conformity of 75 Fruit Street.

If you have any questions or have additional comments, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Hazen", written over a horizontal line.

Daniel Hazen
Project Manager

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

(508) 634-2302

DECISION

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Present were Chairman David R. Consigli, Vice-Chairman John Mastroianni, members David H. Pyne, Mark L. Calzolaio, and alternate member Timothy Walsh. The Board considered the application and thereafter voted unanimously (5-0) to grant the relief requested basing its decision upon the following findings:

1. The subject property comprises 0.41 acre of land, and is located within the Residential A (RA) Zoning District. There is an existing residence on the lot located on the northerly, Fruit Street, side of the parcel. The property is twice as large as most other lots in the neighborhood. The proposed subdivision will create two lots of average size compared to the rest of the neighborhood.
2. At the hearing on October 8, 2020, the Petitioner produced the schematic design of the proposed deck extension. The proposed subdivision would create one lot of approximately 8,511 square feet and another lot of approximately 8,215 square feet. A grant of the variance would have very little effect on the premises, abutting premises, or the neighborhood.
3. The Board found that the proposed subdivision was in keeping with the existing neighborhood build-out. The Board voted unanimously in favor of granting the lot area and lot shape factor variances under Section 2.5. In taking its vote, the Board found that the spacious lot in the Residential A Zone presented circumstances relating to the soil conditions, shape or topography of the land or structures and especially affecting such land or structures, but not affecting generally the Residential A (RA) Zoning District in which such land or structures are located which warrants the requested relief.

Furthermore, a literal enforcement of the provisions of the By-Law from which the variance is sought would involve substantial hardship, financial or otherwise, to the applicant for the variance, and that hardship caused by the circumstances referred to above. The grant of the variance will neither nullify nor substantially derogate from the intent or purpose of this By-Law.

MILFORD ZONING BOARD OF APPEALS

David R. Consigli

David R. Consigli, Chairman

October 20, 2020



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

July 14, 2020

Lena McCarthy, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Definitive Plan "Depot Street Estates"**
(**Lisa M. and Frederico Carneiro**
(**4 Residential Lots and 1 street**
(**3.4 acres off Depot Street**
(**Map 52 Lots 43, 164 & 164C**
(**RA Zone**
(

Dear Mdm. Chairman:

The applicant is proposing a 4 Lot residential subdivision, including one new street. The property consists of approximately 3.4 +/- acres off Depot Street (109 Depot St.). The proposed plan layout appears to be generally consistent with the Preliminary Plan that was recently approved by the Planning Board for this development at the 5-5-2020 meeting.

This submittal is essentially an incomplete application. The proposed subdivision includes the rear portion of Lot 164 (75 Fruit Street), which has been partially used to create proposed Lot 3. However, due to the non-conforming nature of the property at 75 Fruit Street, a variance will be required from the ZBA prior to further dividing the lot. All of the proposed lots appear to exceed the 16,000sf minimum lot area required for two-family dwellings.

I have reviewed the application and Definitive Plan dated 5-26-2020, and note the following deficiencies:

1. The application fee and legal notice fee have not been provided.
2. The required variance for 75 Fruit Street has not been granted by the ZBA.
3. There are no water mains shown on the plan.
4. The required yard setbacks for each proposed lot are not indicated on the plan.
5. The zoning compliance table is not shown on the plan.
6. There is no shared driveway easement shown on the plan.
7. The lot shape factor calculations are not shown in detail.

I recommend the public hearing be continued to the next meeting to allow adequate time for the applicant's engineer to address the above-noted deficiencies and any additional departmental 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

July 8, 2020

Lena McCarthy, Chair
Planning Board
52 Main Street
Milford, MA 01757

Re: “**Depot Street Estates**” – Definitive Residential Subdivision
4 – Lots off of Depot Street (109 Depot Street)

Dear Mrs. McCarthy:

The submittal is for a Residential Definitive Subdivision Plan – referred to as “Depot Street Estates”. The proposal consists of four (4) Lots with a proposed 348-foot long Road, utilities and associated grading. The parcels are associated with the existing houses located at 109 Depot Street and 75 Fruit Street. The Applicant is Lisa M. & Frederico Carneiro, 4 Ben’s Way, Hopedale, MA 01747.

The project consists of 3 parcels totaling approximately 3.43 Acres of land, Zoned as General Residential (RA). The parcels refer to the Town Assessors Map 52, Block 0, Lots 43, 164 & 164C.

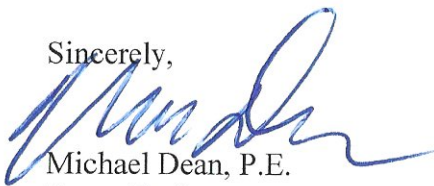
Following a review of the submitted documents I offer the following comments:

1. The Existing Conditions Plan should include all of the existing utilities in Depot Street (water lines, drainage, all sewer manholes, hydrants, etc.). The Bordering Vegetated Wetlands should be labeled.
2. The existing garage associated with #111 Depot Street (abutter) should be shown due to the close proximity to the common property line (southerly property line of locus).

3. All proposed / required easements should be added to the Plan Set (driveway, drainage, etc.). The proposed centerline of the roadway should be added to the Plan Set, inclusive of the curve radius.
4. The underdrain associated with the proposed cut for the roadway construction, specifically associated with the cul-de-sac area, should be extended towards proposed Lot 2, near the proposed detention basin.
5. The proposed road grades / profile should be adjusted to meet the Subdivision Rules and Regulations, specifically the grades associated with the "approach"/intersection of the proposed roadway with Depot Street.
6. There are no proposed water lines shown.
7. The proposed walk should be labeled, the curb radii of the proposed rounding's at the intersection of the new road and Depot Street should be labeled.
8. A legend should be added to the Plan Set. The monuments (Bounds) that are proposed and existing should be clearly marked. A detail of the proposed bounds should be added to the Detail Sheet.
9. The plans should list the Town Assessors Map references associated with all 3 parcels associated with the project.
10. The lot and house (to remain) associated with #75 Fruit Street is a Pre-Existing, Non-Conforming Structure. The non-conformity should be further discussed in terms of any additional permitting requirements.

The above items should be addressed prior to approval. If there are any questions or comments please do not hesitate to contact me at your convenience.

