

Town of Milford – Zoning Board
Remote Meeting
Meeting Minutes –August 13, 2020

Remote meeting called to order – 7:05 p.m.

Members in attendance: David R. Consigli, Chairman; David H. Pyne; John Dagnese; Mark Calzolaio; Timothy Walsh; Christopher Burns; Kelly Capece, Clerk

Not in attendance: John Mastroianni, Vice-Chairman; Robert Capuzziello

Approval of Minutes

Motion by David P. to approve the minutes from the July 16, 2020 meeting – Second by Mark C. – Roll call vote taken - Motion carried unanimously.

7:08 p.m. – Warren S. Heller, Esq. – Application for Variance and/or Special Permit

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

In Attendance: Atty. Warren S. Heller

Documents provided: Petition for Variance or Special Permit dated 07/17/20; Plot Plan of Land dated 11/30/78; Letter to Assessor Administrator from Atty. Warren S. Heller; Planning Board recommendation letter to ZBA dated 08/12/20; Town Planner's letter to Planning Board dated 08/11/20; Assessors "Request for Abutter's List" dated 07/17/20; Certified Abutter's list dated 07/17/20; GIS Property information – 48-0-580; Letter to Town Clerk from Atty. Warren S. Heller dated 07/17/20; Letter to Town Clerk from Atty. Warren S. Heller dated 07/20/20; Variance Plan of Land dated 07/20/20; Letter to Town Counsel from Atty. Warren S. Heller dated 08/10/20; "History of Past and Present Use"; Existing and proposed Floor Plan (1-4) from ERA Key Realty; Second Floor Plan (Existing and proposed) from ERA Key Realty; Third Floor Plan (Existing and proposed) from ERA Key Realty; Lower Floor (Existing and proposed) from ERA Key Realty.

Chairman read application into the record. Atty. Heller made presentation and answered questions from Board Members.

Public Participation: None

Vote: Timothy W. moved to approve applications with the following conditions: 1) No further subdivision of either floor. 2) Basement cannot be converted into livable space. 3) 1st floor to remain with 1 bedroom – 2nd floor to remain with 2 bedrooms – 3rd floor loft to remain with 1 bedroom. 4) There must be 2 forms of egress - Second by John D. Rollcall vote taken – unanimous – application approved.

7:40 p.m. – Darlene East – Application for Variance

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

In Attendance: Darlene East & John East

Documents provided: Petition for Variance dated 07/02/20; Planning Board recommendation letter to ZBA dated 08/12/20; Town Planner's letter to Planning Board dated 08/11/20; Assessors "Request for Abutter's List" dated 07/02/20; Certified Abutter's list dated 07/02/20; GIS Property information – 39-0-3; Plan of Land dated 03/16/20.

Chairman read application into the record. Darlene East answered questions from Board Members.

Public Participation: None

Vote: David P. moved to approve application with the following condition: 1) 2 bedroom maximum – Second by Tim W. – Rollcall vote taken: 4 in favor – 1 opposed – application approved

7:50 p.m. – Melquisedeque Rezende – Application for Variance

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

In Attendance: Tania Rezende

Documents provided: Petition for Variance dated 07/08/20; Planning Board recommendation letter to ZBA dated 08/12/20; Town Planner's letter to Planning Board dated 08/11/20; Assessors "Request for Abutter's List" dated 07/08/20; Certified Abutter's list dated 07/08/20; GIS Property information – 34-26-1A; "Proposed Exterior Structure" plans; "Proposed Site Plan" plans; Plot Plan of Land dated 09/28/07.

Chairman read application into the record.

Applicant requested to withdraw application without prejudice.

Public Participation: None

Vote: John D. moved to accept the withdrawal of the application without prejudice – Second by Christopher B. – Rollcall vote taken – unanimous – Application withdrawn

8:12 p.m. – Chelsea & Carl Boncoeur & Karen Anderson - Application for Special Permit

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

In Attendance: Karen Anderson & Carl Boncoeur

Documents provided: Petition for Special Permit dated 06/30/20; Letter from Robert and Doreen Morin, 58 Dilla Street; Patriot Properties, Inc. Property card 27-0-72B; Assessors "Request for Abutter's List" dated 07/09/20; Certified Abutter's list dated 07/16/20; GIS Property information – 27-0-72B; 2 printouts from masslandrecords.com.

Chairman read application into the record. Karen Anderson and Carl Boncoeur answered questions from Board Members.

Public Participation: None

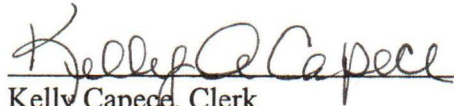
Vote: David C. moved to approve application with the following condition: 1) Must submit architectural plans 2) On approval of Building Department 3) On approval of Planning Board. – Second by John D. – Roll call vote taken: – Unanimous - Application approved.

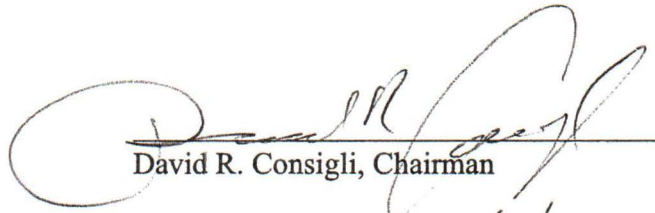
Vote: John D. moved to adjourn – Second by Timothy W. – Rollcall vote taken was unanimous.

Meeting Adjourned –8:27 p.m.

Respectfully Submitted,

APPROVED:


Kelly Capece, Clerk


David R. Consigli, Chairman
10/8/20