

Town of Milford – Zoning Board
Milford Town Hall – Room 03
Meeting Minutes –December 17, 2020

Meeting called to order – 7:00 P.M.

Members in attendance: David R. Consigli, Chairman; John Dagnese; David H. Pyne; Mark Calzolaio; and Timothy Walsh. Also in attendance, Town Counsel Charles D. Boddy, Jr.; Andrew Diorio, IT Manager; Jim Fletcher, Andrew Verdura; and Tracey Sharkey, GBI.

Not in attendance: John Mastroianni, Vice Chairman; Robert Capuzziello and Christopher Burns.

New Business

Chairman David Consigli opened the meeting and began by addressing the issue of getting documents to members only a couple of days before the hearing. He would like in the upcoming year to have the matters posted on the Town website so everyone can view all the documents for the hearings.

Town Counsel responded that this is not a legal requirement. While desirable, it is not possible, particularly during COVID-19, without additional personnel and resources. Particularly where, as now, the Board's clerk resigned. This should be a goal for the future, but other matters need to be addressed as the Board's priority for staffing and staff utilization.

7:05 P.M. Hearing of Guaranteed Builders Inc. – Petition for a Variance

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

In Attendance: Tracey Sharkey, GBI;

Documents provided: Petition for Special Permit dated 10/19/20; Assessors "Request for Abutters List" dated 10/15/20; Certified Abutter's list dated 10/20/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner letter to Planning Board dated 11/17/20; GIS Property Info 8-0-27; copy of GBI Plans "Plan showing proposed garage and existing structures"; Photos of Existing Garage (3 pages).

The Chairman read the application into the record. Applicant answered questions from Board members. Permit construction of attached garage where side yard setback variance is required. Board continued the matter to get clarity. The way the building design was provided seemed to show a second story or also to be attached to the house.

A couple of abutters had no problem and were supporting this.

Existing garage is 1 ½ stories 18'-19' ft. and new garage is 24' ft. They are matching the 3/1 roof pitch. Owners are not planning to create an apartment. Using extension under 3.1.3 to allow extension of use so long as not detrimental. Chairman Consigli asked if it is connected to 2nd fl. from 2nd fl. of garage

and if there are any plans to finish the space. Tracey responded, yes, it will be connected and yes, the space will be finished as a master bedroom for current owners, there will be no staircase from garage.

Public participation: None

Vote: Motion by Mark Calzolaio to approve as submitted with single room attached to 2nd floor of house over garage with no staircase through the garage or outside to that room – Second by John D. – Vote taken was unanimous – application approved.

7:12 P.M. Remanded Hearing of Andrew Verdura – Petition for a Special Permit

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

In Attendance: Andrew Verdura

Documents provided: Petition for Special Permit dated 4/23/2020; Assessors “Request for Abutters List” dated 05/04/20; Certified Abutter’s list dated 05/04/20; Notice of Appeal dated 07/06/20; GIS Property Info 41-0-362; Notice to Parties – Milford District Court dated 10/28/20; Extension Request dated 12/14/20.

Atty. Charles Boddy, Jr., opened the hearing and explained the remand from the Court.

Andrew Verdura asked the Board a few questions regarding the petition; what are guidelines for a non-permanent structure which requires a site plan? I already have \$250.00 into this but why do I have to spend \$1,500.00 for a site plan? Chairman Consigli informed the applicant that is the requirement of a Special Permit. Andrew expressed it seems ridiculous.

Public participation: None.

Vote: Motion by John Dagnese to approve request to continue until March 2021 – Second by Timothy Walsh – Vote taken was unanimous – motion granted.

Adjournment: Motion by Mark C. to adjourn meeting – Second by Timothy Walsh – Motion carried unanimously.

Meeting Adjourned – 7:30 P.M.

Respectfully Submitted,

APPROVED:

Charles D. Boddy, Jr, Minutes Recorder

David R. Consigli, Chairman