Sincerely,



Michael Dean, P.E.
Town Engineer

FORM M-1
DEFINITIVE SUBDIVISION PLAN REPORT FORM

TO: The Milford Planning Board

FROM: Scott J. Crisafulli

DATE: 6-19-20

SUBJECT: Comments and recommendations regarding:

Application of Lisa M. and Frederico Carneiro, 4 Ben's Way, Hopedale, MA 01747 to approve the definitive subdivision entitled "DEPOT STREET ESTATES".

4 Lot Residential Subdivision located on 3.4 +/- acres off Depot Street (109 Depot St.).

Assessor's Map 52 Lots 43, 164 & 164C

RA Zone.

The undersigned recommends:

☒ X Approval
☐ Approval with Comments
☐ Disapproval

of the above named subdivision plan insofar as its area of jurisdiction is concerned. The reasons for this recommendation are as follows:

Scott J. Crisafulli, Highway Surveyor
Name of officer, agency or board representative

NOTE: The Planning Board will take into consideration any recommendations made hereon before taking final action on the preliminary subdivision plan. Lack of a timely report by any officer, agency or board will be so recorded in the minutes of the Planning Board.



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

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

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

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

June 10, 2020

RE: Definitive Subdivision Plan Referral Form: 109 Depot Street

Dear Mr. Dunkin,

On June 8, 2020 I contacted Elizabeth Mainini-Sanchioni regarding the submittal to Milford Fire Department. The water layer was not included in the plan, but she stated there is a hydrant planned near the end of the road.

I expressed a concern regarding fire apparatus access to lots 1 and 2 using the common driveway. The driveway is 16 feet wide and I requested confirmation it will accommodate our ladder truck. The specifications were provided and are included here. The truck is 100 inches wide, 41 feet 10 inches long, has a wheelbase of 236 inches, and a gross vehicle weight of 40.5 tons. I request the driveway design be adequate to support and allow travel of our largest vehicle in the event of an emergency.

The transition from Depot Street to the subdivision street is also a concern and was explained. I want to make sure the ladder truck rear section would not drag on the ground when entering or exiting.

Please contact me if I can assist with any questions.

Sincerely,

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

**FORM M-1
DEFINITIVE SUBDIVISION PLAN REPORT FORM**

TO: The Milford Planning Board

FROM: Milford Board of Health

DATE: 7/1/2020

SUBJECT: Comments and recommendations regarding:

Application of Lisa M. and Frederico Carneiro, 4 Ben's Way, Hopedale, MA 01747 to approve the definitive subdivision entitled "DEPOT STREET ESTATES".

4 Lot Residential Subdivision located on 3.4 +/- acres off Depot Street (109 Depot St.).

Assessor's Map 52 Lots 43, 164 & 164C

RA Zone.

The undersigned recommends:

☐ Approval
☒ Approval with Comments
☐ Disapproval

of the above named subdivision plan insofar as its area of jurisdiction is concerned. The reasons for this recommendation are as follows:

Pending approval for town sewer, the Board of Health sees no issues with this subdivision. If the subdivision requires septic, suggest re-reviewing of the plan.

Jacquelyn A. Murphy
Name of officer, agency or board representative

NOTE: The Planning Board will take into consideration any recommendations made hereon before taking final action on the preliminary subdivision plan. Lack of a timely report by any officer, agency or board will be so recorded in the minutes of the Planning Board.



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

June 29, 2020

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

Re: **Definitive Subdivision Plan – “Depot Street Estates” - Milford, MA**

Milford Water Company (MWC) after reviewing the Definitive Subdivision Plan for “**Depot Street Estates**” requests the following.

MWC requires a plan that includes water infrastructure as the Definitive did not include it.

MWC requires clarification of which size water main will be used.

MWC requests an easement to eliminate the “dead end”.

MWC requires clarification on the amount of service connections requested.

MWC will not be approving any additional water service connections until the completion of the Godfrey Brook wellfield and treatment plant. With an estimated completion date for the summer of 2021.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company

Depot Street Estates

Donald Dornback <jdadornback@verizon.net>

Sun 7/12/2020 6:37 PM

To: Larry Dunkin <ldunkin@townofmilford.com>

Dear Mr. Dunkin and Planning Board members:

As abutting property owners affected by the proposed development of Depot Street Estates, we have the following concerns which we would like addressed:

1. Potential environmental impact-damage to existing brook and wildlife
2. Water runoff due to new grade and topography of new construction
3. Possible structural and foundation damage to abutters' property due to rock (ledge) blasting necessary for this project to proceed
4. Safety of abutters due to the close proximity of blasting sites within 100 feet of thier residences
5. Increase of traffic density in an existing high-volume traffic area
6. Possible decrease in abutter's property value due to this development
7. Residence at 61 Fruit Street Extension Unit A, Unit B omitted from map

Please consider and address the above concerns prior to voting on the viability of the development of Depot Street Estates.

Sincerely,

Mrs. Elena Ruscitti
Virginia Ruscitti
Francis Ruscitti

Teresa (Ruscitti) Valorie
Josie (Ruscitti) Dornback
63 Fruit Street Ext.

Mr. Warren Tekian
61R Fruit Street ext.

FORM B

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

RECEIVED
MILFORD TOWN CLERK
2020 MAY 28 AM 11:20

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Article IV-B.

Milford, Mass _____
(Date)

To the Planning Board of Milford:

The undersigned herewith submits the accompanying Definitive Plan of Property for approval as a subdivision under the requirements of the Subdivision Control Law and your Rules and Regulations covering the subdivision of Land.

1. Name of Owner of Record Lisa M. and Frederico Carneiro
Address 4 Ben's Way
Hopedale, MA 01747

2. Name of Subdivider Lisa M. and Frederico Carneiro
Address 4 Ben's Way
Hopedale, MA 01747

3. Name of Registered Engineer or Surveyor
Address Guerriere & Halnon, Inc.
333 West Street
Milford, MA 01757

4. Name of Subdivision

5. Deed of Property recorded in Worcester District Registry,
Book 58817 Page 279 and Book 57421 Page 49

6. Location and Description of Property:

The property proposed for subdivision includes the existing parcel at 109 Depot Street and a parcel at the rear of 73 Fruit Street. The total parcel, approximately 3 acres, is primarily wooded with the exception of the existing home, driveway and lawn at 109 Depot Street.

