

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – July 18, 2019

Meeting called to order – 7:01 p.m.

Members in attendance: David R. Consigli, Chairman; John Mastroianni, Vice-Chairman; David H. Pyne; John Dagnese; Mark Calzolaio; Christopher Burns; Atty. Gerald Moody; Kelly Capece, Clerk

Not in attendance: Robert Capuzziello; Timothy Walsh

Approval of Minutes

Mark C. moved to approve the minutes from the June 13 2019 meeting; - Second by John M. – Motion carried unanimously.

7:05 p.m. – Gutierrez Company & Fairfield Residential – Determination if changes are substantial

Members participating: David R. Consigli, Chairman; John Dagnese; Mark Calzolaio; Christopher Burns Atty. Gerald Moody (Recused John Mastroianni, Vice Chairman; David H. Pyne)

In Attendance: Israel Lopez, Gutierrez Company; David Condrey, Manager Milford Water Company

Israel Lopez explained modified layout of property, which includes separate building for clubhouse w/pool. Change in number of units from 272 to 242 units. Cut through replaces grass area in parking areas. They have subdivided the lot, and received approval from the Planning Board. They have submitted plans to Conservation Commission – and have been issued an order of condition.

Atty. Moody explained that the Board needed to vote whether they felt that the changes were substantial, or not. If not, he explained that the plans presented tonight would replace the original plans moving forward.

Vote: Mark C. moved that the submitted changes are not substantial and should except the revised plans – Second by Christopher B. – Vote taken was unanimous.

New Business

Documents provided: Letter dated 07/09/19 from Atty. John V. Fernandes, Esq. to ZBA requesting to extend the time to exercise the Variance dated September 25, 2018 issued to Demos & Nickoletta Pirperis; Copy of ZBA Certificate dated 10/16/18; Copy of ZBA Decision dated 09/25/18.

Vote: David P. moved to approve request, but extend the time from 6 to 12 months – Second by John M. – Vote taken was unanimous.

7:23 p.m. – Frederick M. & Susan G. Elliott – Petition for a Special Permit

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

Chairman read letter submitted by Atty. Heller requesting that this hearing be continued to the September meeting.

Documents provided: Petition for Special Permit dated 05/21/19; Letter from Atty. Warren S. Heller, P.C. to Town Clerk dated 05/21/19; Assessors "Request for Abutter's List" dated 05/16/19; Certified Abutter's list dated 05/17/19; Planning Board recommendation letter to ZBA dated 06/04/19; Town Planner's letter to Planning Board dated 06/04/19; GIS Property information – 51-0-12

Vote: John M. moved to approve continuation – Second by Mark C. – Vote taken was unanimous – Hearing continued to the September meeting.

7:27 p.m. – West Street Auto Body, Inc. – Petition for a Variance

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

In Attendance: Atty. Eli Leino

Chairman read application into record. Atty. Leino explained application and answered questions from Board members.

Documents provided: Petition for Variance dated 06/04/19; Letter from abutter, Emery A. Lucier, Jr. – 71 West Street dated 07/09/19; Planning Board recommendation letter to ZBA dated 06/18/19; Town Planner's letter to Planning Board dated 06/18/19; Assessors "Request for Abutter's List" dated 06/05/19; Certified Abutter's list dated 06/06/19; GIS Property information – 49-0-270; Plan of Land dated 09/04/18; Sign detail.

Public Participation: Maher Sarguis – 70 West St, - Showed Board members pictures of area and current sign. Has concerns that the new sign would block view when pulling onto West St.

Vote: David P. moved to approve application with the following conditions: 1) No lights on the sign 2) Sign needs to be 12.5 feet from edge of the start of the pavement – Second by John M. – Vote taken was unanimous – Application approved.

7:50 p.m. –Milford Senior Center – Petition for a Variance

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

In Attendance: Sue Clark, Director; Robert DeVita

Chairman read application into record. Sue Clark explained application and answered questions from Board members.

Documents provided: Petition for Variance dated 06/10/19; Planning Board recommendation letter to ZBA dated 07/16/19; Town Planner's letter to Planning Board dated 07/16/19; Assessors "Request for Abutter's List" dated 06/10/19; Certified Abutter's list dated 06/11/19; GIS Property information – 48-0-472.

Public Participation: None

Vote: David P. moved to approve the application as submitted – Second by John M. – Vote taken was unanimous – Application approved.

7:57 p.m. –Camila Rosa – Petition for a Variance

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

In Attendance: Camila Rosa & Jhone Lemos

Chairman read application into record. Applicants answered questions from Board members.

Documents provided: Petition for Variance dated 06/10/19; Planning Board recommendation letter to ZBA dated 07/16/19; Town Planner's letter to Planning Board dated 07/16/19; Assessors "Request for Abutter's List" dated 06/10/19; Certified Abutter's list dated 06/10/19; GIS Property information – 21-0-9; Copy of Building Permit dated 06/04/19; Mortgage Inspection Plan dated 04/18/16.

Public Participation: None

Vote: Mark C moved to deny application – Second by John M. – Vote taken was unanimous – Application denied.

8:13 p.m. –Thomas & Michelle Sgammato – Petition for a Special Permit

Members participating: David R. Consigli, Chairman; David H. Pyne; John Dagnese; Mark Calzolaio; Christopher Burns (Recused – John Mastroianni)

In Attendance: Thomas & Michelle Sgammato

Chairman read application into record. Applicants answered questions from Board members.

Documents provided: Petition for Special Permit dated 06/13/19; Planning Board recommendation letter to ZBA dated 07/16/19; Town Planner's letter to Planning Board dated 07/16/19; Assessors "Request for Abutter's List" dated 06/06/19; Certified Abutter's list dated 06/06/19; GIS Property information – 53-86-28; Building Permit Plot Plan of Land dated 10/19/16; Existing & Proposed Floor Plan dated 05/02/19.

Public Participation: None

Vote: David P. moved to approve the application as submitted – Second by John D. – Vote taken was unanimous – Application approved

8:18 p.m. –Luis Felipe Inocentes – Petition for a Special Permit

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

In Attendance: Luis Felipe Inocentes & Camila deOlivera

Chairman read application into record. Applicants answered questions from Board members.

Documents provided: Petition for Special Permit dated 06/17/19; Planning Board recommendation letter to ZBA dated 07/16/19; Town Planner's letter to Planning Board dated 07/16/19; Assessors "Request for Abutter's List" dated 06/14/19; Certified Abutter's list dated 06/15/19; GIS Property information – 53-86-28; Building Permit Plot Plan of Land dated 10/19/16; Existing & Proposed Floor Plan dated 05/02/19.

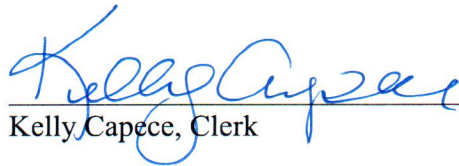
Public Participation: None

Vote: David P. moved to approve the application as submitted – Second by Mark C. – Vote taken was unanimous – Application approved

Vote: John M. moved to adjourn – Second by Mark C. – Vote taken was unanimous

Meeting Adjourned – 8:29 p.m.

Respectfully Submitted,


Kelly Capece, Clerk

APPROVED:


Board Member

9/12/19
