

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – February 8, 2024

Meeting Called to Order – 7:04 P.M.

Members in attendance: David R. Consigli, Chairman; members John Dagnese; and David H. Pyne; and alternate members Robert Capuzziello and David Claro. Also in attendance Melissa Tomas, Clerk, and Jerry from Milford TV.

Not in attendance: John Mastroianni, Vice Chairman; Mark Calzolaio; and Christopher Burns.

Approval of Minutes

No Quorum – (not enough members present to approve the minutes).

Approval of minutes was continued to the next meeting.

General Business

Chairman David Consigli opened the February 8, 2024 hearing.

7:07 P.M. – General Business – Fairfield Residential/Residences at Stone Ridge

Members participating: David R. Consigli, Chairman; members John Dagnese; and David H. Pyne; and alternate members Robert Capuzziello and David Claro.

Recused Members: n/a

In Attendance: None

Documents provided: Performance Bond dated 10/5/22; Power of Attorney dated 10/5/22; All-Purpose Certificate of Acknowledgment dated 10/5/22; Acknowledgment dated 10/10/22; WPA Form 8B – Certificate of Compliance dated 11/16/23; Notice of Hearing dated 2/22/24.

Chairman Consigli began the hearing. He read the Notice of Hearing. Chairman Consigli also read the letter from Town Engineer who inspected the site.

No representative from Fairfield Residential was present.

Board members spoke of their concerns and asked questions amongst themselves. Discussions ensued about changes from original approval; the current condition of Item #6 of original agreement; and status of the project. Board members expressed their desire to continue the meeting as they would like a representative and/or Developer to appear and give an explanation to the Board.

Public participation: None

Vote: Motion made by Robert C. to continue the meeting to March 14, 2024 - Second by John D. – Roll Call Vote taken – Unanimous – Continued to March 14, 2024.

7:16 P.M. - Hearing of Geara Realty – Special Permit

Members participating: David R. Consigli, Chairman; members John Dagnese; and David H. Pyne; and alternate members Robert Capuzziello and David Claro.

Recused Members: n/a

In Attendance: Tim Power, Civil Engineer

Documents provided: Petition for Special Permit dated 12/21/23; Assessors “Request for Abutters List” dated 12/19/23; Certified Abutter’s list dated 12/19/23; GIS Property Info 42-0-261; Planning Board recommendation letter to ZBA dated 1/3/24; Town Planner letter to Planning Board dated 1/2/24; copy of PVI Site Design, LLC., Plan “Proposed Redevelopment 108 East Main St., Milford, MA” dated 12/19/23; Notice of Hearing dated 1/18/24.

Chairman Consigli began the hearing. He read the Notice of Hearing. He then read the Town Planners letter and the Planning Board recommendation. He then read the previous Decision issued and discussed the previous Certificate.

Tim Power presented the application to the Board members. He explained the application and intention of the building and lot. He spoke of all the work completed and changes made. Property is to be rented out. He informed the members that the drivers take the vans home at night, therefore no parking is needed for the vans. No increase to the structure; asphalt surface did not change; only change was to striping. The business is for auto glass repair and replacement. (no motor vehicle repairs).

Board members asked questions and expressed their concerns. Discussions were in regard to easements; curbing; tractor trailer turning; number of parking spaces; if a storage container is needed on site; and landscaping outside of parking (needs to be maintained). Other concerns from the Board members included no car stacking (no double stacking cars in parking spaces); item #'s 1, 2, 3 and 4 from existing Decision to be carried into new Decision; Motion needed to change use to auto glass replacement & repair only; Special Permit to run with the applicant (Auto Glass Now); include restriction not to subdivide the lot; all is subject to Planning Board review and approval; and the six (6) parking spaces from (original Decision) for 3 family home only with signage for Tenant Parking only.

Mr. Power answered the Boards questions and informed them that there were 23 parking spaces; if a storage container is needed, he will speak with the Building Commissioner regarding size and approval; landscaping will be maintained at all times; there will be no changes to the structure and no renovations; and six (6) parking spaces will be for the tenants parking for the 3 family home.