FORM B (Page 2)

Said plan has(x) has not() evolved from a preliminary plan submitted to the Board
on March 17, 2020 which was approved(x) approved with modifications()disapproved()
(Date)
on May 5, 2020.
(Date)

The undersigned hereby applies for the approval of said DEFINITIVE PLAN by the Board, and in furtherance thereof hereby agrees to abide by the BOARD'S RULES AND REGULATIONS. The undersigned hereby further covenants and agrees with the Town of Milford, upon the approval of said DEFINITIVE PLAN by the Board:

1. To install utilities in accordance with the rules and regulations of the Planning Board, the Water Department, the Highway Superintendent, the Board of Health, and all general as well as zoning by-laws of said Town, as are applicable to the installation of utilities within the limits of ways and streets;
2. To complete and construct the streets or ways shown thereon in accordance with Art. V and VI of the Rules and Regulations of the Planning Board and the approved DEFINITIVE PLAN, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and
3. To complete the aforesaid installations and construction within 72 months from the date hereof.

Signature of Owner Frederico Comello

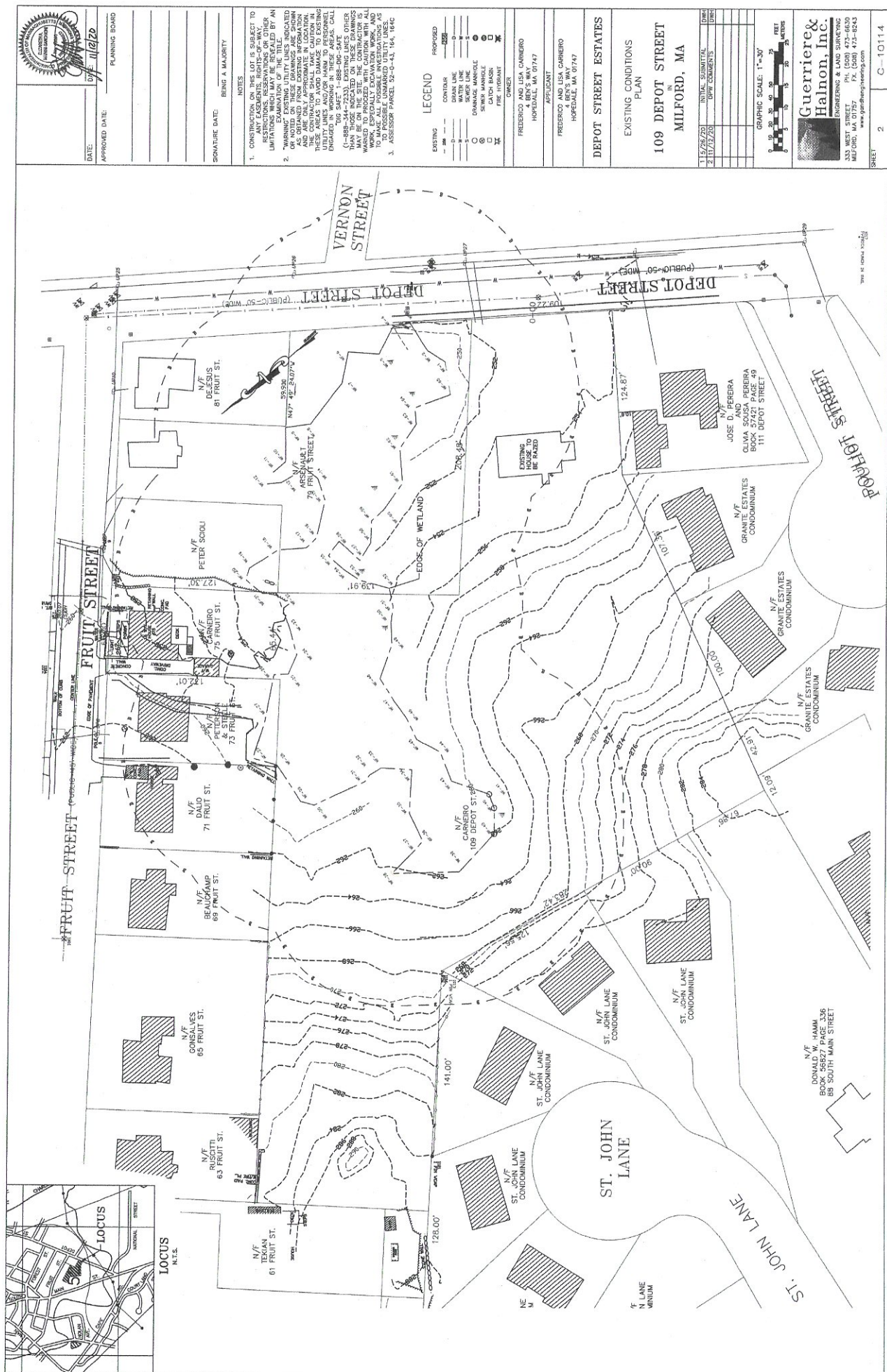
Address 4 Ben's Way
Hopedale, MA 01747

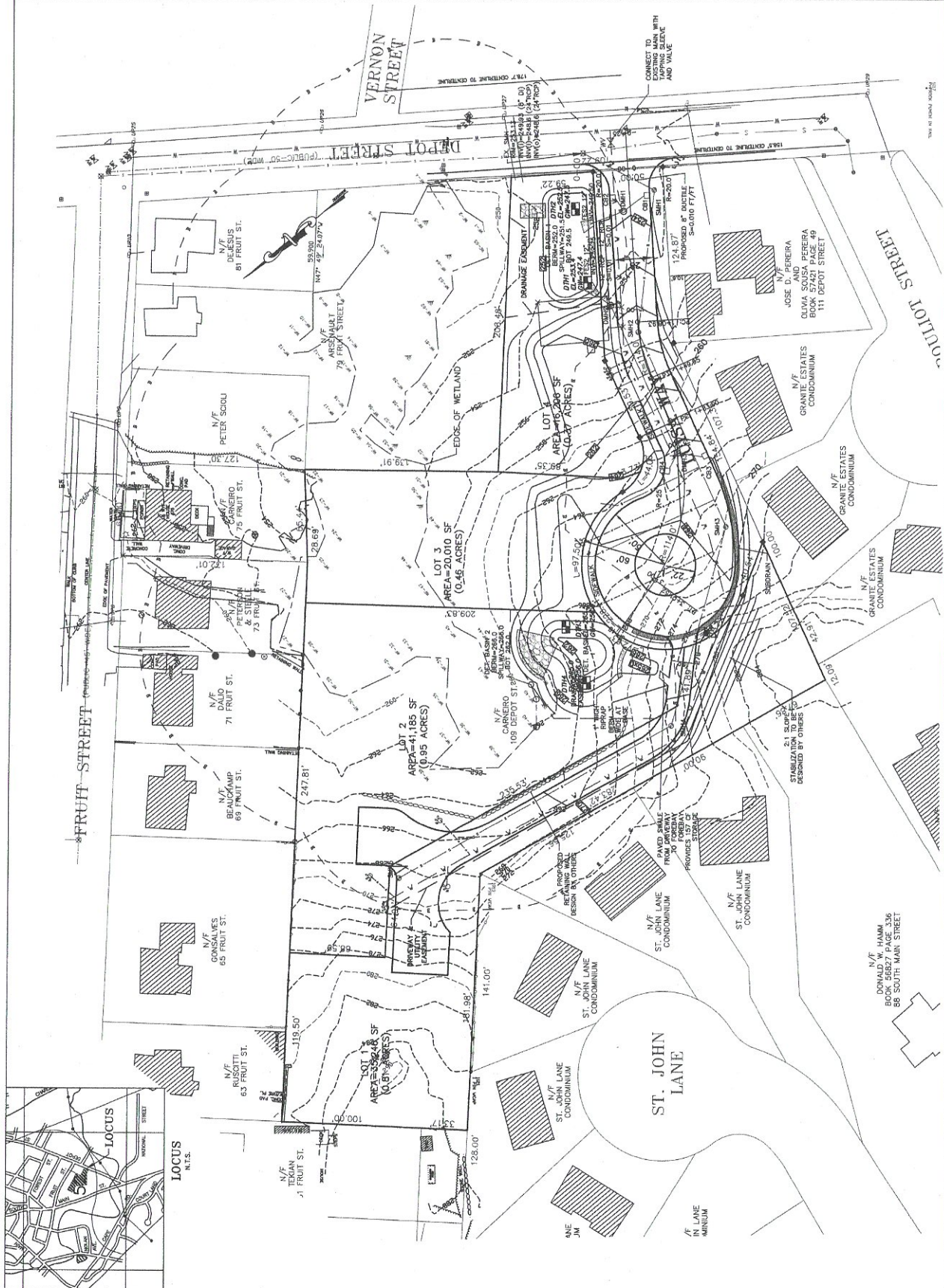
For certified list of Abutters, see Form G.

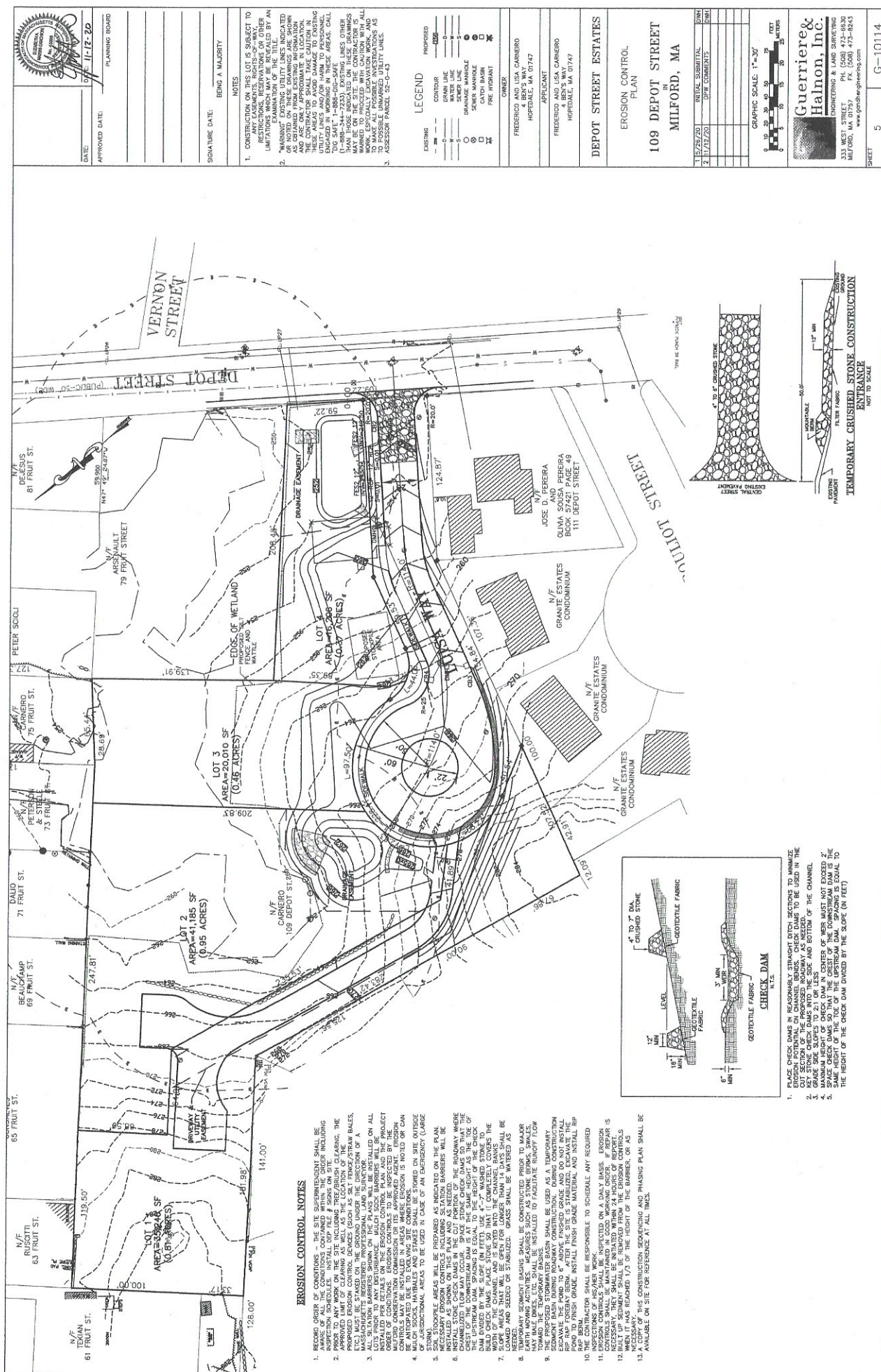
Milford, Massachusetts

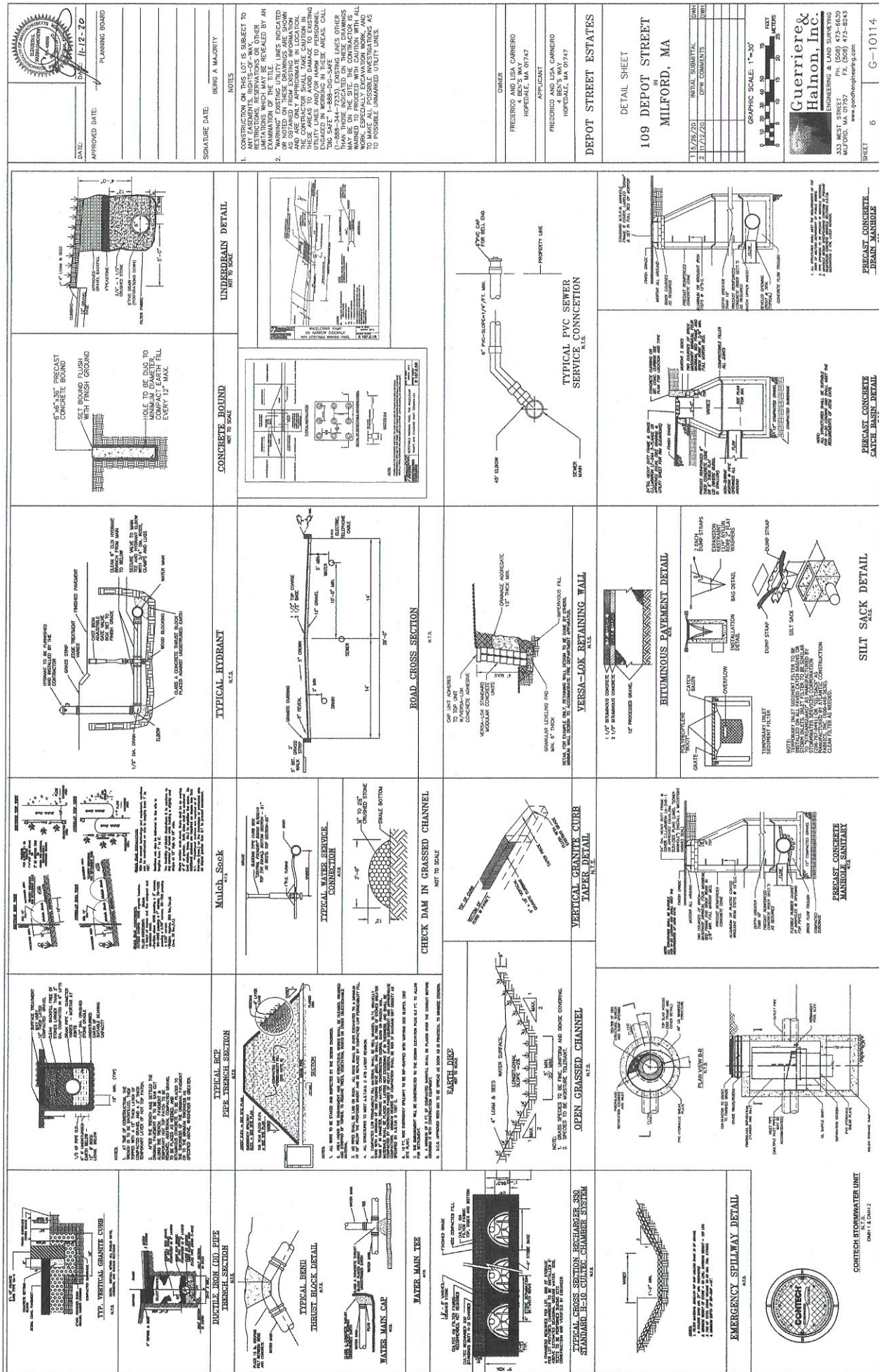
Revised November 12, 2020

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[illegible]







PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

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

GRANT OF EXTENSION

DATE: 12/7/2020

REGARDING APPLICATION FOR:

- ☒ SITE PLAN REVIEW
- ☐ PRELIMINARY SUBDIVISION
- ☐ DEFINITIVE SUBDIVISION
- ☐ PLANNED RESIDENTIAL DEVELOPMENT
- ☐ PLANNING BOARD SPECIAL PERMIT

APPLICANT: PMG Northeast LLC

OWNER: PMG Northeast LLC

NAME OF DEVELOPMENT: 97 Cedar Street

DEVELOPMENT LOCATION: 97 Cedar Street

An extension is hereby granted to the Milford Planning Board by Katelyn Ciolino, Esq., Beveridge & Diamond P.C., on behalf of PMG Northeast LLC, being the applicant or a designated representative thereof, for the disposition of the above referenced application.

Said extension is granted until January 5, 2021.

Signature of Applicant
(or designated representative)



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

December 15, 2020

Lena McCarthy, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**Boston Laser Eye Institute, P.C.**
(**200 Fortune Blvd.**
(**Map 28 Blk 98 Lot 30A**
(**IB Zone**
(

Dear Mdm. Chairman:

The applicant requests change of use site plan approval for the subject property. This building pad was originally approved in 2006 as part of the overall retail center development.

