

Town of Milford – Zoning Board

Milford Town Hall – Room 3

Meeting Minutes – September 20, 2018

Meeting called to order – 7:04 p.m.

Members in attendance: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello; Kelly Capece, Clerk

Not in attendance: Charles C. DiAntonio, Vice Chairman; John Dagnese; Timothy Walsh

Approval of Minutes

Mark C moved to approve the minutes from the August 16, 2018 meeting; - Second by John M. – Motion carried unanimously.

New Business

Chairman read letter from Vice Chairman, Charles C. DiAntonio, stating that he was resigning his position on the Board effective immediately. Chairman thanked Charles, on behalf of the Board, for his dedicated years of service to the Zoning Board of Appeals.

Chairman also thanked all Zoning Board Members for their time and hard work on the 40B meetings over the past months.

Chairman announced that John Mastroianni has been appointed as a regular member of the Board by the Board of Selectmen at their meeting on September 20, 2018.

Chairman presented the new applications for Variances and Special Permits, which are now available on the Town's Website.

7:09 p.m. Hearing of Raynie Lyrio – Petition for renewal of Special Permit

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

Chairman read letter from Mr. Lyrio of Speed Auto Center, Inc. stating that he'd like to request a renewal of the Special Permit granted in 2016.

Documents provided: Letter from Raynie Lyrio to ZBA dated 08/02/18; Copy of ZBA Decision dated 03/11/16; Certificate of Special Permit dated 03/31/16.

Vote: David P. moved to grant renewal for a period of 3 years – Second by Robert C. – Vote taken was unanimous – Special Permit renewed

7:11 p.m. Hearing of William Verrelli– Petition for a Variance

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

In Attendance: Atty. Joseph Antonellis; Atty. A. Eli Leino, William Verrelli

Chairman read application into the record. Atty. Antonellis presented application and answered questions from Board Members.

Documents provided: Petition for Variance dated 06/26/18; Assessors "Request for Abutter's List" dated 06/26/18; Certified Abutter's list dated 06/26/18; Planning Board recommendation letter to ZBA dated 08/14/18; GIS Property information – 26-0-53; Plan of Land of Pasquale Covino dated 09/13/1956; Drawing of Congress Street lot.

Public Participation: None

Vote: David P. moved to approve application with the following conditions: Lot 1 (was lot 5) to be no more than 3 bedrooms, Lot 2 (was lot 6) to be no more than 2 bedrooms; and request owner to pin the corners – Second by John M. – Vote taken was 4 in favor 1 opposed – Application approved.

7:33 p.m. Hearing of Vineyard Point Ventures, Inc. – Petition for a Variance

Attorney Antonellis delivered a letter and explained that his client, Vineyard Point Ventures, Inc. would like to request their hearing be continued to the October 2018 meeting.

Documents provided: Petition for Variance dated 08/20/18; Planning Board recommendation letter to ZBA dated 09/19/18; Town Planner letter to Planning Board dated 09/18/18; Google Maps photo of Silver Hill Rd; Plan of Land – Lot 2 Silver Hill Rd (Sketch A, B & C).

Vote: David P. moved to grant continuance – Second by Mark C. – (Recusal by Robert C) Vote taken was unanimous – Hearing continued to October.

7:40 p.m. Hearing of Melanie Soloman – Petition for a Variance

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

In Attendance: Melanie Soloman

Chairman read application into the record. Applicant provided photos and answered questions from Board Members.

Public Participation: Marilyn Kedski – 11 Westbrook St. – spoke in opposition of application

Documents provided: Petition for Variance dated 08/10/18; Petition for Variance dated 06/28/18; Assessors "Request for Abutter's List" dated 07/02/18; Certified Abutter's list dated 07/09/18; Planning Board recommendation letter to ZBA dated 08/14/18; GIS Property information – 41-0-326; Unofficial Property Record Card for lot 41-0-326; Variance Plan of Land dated 07/30/2018; Variance Plan of Land dated 07/11/2018.

Vote: David P. moved to approve application with the following condition: must be 3 ft. from side and 3 ft. from rear of shed – Second by Mark C. – Vote taken was unanimous

8:05 p.m. Hearing of RD Management LLC – Petition for a Variance

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

In Attendance: Atty. Joseph Antonellis; Atty. A. Eli Leino

Vice Chairman read application into the record. Attorney Pettinari explained the application and took questions from Board Members.

Vote: Motion by David P. to dispense with the reading of the application – Second by Mark C. – Vote taken was unanimous

Atty. Antonellis explained the application, and answered questions from Board Members

Documents provided: Petition for Variance dated 08/20/18; Planning Board recommendation letter to ZBA dated 09/19/18; Town Planner letter to Planning Board dated 09/18/18; Photo of “Milford Crossing” sign; Drawing of proposed sign dated 05/30/17; Certificate of Variance dated 09/09/15; ZBA Decision dated 08/18/15.

Vote: Motion by Mark C. to approve application as submitted – Second by Robert C. – Vote taken was unanimous – Application approved

8:13 p.m. Hearing of Elias DeAquino/Ultra Signs Corp. – Petition for a Variance

In Attendance: Elias DeAquino

Chairman read application into the record. After discussion, applicant requested that hearing be continued until next meeting.

Documents provided: Petition for Variance dated 08/21/18; Planning Board recommendation letter to ZBA dated 09/19/18; Town Planner letter to Planning Board dated 09/18/18; 12 pages of drawings from Regency Sign Company.

8:27 p.m. Hearing of Demos & Nickoletta Pirperis – Petition for a Variance

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

In Attendance: Atty. John Fernandes; Dan Hazen, Guerriere & Halnon; Nickoletta Pirperis

Vote: Motion by Mark C. to dispense with the reading of the application – Second by David P. – Vote taken was unanimous

Atty. Fernandes explained the application, and answered questions from Board Members

Documents provided: Petition for Variance dated 08/22/18; Planning Board recommendation letter to ZBA dated 09/19/18; Assessors “Request for Abutter’s List” dated 07/25/18; Certified Abutters List dated 07/26/18; GIS Property Information 50-0-32.

Vote: Motion by Mark C. to approve application as submitted – Second by Robert C. – Vote taken was unanimous – Application approved

8:40 p.m. Hearing of Jennifer Fernandes – Petition for a Variance

Members participating: David R. Consigli, Chairman; David H. Pyne; Mark Calzolaio; John Mastroianni; Robert Cappuziello

In Attendance: Jennifer & Rui Fernandes

Vote: Motion by David P. to dispense with the reading of the application – Second by Robert C. – Vote taken was unanimous

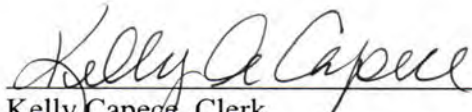
Applicant explained the application, and answered questions from Board Members

Documents provided: Petition for Variance dated 08/23/18; Planning Board recommendation letter to ZBA dated 09/19/18; Town Planner letter to Planning Board dated 09/18/18; Assessors “Request for Abutter’s List” dated 07/31/18; Certified Abutters List dated 07/31/18; GIS Property Information 21-0-19; 11 pages of Plot and building plans; Patriot Properties property photo; Patriot Properties Summary of property info card 21-0-19.

Vote: Motion by Robert C. to approve application with the following condition: existing garage to be removed – Second by Mark C. – Vote taken was unanimous – Application approved


Meeting Adjourned – 8:49 p.m.

Respectfully Submitted,



Kelly Capece, Clerk

APPROVED:



David R. Consigli, Chairman