Discussions continued and Board member Robert C. questioned who the applicant was, tenant and who was being issued the Special Permit. After further discussions, it was determined that it would be best to continue the hearing to allow the Chairman to speak with Town Counsel to determine if the application needs to be withdrawn and re-applied for.

Public participation: None

Vote: Motion made by Robert C. to continue the application to the March ZBA hearing - Second by John D. – Roll Call Vote taken – Unanimous – Application Continued.

7:42 P.M. - Hearing of Ina Hoyle – Variance

Members participating: David R. Consigli, Chairman; members John Dagnese; and David H. Pyne; and alternate members Robert Capuzziello and David Claro.

Recused Members: n/a

In Attendance: Ina Hoyle and Raymond Doiron

Documents provided: Petition for Special Permit dated 12/29/23; Assessors “Request for Abutters List” dated 11/28/23; Certified Abutter’s list dated 11/28/23; GIS Property Info 39-0-37; Planning Board recommendation letter to ZBA dated 1/23/24; Town Planner letter to Planning Board dated 1/16/24; copy of Land Planning, Inc., Plan “Variance Plan Located at 60 Highland Street Milford, MA” dated 11/1/23; copy of J. Tieuli Residential Commercial Design Plan “Private Residence 60 Highland Street, Milford, MA” dated 4/10/23; Notice of Hearing dated 1/18/24.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the Town Planners letter and the Planning Board recommendation. He then read the application into record.

Raymond Doiron presented the application to the Board. He explained that the carport is for her elderly parents who are living with the applicant. Ms. Hoyle’s parents are residing in the supplemental apartment and with the approval of the carport they will have access to their unit without going outside. Mr. Doiron asked the Board about adding a wall to one side of the carport and whether that would be permissible.

The Board informed Mr. Doiron that he should speak with John Erickson, Building Commissioner regarding the wall.

Public participation: None

Vote: Motion made by David Pyne. to approve the application as submitted - Second by Robert C. – Roll Call Vote taken – Unanimous – Application Approved.

7:48 P.M. - Hearing of Kevin & Carolyn McCarthy – Variance/Special Permit

Members participating: David R. Consigli, Chairman; members John Dagnese; and David H. Pyne; and alternate members Robert Capuzziello and David Claro.

Recused Members: n/a

In Attendance: Michael Dean, Engineer from D & L Design; Kevin & Carolyn McCarthy

Documents provided: Petition for Special Permit dated 1/11/24; Petition for Variance dated 1/11/24; Assessors “Request for Abutters List” dated 1/4/24; Certified Abutter’s list dated 1/11/24; GIS Property Info 40-0-90; Planning Board recommendation letter to ZBA dated 2/7/24; Town Planner letter to Planning Board dated 2/6/24; copy of D&L Design Group Plan “45 Madden Avenue” dated 1/4/24; copy of Technical Illustrations Plan “McCarthy Residence 45 Madden Ave., Milford, MA. 01757” dated 1/2/24; Notice of Hearing dated 1/18/24.

Chairman Consigli began the hearing. He read the Notice of Hearing. He then read the Town Planners letter and the Planning Board recommendation. He then read the application.

Mike Dean began his presentation to the Board. He explained the history of the property. He explained that the families are looking to stay close together . He described the addition and proposed garage. The garage is a 24 x 24 garage; and these changes will not be a detriment to the neighborhood.

Board members asked questions and wished the applicants well.

Public participation: None

Vote: Motion made by David Pyne to approve the Variance for the original house; front & side of original house; and approve addition with side lot requirement - Second by John D. – Roll Call Vote taken – Unanimous – Application Approved.

Adjournment: Motion by John D. to adjourn the meeting – Second by David Claro – Roll Call Vote taken: Unanimous – Meeting Adjourned.

Meeting Adjourned – 7:57 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman