



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
Room 3 Milford Town Hall
Tuesday, February 4, 2020

Members present: Joseph Calagione, John Cook, Patrick Kennelly, Lena McCarthy, Marble Mainini, III. (Chairman)

Members absent: none

Staff present: Larry L. Dunkin, AICP (Town Planner)

Call to order: Chairman Mainini called the meeting to order at 7:00 P.M.

1. MINUTES OF PREVIOUS MEETING: Motion by Kennelly, Second by Cook to approve the minutes of the 1-21-2020 meeting as submitted. Vote: 4 Yes 1 Abstain

2. 81-P Plan: 10 Birch Street – Anthony Scafuto. The plan merges two lots on Birch Street into one lot. Motion by Kennelly, Second by Cook, to authorize the Town Planner to endorse the mylar. Vote: 5 Yes

3. Continued Site Plan Review: 21 Beaver Street – Rte. 85 Realty Corp. The Chairman noted receipt from the applicant of a written grant of continuance to the February 18, 2020 meeting.

NOTE: Agenda items 4 and 5 were heard together because they are preliminary plans by the same developer on opposite sides of the same section of Beaver Street frontage.

4. Preliminary Subdivision: 21 Beaver Street - Rte. 85 Realty Corp.

5. Preliminary Subdivision: 26 Beaver Street - Rte. 85 Realty Corp.

John Nenart was present representing the applicant to explain the two preliminary plan proposals. “21 Beaver Street” Subdivision is a proposed 2 Lot industrial subdivision, including one new street. The property consists of approximately 14.64 acres located south of Medway Street/Rte. 109 and west of Beaver Street. “26 Beaver Street” Subdivision is a proposed 2 Lot industrial subdivision, including one new street. The property consists of approximately 5.86 acres located south of Medway Street/Rte. 109 and east of Beaver Street. No waivers from the subdivision requirements are noted on either plan. Mr. Nenart acknowledged the various staff reports, and advised that a traffic study was being conducted. He requested both plan reviews be continued to the February 18, 2020 meeting.

Motion by McCarthy, Second by Calagione, to continue the reviews to the February 18, 2020 meeting. Vote: 4 Yes, 1 Abstain.

6. Amended Site Plan: 1 National Street – Milford National LLC. 1 National Street – Milford National LLC. The applicant requests amended site plan approval to accommodate modifications to the subject property. Jason McLevy of PDA Inc., Mark Beaudry, P.E., and Attorney Joseph Antonellis were present on behalf of the applicant, and explained that the applicant proposes the addition of 57 more loading docks beyond the 32 docks previously approved. Portions of the northeast corner of the building are to be demolished. The area east of the remaining building is to be paved and striped for trailer storage spaces. There has yet to be an actual specific use identified for the site.

Staff reports noted the following: 1) The plan does not indicate the proposed treatment of the existing rail spurs on the property, and no traffic report has been submitted as of this writing; 2) The proposed new truck driveway from National Street at the easterly end of the site does not provide a sufficient turning radius to accommodate tractor-trailers entering and exiting the site, and there is no clear internal circulation pattern indicated for tractor-trailers; and, 3) The grading proposed for the easterly parking/loading/driveway areas will result in problematic cross-slope grades.

The Chairman reminded the applicant that the property was located in the WR-1 water resource protection overlay zone and that no salting of the surfaces would be allowed. Member Kennelly requested the traffic study address not only expected trip generation, but the direction of the proposed truck routes from the site. Member Calagione requested the traffic study also address preferred truck routes through the town, the type of trucks to be utilized, and a level-of-service analysis for the South Main/Depot Streets intersection.

Upon the applicant's request this item was continued until the March 3, 2020 meeting.

7. Bond Reduction: 120-128 Medway Street – RELP Milford LLC. Attorney Joseph Antonellis was present on behalf of the applicant, and referred to the Town Engineer's report addressing this issue. The Town Engineer recommended the bond be further reduced to \$10,000.00.

Motion by Kennelly, Second by McCarthy, to reduce the remaining bond to \$10,000.00. Vote: 5 Yes

8. Site Completion Bond: Platinum Park Transportation Terminal. This item was passed over as no one was present representing the applicant. The Board questioned the propriety of such a bond for this development.

9. Endorse Amended Site Plan: 13 Commercial Way – Sira Naturals. Inc. This item was passed over as no mylar had been provided to endorse.

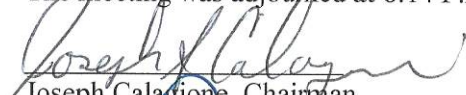
10. Endorse Amended Site Plan: 146 South Main Street – Seven Hills Foundation. The Board members briefly reviewed the mylar for the amended site plan.


Motion by Kennelly, Second by Calagione to endorse Amended Site Plan. Vote: 5 Yes

11. Possible Zoning Bylaw Amendment – Transportation terminals and warehouses. As staff had not progressed in the development of the amendment, this item was continued to a later meeting.

The Board briefly discussed correspondence received by the Town Planner from the Town Administrator regarding traffic concerns surrounding the Amazon Site Plan, and written legal opinions from Attorney Greenwald regarding transportation terminals. The Board indicated concurrence with the Town Planner's position that the legal opinions were questionable at best.

Adjournment: Motion by Kennelly, Second by McCarthy to adjourn the meeting. Vote: 5 Yes.
The meeting was adjourned at 8:14 P.M.


Joseph Calagione, Chairman


John H. Cook

Patrick J. Kennelly


Lena McCarthy


Marble Mainini, III