Specifically, the proposed change of use is to replace a former retail use with a medical office on the subject property. There are to be interior alterations only, with no additions being proposed to the existing building.

The existing paved parking area is to remain; however, the striping is to be revised to accommodate a second handicap parking space near the building entrance. The access to the screened dumpster area is proposed to be striped for four (stacked) employee-only parking spaces, which will result in 29 total parking spaces. In addition, a proposed free-standing sign is indicated near the entrance drive for future installation.

All applicable zoning requirements appear to be met. Therefore, I recommend the amended site plan be approved, subject to relevant departmental 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

December 9, 2020

Lena McCarthy, Chair
Planning Board
52 Main Street
Milford, MA 01757

Re: **Amended Site Plan – 200 Fortune Blvd.**
Boston Laser Eye Institute, P.C. - Medical Office Use

Dear Mrs. McCarthy:

The submittal is for an Amended Site Plan at 200 Fortune Blvd., the Applicant is Boston Laser Eye Institute, P.C., 1101 Beacon Street 6W, Brookline, MA 02446.

The amendment is for a change in use from a former retail use (Sleepy's Mattress) to a medical office use.

There are no substantial changes to the site being proposed. The minor modifications being proposed is the addition of one Accessible Space along with 4 stacked employee-only parking spaces (in front of the dumpster area).

I recommend the approval of the amended Site Plan.

Respectfully,

Michael Dean, P.E.
Town Engineer



Board Members

Kenneth C. Evans
Leonard A. Izzo
Paul A. Mazzuchelli

BOARD OF HEALTH

TOWN OF MILFORD, MASSACHUSETTS 01757

Jacquelyn A. Murphy, *Director of Public Health*

Telephone: 508-634-2315

November 30, 2020

To: Larry L. Dunkin, MCRP

From: Jacquelyn Murphy, DrPH, MPH

Re: Change of Use Site Plan Review – Retail to Medical Office

The Milford Board of Health has no objection to the proposed change of use from retail space to medical offices. There are few changes to the existing site that would impact health, and more access to health care providers is helpful to the residents.

Please let us know if you have any questions.

Sincerely,

Jacquelyn Murphy, DrPH, MPH
Director of Public Health
Milford Board of Health



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

December 3, 2020

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

Re: **Change of Use Site Plan – 200 Fortune Blvd - Milford, MA**
(Dated 11/30/2020) Boston Laser Eye Institute, P.C.

Milford Water Company (MWC) after reviewing the plans for **200 Fortune Blvd** submitted by **Boston Laser Eye Institute, P.C.** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted. MWC will require a water survey when renovation is completed.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



AMENDMENT TO SITE PLAN APPLICATION FORM

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

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

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

Property Location: **200 Fortune Boulevard, Milford, MA**
(address)

Assessor Map: 28 Block: 98 Lot: 30A
Deed Reference: Book 39163 Page 78
Lot Area: 80.128 s.f. Zoning District(s): IB

Applicant: **Boston Laser Eye Institute, P.C.**

(name)
1101 Beacon St. 6W, Brookline, MA 02446
(address)
617-818-7075
(phone number)
samelki@icloud.com
(e-mail address)

Owner: **Granite Park Retail LLC**

(name)
2310 Washington St., Newton, MA 02462
(address)
617-559-5123
(phone number)
wkennedy@natdev.com
(e-mail address)

Existing use of premises: Retail

Proposed use of premises: Medical Office

Existing / Proposed
Number of buildings: 1 / 1
Building area: 5,000 +/- / 5,000 +/-
Building height: Exist. / Exist.
Lot coverage: Exist. / Exist.

Existing / Proposed
Open space: Exist. / Exist.
Parking spaces: 26 / 29
Employees: /
Traffic generation: /

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

Site Plan Approval issued by the Town of Milford Planning Board on December 13, 2005, amended June 6, 2006

Application Fee: \$100.00


Applicant's Signature

11 / 25 / 20
Date

see attached signature page
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

OWNER'S SIGNATURE PAGE TO AMENDMENT TO SITE PLAN APPLICATION FORM

200 Fortune Boulevard, Milford, MA

GRANITE PARK RETAIL LLC

By: Granite Park Investor LLC, its Managing Member

By: NDNE Real Estate, Inc., its Manager

By:  
Name: Stephen A. Kinsella
Title: Treasurer

**Property Information**

Property ID 28-98-30A
Location 200 FORTUNE BLVD
Owner GRANITE PARK RETAIL LLC



**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



Vancouver Heritage Foundation, Inc.
1000 West Broadway
Vancouver, British Columbia V6H 4G1
604.681.1111
410.170.1111 (toll-free)

APPROVED BY THE MAYOR
COUNCIL

DATE OF ENDORSEMENT: 6/1/06

Sign Summary

VEHICLE SIGN

WALL SIGN

POLE SIGN

TRUCK SIGN

TRUCK SIGN

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Zoning Summary Chart			
Zone	Permitted	Conditional	Prohibited
Commercial	Yes	Yes	No
Industrial	No	No	No
Residential	No	No	No
Office	Yes	Yes	No
Public	Yes	Yes	No
Religious	Yes	Yes	No
Recreational	Yes	Yes	No
Service	Yes	Yes	No
Special	Yes	Yes	No
Transportation	Yes	Yes	No
Utilities	Yes	Yes	No
Warehouse	No	No	No

Parking Summary Chart

Permitted

Conditional

Prohibited

Permitted

Conditional

Prohibited

Permitted

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Permitted

Conditional



Proposed Retail Center

Fortune Boulevard

Midwest, Minnesota

Local Approvals

Not Approved for Construction

Layout and

Materials Plan

C-2

Scale: 1" = 100'

North Arrow

Legend

Notes

References

Appendices

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Table of Contents

Summary

Conclusion

Recommendations

Appendix A

Appendix B



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

December 15, 2020

Lena McCarthy, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**Palmyra LLC**
(**21 Main Street**
(**Map 41 Lot 438**
(**CB/WR-1 Zones**
(

Dear Mdm. Chairman:

The applicant requests change of use site plan approval for the subject property. This site was originally approved in 2014 as a multi-use commercial development consisting of a professional office and bank building, including drive-thru teller windows and ATM kiosks associated with the bank use.

Specifically, the current proposed change of use is to replace the former bank and drive-thru teller windows with a 2,500sq.ft. indoor restaurant including an 600sq.ft. outdoor restaurant patio under the existing drive-thru canopy. There are to be interior alterations only, with no additions being proposed to the existing building. A 1,500 gal grease trap is to be installed under the parking lot at the front of the building.

The applicant is proposing no changes to the parking and circulation scheme, except to temporarily block the drive-thru lanes at each end with jersey barriers.

I recommend the change of use site plan be approved subject to relevant departmental comments, and subject to the following specific conditions:

- 1.) The westerly exit-only curb cut/driveway onto Main Street shall be closed and the adjacent parking field be extended across the driveway area.
- 2.) The access drives to the drive-thru teller kiosks and canopy shall be eliminated and the adjacent parking fields be extended across the respective portions at the front and rear of the area.
- 3.) The area of the access drives to the drive-thru teller kiosks no longer to be used shall be reconstructed as patio area and/or landscaped.

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

December 9, 2020

Lena McCarthy, Chair
Planning Board
52 Main Street
Milford, MA 01757

Re: Amended Site Plan – 21 Main Street

Dear Mrs. McCarthy:

The submittal is for an Amended Site Plan at 21 Main Street, the Applicant is Palmyra LLC, 21 Main Street, Milford, MA 01757. The amendment is to change a portion of the multi-use building from a bank use to a restaurant use.

The Parcel refers to the Towns Assessor Map 41, Block 0, Lot 438 and is located in the CB & WR-1 Zones and consists of 1.3 Acres.

The project was originally approved in 2014 as a multi-use building consisting of medical / professional offices and a Bank, including a dedicated drive-thru for the bank use.

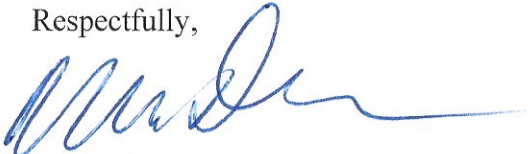
The current proposal is to change the bank use portion of the site to a restaurant use. Under this proposal, the drive-thru portion of the site is no longer needed and portions of the drive-thru will be converted to an outdoor patio / seating area.

1. The plans should show or be more specific as to how the “ends” of the existing drive-thru are going to be “blocked”, to ensure there is no connection to the newly proposed outdoor patio / seating area.

2. Since the dedicate drive-thru lane is going to be converted to an outdoor patio / seating area, the westerly exit-only drive should be “blocked” off.

Following the above items being addressed, I recommend approval.

Respectfully,



Michael Dean, P.E.
Town Engineer



MILFORD FIRE DEPARTMENT

21 BIRCH STREET
MILFORD, MASSACHUSETTS 01757

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

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

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

November 30, 2020

RE: Amendment to Site Plan "21 Main Street"

Applicant:
Palmyra
21 Main Street, Suite 201
Milford, MA 01757

Dear Mr. Dunkin,

The Milford Fire Department has reviewed the Amendment to Site Plan submitted for "21 Main Street" and has no recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Nelson".

Mark Nelson, Fire Chief
Milford Fire Department
21 Birch Street
Milford, Massachusetts 01757
508-473-2256 (office)
508-958-3006 (mobile)
mnelson@milfordfire.org



AMENDMENT TO SITE PLAN APPLICATION FORM

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

RECEIVED:
Office of Planning
and Engineering
Date: / /

By:

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

Property Location: 21 Main Street
(address)
Assessor Map: 41 Block: Lot: 438-441
Deed Reference: Book 52316 Page 104
Lot Area: 57,031 sf Zoning District(s): CB

Applicant: Palmyra LLC Owner: Same
(name) (name)
21 Main Street, 2nd floor, suite 201
Milford, MA 01757 (address)
781-775-0239 (phone number)
gus@uniquesmile.net (e-mail address)

Existing use of premises: Medical/retail/bank

Proposed use of premises: Medical/retail/restaurant

	Existing / Proposed		Existing / Proposed
Number of buildings:	<u>1</u> / <u>1</u>	Open space:	<u>21%</u> / <u>21%</u>
Building area:	<u>7,940</u> / <u>7,940</u>	Parking spaces:	<u>75</u> / <u>75</u>
Building height:	<u>50'</u> / <u>50'</u>	Employees:	<u>20</u> / <u>25</u>
Lot coverage:	<u>79%</u> / <u>79%</u>	Traffic generation:	<u> </u> / <u> </u>

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

Special permit for the open space within the WR-1 District.

Special permit for the bank drive-thru.

Application Fee: \$100.00

Edmond Massabki 11/12/20
Applicant's Signature Date

Edmond Massabki 11/12/20
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

DATE:

AMEND
THE

CHAIR

WATER PROTECT DISTRICT (W1) ZONE DESCRIPTION: CB-ZONE NEIGHBORHOOD COMMERCIAL	MIN. REQ'D/ MAX. ALLOWED CB	PROPOSED
LOT REQUIREMENTS:		
MIN. AREA (S.F.)	--	57,031
MIN. WIDTH (FT.)	--	--
MIN. FRONTAGE (FT.)	--	--
YARD REQUIREMENTS:		
MIN. FRONT SETBACK (FT.)	25'	79'
MIN. SIDE SETBACK (FT.)	10'	21'
MIN. REAR SETBACK (FT.)	15'	67'
BUILDING		
MAX % COVERAGE	25%	14%
RATIO, F.A.R.	5.0	1.4
OPEN SPACE		
MIN % OF LOT AREA	20%/50%	21%**
BUILDING HEIGHT (FT.)		
MAX. HEIGHT (FT.)	60'	2 STORY
PARKING		
MIN. NUMBER OF SPACES	75	75
MIN. HANDICAPPED SPACES	3	3
PARKING REQUIREMENT:		
MEDICAL OFFICE: 7,456 S.F OF USABLE FLOOR AREA. 6 SPACES/1,000 S.F FOR FIRST 5,000 S.F. = 30 SPACES. 5.5 SPACES/1,000 S.F. FOR REMAINING AREA = 14 SPACES TOTAL SPACES REQUIRED = 44 SPACES AVAILABLE FOR RESTAURANT = 31 RESTAURANT 1 SPACE/3 SEATS, 31 SPACES = 93 SEATS OR 1 SPACE / 100 S.F. OF GFA. 2,500 S.F(INDOOR) + 600 S.F (OUTDOOR) = 3,100 S.F OF GFA. SPACES REQUIRED FOR RESTAURANT = 31 TOTAL SPACES REQUIRED OVERALL SITE: 44 +31 =75 SPACES **SPECIAL PERMIT REQUIRED: WR-1 - WATER RESOURCE ZONE MORE THAN 50% COVERAGE REQUIRES SPECIAL PERMIT Z.B.A.		

GREASE TRAP SIZING:

REQUIRED = 15 GAL / SEAT

MAX. SEATS ALLOWED, 93 X 15 = 1,395 GAL.

PROVIDE 1,500 GAL GREASE TRAP



Property Information

Property ID 41-0-438
Location 21 MAIN ST
Owner PALMYRA LLC



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





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

December 15, 2020

Lena McCarthy, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Amended Site Plan**
(**Rail Trail Flatbread Co.**
(**223 Main Street**
(**Map 48 Lot 385**
(**CA Zone**
(

Dear Mdm. Chairman:

The applicant requests change of use site plan approval for the subject property.

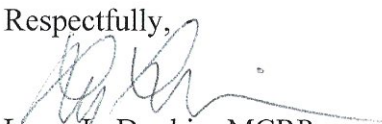
Specifically, the proposal is to convert the former bank to a 6,300sq.ft. restaurant on the first floor, including a 1,040sq.ft. outdoor restaurant patio at the rear of the building. Also proposed is 420sq.ft. of outdoor restaurant seating on the Main Street sidewalk in front of the building. There are to be interior alterations only, with no additions being proposed to the existing building. A 7,000 gal grease trap is to be installed under the parking lot at the rear of the building.

The applicant is proposing no changes to the parking and circulation scheme, which currently still retains the satellite drive-thru teller kiosks and canopy near Exchange Street. Although not addressed in the application, it is assumed that the 4,500sq.ft. second floor of the building will be utilized for offices and/or storage area. There is no dumpster indicated on the plan, and the freestanding sign proposed on the corner of Park and Congress Streets is within the clear-sight triangle.

I recommend the change of use site plan be approved subject to relevant departmental comments, and subject to the following specific conditions:

- 1.) The proposed outdoor seating on the Main Street sidewalk in front of the building shall be limited to 300sq.ft. in area and shall not extend more than 8' from the front of the building. The actual seating capacity for this area to be determined by the Building Official.
- 2.) The access drives to the drive-thru teller kiosks and canopy near Exchange Street shall be physically blocked until such time as that area is approved for redevelopment.
- 3.) Any proposed dumpster shall be shown on the plan and shall be properly screened.

Respectfully,


Larry L. Dunkin, MCRP
Town Planner



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

December 9, 2020

Lena McCarthy, Chair
Planning Board
52 Main Street
Milford, MA 01757

Re: Amended Site Plan – 223 Main Street
Rail Trail Flatbread Co. – Restaurant Use

Dear Mrs. McCarthy:

The submittal is for an Amended Site Plan at 223 Main Street, the Applicant is Milford Hospitality, LLC, 33 Main Street, Hudson, MA. The amendment is for a change of use from a former Bank use (Rockland Trust) to a Restaurant use.

The Parcel refers to the Towns Assessor Map 48, Block 0, Lot 385 and is located in the CA Zone. The parcel consists of 1.397 Acres and has access from Exchange Street, Congress Street and Park Street with the building fronting on Main Street. The building itself, has access from the Main Street side and from the parking lot side.

There are no substantial changes to the site being proposed. There are two areas of outdoor seating being proposed, one along Main Street and the other is adjacent to the parking area (or the “rear” of the building). The outdoor seating area along Main Street does not show specific dimensions / details (i.e., out from the existing building, width of walk, existing trees and tree grates, etc.). Dimensions and / or a note should be added to the plan that indicates a clear 4-foot wide (minimum), unimpeded path for the walking public (on Main Street).

A proposed dumpster location, properly screened should be added to the plans and the proposed sign location needs to be addressed (per the Town Planners letter).

Following the above items being addressed, I recommend approval.

Respectfully,


Michael Dean, P.E.
Town Engineer



Milford Water Company

66 Dilla Street Milford, MA 01757

508-473-5110 Fax 508-478-7997

E-Mail milfordwater@milfordwater.com

www.milfordwater.com

December 3, 2020

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

Re: **Change of Use Site Plan – 223 Main Street - Milford, MA**
(Dated 12/1/2020) Rail Trail Flatbread Co.

Milford Water Company (MWC) after reviewing the plans for **223 Main Street** submitted by **Milford Hospitality LLC, Rail Trail Flatbread Co.** and seeing no conflict or issues posed to the existing water utility infrastructure approves as submitted. MWC will require a water survey when renovation is completed.

Respectfully submitted,

Vincent P Farese

Vincent P Farese
Operations Manager, Milford Water Company



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: 221-223 Main Street

(address)

Assessor Map: 48 Block: 0 Lot: 385

Deed Reference: Book 60261 Page 21

Lot Area: Zoning District(s):

Applicant: Milford Hospitality LLC

(name)

33 Main Street, Hudson, MA

(address)

617-2246483

(phone number)

michael@rtfbco.com

(e-mail address)

Owner: Anna & Theodore Kasseris

(name)

25 Wyman Road, Sudbury, MA

(address)

617-484-9372

(phone number)

(e-mail address)

Existing use of premises: Vacant commercial/retail space.

Proposed use of premises: Rail Trail Flatbread Co. restaurant location

Number of buildings:	Existing / Proposed
	<u>1</u> / <u>1</u>
Building area:	<u>6,620</u> / <u>6,620</u>
Building height:	<u>30.5</u> / <u>30.5</u>
Lot coverage:	<u>10.9%</u> / <u>10.9%</u>

Open space:	Existing / Proposed
	<u>22.4%</u> / <u>22.4%</u>
Parking spaces:	<u>56</u> / <u>56</u>
Employees:	<u>0</u> / <u>40</u>
Traffic generation:	<u>0</u> / <u>50 PHr</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.

[Signature]
Applicant's Signature

12 / 01 / 2020
Date

[Signature]
Owner's Signature (if different)

12/1/2020
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



ZONING DATA

PROPOSED USE
200 SEAT RESTAURANT
WITH MAX. 75 SEATS FOR
SEASONAL OUTDOOR USE

APPROVED BY:
MILFORD PLANNING BOARD

DATE _____



STANDARD PARKING SPACES:	53 SPACES
HANDICAP PARKING SPACES:	3 SPACES
TOTAL ON SITE PARKING SPACES:	56 SPACES
PARALLEL STREET PARKING ON SITE FRONTAGE:	4 SPACES 4 SPACES 4 SPACES

NOTES

- [illegible]

LEGEND

- | | |
|----|-------------------------------|
| 3 | EXISTING 5'-FT CONTOUR (TYP.) |
| 2 | EXISTING 4'-FT CONTOUR (TYP.) |
| 1 | SEWER MANHOLE |
| 0 | DRAIN MANHOLE |
| 1 | CATCH BASIN |
| 2 | CATCH BASIN |
| 3 | LIGHT POLE |
| 4 | UTILITY POLE |
| 5 | OVERHEAD WIRES |
| 6 | X 10" TREE |
| 7 | ELECTRIC METER |
| 8 | GUY WIRE ANCHOR |
| 9 | CHAIN LINK FENCE |
| 10 | GRANITE CURB |
| 11 | LANDSCAPED AREA |

SITE PLAN

"RAILTRAIL FLATBREAD CO."

221-223 MAIN STREET
MILFORD, MASSACHUSETTS
PARCEL ID: 48-0-385

RAIL TRAIL FLATBREAD CO.
33 MAIN STREET
HUDSON, MASSACHUSETTS 01749

DATE: NOVEMBER 25, 2020



**FORESITE
ENGINEERING**
16 Glenpondale Road Suite 1-1
Stow, Massachusetts 01770
Phone: (978) 461-2250

Phone: (978) 461-2350

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