

**Town of Milford – Zoning Board
Remote Meeting
Meeting Minutes –November 19, 2020**

Remote meeting called to order – 7:02 p.m.

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

Not in attendance: Timothy Walsh

Approval of Minutes

Motion by John M. to approve the minutes from the October 8, 2020 meeting – Second by Mark C. – Roll call vote taken - Motion carried unanimously.

New Business

Chairman accepted letter of resignation from Kelly Capece, Clerk effective 11/30/20.

Stone Ridge I

John Shipe & Rob Hewitt in attendance - explained to the Board that they have started some land clearing. Stated that they have Mass Housing Approval and Dig Safe Approval. Meeting scheduled for 12/02/20 to discuss water permit application.

7:43 p.m. – Luiz Santos – Santos Garage, Inc. - Application for Special Permit

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

In Attendance: Atty. A. Eli Leino

Documents provided: Petition Special Permit dated 08/20/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner's letter to Planning Board dated 11/17/20; ZBA Certificate dated 05/09/18; ZBA Decision dated 04/19/18; "Special Permit Amendment Plan of Land" dated 10/14/20; Assessors "Request for Abutter's List" dated 09/30/20; Certified Abutter's list dated 09/30/20; GIS Property information – 49-0-270.

John M. moved to dispense with reading of application – Second by John D. – Roll call vote taken - unanimous.

Atty. Leino explained application and requested a continuance until the January 2021 meeting.

Public Participation: None

Vote: John M. moved to continue application until the January 2021 meeting – Second by John D. – Roll call vote taken - unanimous.

8:18 p.m. – Guaranteed Builders & Developers, Inc. – Application for Special Permit

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

In Attendance: Karen Keegan, Guaranteed Builders & Developers, Inc.

Documents provided: Petition for Special Permit dated 10/19/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner's letter to Planning Board dated 11/17/20; Letter explaining description of Special Permit application from Tracy Sharkey; "Letter of no objection" from abutters at 333 Purchase St.; 2x's "Letter of no objection" dated 09/24/20; Unofficial Property Card of 8-0-27; Assessors "Request for Abutter's List" dated 10/15/20; Certified Abutter's list dated 10/20/20; GIS Property information – 8-0-27; 3 color photos of property; Quitclaim Deed for 327 Purchase St. dated 03/14/20; Title Page and Plans from Guaranteed Builders & Developers, Inc. (T-0, A-1, A-2, A-3, A-4, A-5); Proposed Plot Plan of Land dated 10/16/20.

Chairman read application into record. Karen Keegan explained application & requested continuation until the December meeting.

Public Participation: None

Vote: John M. moved to continue application until the December meeting – Second by David P. – Roll call vote taken - unanimous.

8:35 p.m. – Michael Bregani – Application for Variance and/or Special Permit

Members participating: David R. Consigli, Chairman; John Mastroianni, Vice-Chairman; David H. Pyne; John Dagnese; Robert Capuzziello

In Attendance: Atty. Ernest Pettinari

Documents provided: Petition for Variance and/or Special Permit; Letter to Town Clerk from Atty. Ernest Pettinari dated 10/20/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner's letter to Planning Board dated 11/17/20; Assessors "Request for Abutter's List" dated 08/13/20; Certified Abutter's list dated 08/18/20; Memorandum in Support of Application for Variance and/or Special Permit dated 11/19/20; "Exhibit One" of property; "Exhibit Two" Variance Plan of Land dated 08/04/20; "Exhibit Three" A & B; "Exhibit Four" Letter from abutters at 12 Fairview Ave.; "Special Permit/Variance Plan of Land" dated 08/04/20.

John M. moved to dispense with reading of application – Second by Robert C. – Roll call vote taken - unanimous.

Atty. Pettinari explained application and requested a continuance until the February 2021 meeting.

Public Participation: None

Vote: John M. moved to continue application until the February 2021 meeting – Second by Robert C. – Roll call vote taken - unanimous.

9:09 p.m. – Maryanne Filosa & Diane Fino-Walker – Application for Variance

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

In Attendance: Atty. Joseph Antonellis, Atty. A. Eli Leino & Maryanne Filosa

Documents provided: Petition for Variance dated 10/22/20; Petition Submitted in objection to application signed by 17 abutters; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner's letter to Planning Board dated 11/17/20; Assessors "Request for Abutter's List" dated 10/22/20; Certified Abutter's list dated 10/22/20; GIS Property information – 39-0-14; Variance Plan of Land dated 09/24/20.

David P. moved to dispense with reading of application – Second by John M. – Roll call vote taken - unanimous.

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

Public Participation: Irene Rugoletti – 14 Western Ave.

Vote: David P. moved to approve the application with the following conditions: 1) 24 Cunniff must be reduced to a single-family home, which must allow to be inspected by Building Inspector. 2) Maximum of 3 bedrooms 3) Maximum of 2000 sq. ft. 4) Lot A – Arborvitaes planted every 5 ft. (or privacy fence); Lot B – Arborvitaes planted every 5 ft. (or privacy fence) on Bacchiocchi side of property, which must be replace if they do not germinate within one year. Second by John M. – Roll call vote taken – 4 in favor, 1 opposed – Application approved.

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

Meeting Adjourned –9:51 p.m.

Respectfully Submitted,

APPROVED:

Kelly Capece, Clerk

David R. Consigli, Chairman