



# PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET  
634-2317

Joseph Calagione  
J. Ted DePaolo  
Marble Mainini, III  
Jose M. Morais  
Christopher Wilson

## Minutes of Meeting MILFORD PLANNING BOARD Room 3, Milford Town Hall Tuesday, February 6, 2024

Members present: Joseph Calagione (Chairman), Marble Mainini, III, Christopher Wilson.

Members absent: Jose M. Morais

Staff present: Larry L. Dunkin, MCRP (Town Planner), Elizabeth Mainini, P.E. (Town Engineer)

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

### 1. Minutes of 1-16-24 meeting:

Motion by Mainini, Second by Wilson to approve the minutes of the January 16, 2024 meeting as written.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, absent; Wilson, yes.

Motion carried.

### 2. 81-P Plans: (none)

3. Amended Site Plan: 420 Fortune Blvd. – Viewpoint Sign & Awning. The applicant requests amended site plan approval to replace the existing freestanding signs along the Fortune Boulevard frontage with one new freestanding sign. The proposed double-faced, non-illuminated freestanding monument sign is 5.6' in height, and is 50.87 SF +/- in area per side. The frontage of Lot 10 is approximately 612'. Present for the Applicant was Bart Steel of Viewpoint Sign to answer any questions. He mentioned that the sign will now be placed between the two existing driveways, approximately 97' north of the southerly driveway, thus ensuring unobstructed line-of-sight from both driveways. It will be set back 10.6' from the front property line, and will not encroach on the existing drainage swale or the Fortune Boulevard right-of-way. All applicable zoning requirements appear to be met. Therefore the Town Planner recommended approval of the amended site plan subject to relevant agency comments.

Motion by Mainini, Second by Wilson to approve the site plan as submitted.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, absent; Wilson, yes.

Motion carried.

4. ZBA Variance/Special Permit Referral: 45 Madden Avenue – Kevin McCarthy. The applicant requests a variance and special permit to allow for the construction of an addition and attached garage to the single-family dwelling on the subject property. The proposed two-story addition includes a 24' x 24' two-car attached garage, and is to be 9.4' from the side (south) property line at its closest point; 15' required in the RB district. Hence the variance request. The existing lot is nonconforming as to lot area and lot width, and the existing dwelling is nonconforming as to front and side yard (north) setbacks, hence the special permit application. The zoning in this area was changed to RB after the neighborhood was partially developed. The subject dwelling was built in 1952. Therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Wilson, Second by Mainini to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, absent; Wilson, yes.

Motion carried.

5. ZBA Variance/Special Permit Referral: 3 Clearview Drive – Christopher DePietro. The applicant requests a variance and special permit to allow for the construction of an attached garage to the single-family dwelling on the subject property. The proposed two-story addition includes a 24.5' x 34' two-car attached garage, and is to be 11.8' from the side (south) property line at its closest point; 15' required in the RB district, hence the variance request. The existing lot is nonconforming as to lot area and lot width, and the existing dwelling is nonconforming as to side yard (north) setback, hence the special permit application. The zoning in this area was changed to RB after the neighborhood was partially developed. The subject dwelling was built in 1968. Therefore, the Town Planner recommended a favorable report be forwarded to the Zoning Board of Appeals.

Motion by Mainini, Second by Wilson to forward a favorable report to the Zoning Board of Appeals.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, absent; Wilson, yes.

Motion carried.

6. Possible Zoning By-Law Amendments. The members briefly discussed the previously proposed draft Zoning Bylaw amendments relating to Brewpubs and Electric Vehicle Charging Stations. Also proposed by the Town Planner was an amendment that would allow Contractors Yards in CC Zone. With only minor changes all were to be forwarded to the Select Board to be remanded for Planning Board public hearings before the May 20, 2024 Annual Town Meeting.

7. Conservation Commission member appointment – Ad Hoc Comp. Plan Committee. The Chairman noted that the Conservation Commission has appointed Jeffrey Frederick as their representative to be on the Ad Hoc Comprehensive Plan Committee. The complete Ad Hoc Plan Committee now consists of the following seven members: Paul Mazzuchelli (Select Board); Christopher Morin (Finance Committee); Jeffrey Frederick (Conservation Commission); Joseph Calagione, Jose Morais and Marble Mainini (Planning Board); and Richard Villani (Town Administrator). The Town Planner also noted that as noted from Town Counsel, the proper title for the Committee is not as a sub-committee, but rather as an Ad Hoc committee of the Planning Board.

8. 2024 Comprehensive Plan - Status Report. The Chairman noted that the majority of the Comprehensive Plan Sub-Committee meetings will be held on the regular Planning Board meeting schedule. He also noted that the kick-off meeting with the MAPC Planning Staff will be held at the 3-5-24 meeting. This will be posted as a joint meeting with the Board and the Ad Hoc Plan Committee, and will be listed for 7:02 PM on the meeting agenda. In addition, the bus tour that MAPC had suggested has been scheduled for Friday, February 16<sup>th</sup> from 10:00 AM until 2:00 PM. The bus is scheduled to pick everyone up at the front door of the Senior Center, 60 North Bow Street. Both Planning Board Chairman Calagione and Select Board Chairman Mazzuchelli will be the "guides" for the bus tour. MAPC expects to bring up to 10 staff people for the tour.

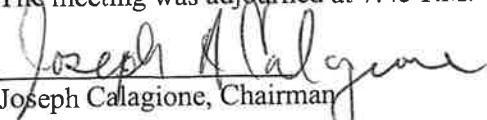
The next Planning Board meeting will be on 2-20-2024.

Adjournment: Motion by Wilson, Second by Mainini to adjourn the meeting.

Roll Call Vote: Calagione, yes; Mainini, yes; Morais, absent; Wilson, yes.

Motion carried.

The meeting was adjourned at 7:45 P.M. -

  
Joseph Calagione, Chairman