

Town of Milford – Zoning Board
Remote Meeting
Meeting Minutes – February 11, 2021

Meeting Called to Order – 7:00 p.m.

Members in attendance: David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; Mark Calzolaio; and Christopher Burns. Also, in attendance; Melissa Tomas, Clerk; Christopher George, IT Director.

Not in attendance: John Dagnese and Robert Capuzziello.

New Business

Chairman David Consigli opened the meeting and discussed the possibility of placing the documents for each application/hearing online in the future. Christopher George began by reading the Governors message.

Approval of Minutes

Motion by Mark C. to approve the minutes from the December 17, 2020 meeting – Second by John M. – Roll call vote taken – Motion carried unanimously.

Motion by Timothy Walsh to approve the minutes from the January 14, 2021 meeting – Second by John M. – Roll call vote taken – Motion carried unanimously.

7:05 P.M. - Hearing of Michael Bregani – Petition for a Variance

Members participating: David R. Consigli; John Mastroianni; David H. Pyne; Timothy Walsh; and Christopher Burns. Member Mark Calzolaio recused himself from this hearing due to a conflict.

In Attendance: Attorney Ernest Pettinari and Michael Bregani

Documents provided: Petition for Variance dated 10/20/20; Assessors “Request for Abutters List” dated 8/13/20; Certified Abutter’s list dated 8/18/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner letter to Planning Board dated 11/17/20; GIS Property Info 43-0-25 and 26; copy of Dunn McKenzie, Inc. Plans “Special Permit/Variance Plan”; Notice of Hearing dated 1/26/21; Memo from Attorney Pettinari to Zoning Board members dated 2/8/2021.

Atty. Pettinari explained application and answered questions from Board Members. He is withdrawing previous proposal of the proposed addition for Lot #25 and is only moving forward with Lot #26; relocate lot line.

Public participation: Joseph Tieuli of Broad Street discussed his concerns regarding the construction materials at Mr. Bregani’s residence.

Vote: Motion by David Pyne to raze the trailer on Lot #25 and grant the Variance on Lot #26; for the new construction of a 2 bedroom (max. 1,600 sq. ft.) - Second by Timothy Walsh – Roll call Vote taken – unanimous. Application approved.

7:36 P.M. - Hearing of Santos Garage – Petition for Special Permit

Members participating: David R. Consigli; John Mastroianni; David H. Pyne; Mark Calzolaio; and Christopher Burns.

In Attendance: Attorney A. Eli Leino; and Elizabeth Mainini.

Documents provided: Petition for Special Permit dated 9/29/20; Amended Petition for Special Permit dated 10/20/20; Assessors “Request for Abutters List” dated 9/30/20; Certified Abutter’s list dated 9/30/20; Planning Board recommendation letter to ZBA dated 11/18/20; Town Planner letter to Planning Board dated 11/17/20; GIS Property Info 49-0-270; copy of G&H Plans “Special Permit Plan of Land” dated 9/1/20; copy of amended G&H Plans “Special Permit Plan of Land” dated 10/14/20; copy of amended G&H Plans “Special Permit Plan of Land” dated 2/11/21; Notice of Hearing dated 1/26/21; Memo from Attorney A. Eli Leino to Zoning Board members dated 1/27/21

The Chairman read the application to the board. He discussed the Planning Board recommendation with the members. Atty. Leino explained the application and answered questions from Board Members. After much discussion; several concerns from the Board regarding the overall expansion size, number of bays, number of vehicles out-front, and noise concerns make this application difficult for approval.

Attorney A. Eli Leino requested to withdraw the application without prejudice.

Public participation: None

Vote: Motion made by David Pyne to grant the withdrawal without prejudice - Second by Christopher B. – Roll call Vote taken - unanimous – withdrawal approved.

7:58 P.M. - Hearing of Global Companies, LLC. – Petition for Appeal

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

In Attendance: Attorney Charles Boddy; Larry Dunkin; Attorney Peter Barbieri; Erin Fredette; and Joseph Calagione.

Documents provided: Petition for Appeal dated 11/19/20; Planning Board Appeal Materials Packet; Building Official Appeal Materials Packet; Zoning Board of Appeals Decision November 6, 2019 Materials Packet; Assessors “Request for Abutters List” dated 11/5/20; Certified Abutter’s list dated 11/9/20; Town Planner letter to Planning Board dated 1/5/21; Planning Board letter to Building Commissioner dated 10/26/20; GIS Property Info 43-0-95A; copy of Ayoub Engineering Plans “Fire Suppression System Modification of Existing Self-Serve”; Notice of Hearing dated 1/26/21; Memo from McMahon to Milford Planning Board dated 6/1/20; Fletcher Tilton PC memo to Building Commissioner dated 11/2/20.

Atty. Barbieri explained application and answered questions from Board Members. Board members raised questions/concerns regarding the appeal. Town Planner Larry Dunkin explained the timeline regarding the applications and discussed the process to the ZBA members. Attorney Charles Boddy began discussions regarding the repetitive filing and informed the members that the appeal period has expired. Planning Board member Joseph Calagione presented to the Board and discussed the traffic report, closing of extra driveways that are not needed and the Board being consistent with all stations.

Public participation: None

Vote: Motion made by Dave P. to deny the application as submitted - Second by John M. – Roll call Vote taken - unanimous – application denied.

8:23 P.M. - Hearing of Mark Wasserman – Petition for Variance

Members participating: David R. Consigli; John Mastroianni; David H. Pyne; Mark Calzolaio; and Christopher Burns.

In Attendance: Attorney David Bertonazzi.

Documents provided: Petition for Variance dated 1/5/21; Assessors “Request for Abutters List” dated 12/10/20; Certified Abutter’s list dated 12/11/20; Planning Board recommendation letter to ZBA dated 2/3/21; Town Planner letter to Planning Board dated 2/2/21; GIS Property Info 40-0-37; copy of G&H Plans “Variance – Plan of Land”; Notice of Hearing dated 1/26/21; Request for Continuance dated 1/29/21.

Attorney David Bertonazzi requested a continuance until the March 11, 2021 ZBA meeting.

Public participation: None

Vote: Motion made by John M. to grant the continuance until March 11, 2021 - Second by Christopher B. – Roll call Vote taken - unanimous – continuation approved.

8:25 P.M. - Hearing of Anaisa Carneiro – Petition for Special Permit

Members participating: David R. Consigli; John Mastroianni; David H. Pyne; Mark Calzolaio; and Christopher Burns.

In Attendance: Anaisa Carneiro.

Documents provided: Petition for Special Permit dated 1/15/21; Assessors “Request for Abutters List” dated 1/15/21; Certified Abutter’s list dated 1/15/21; Planning Board recommendation letter to ZBA dated 2/3/21; Town Planner letter to Planning Board dated 2/2/21; GIS Property Info 8-54-35; copy of Land Planning, Inc. Plans “Plot Plan” dated 1/13/21; Notice of Hearing dated 1/26/21; Letter from Maria Lopes abutter dated 2/5/2021; Email from Bob Bonasera abutter dated 2/9/2021.

The Chairman read the application to the board, he read the Planning Board recommendation and read the letters from abutters.

Applicant Anaisa Carneiro was present to answer questions from the members.

Public participation:

Elaine Lahey of 26 Windsor Rd. – told the board she has no issues with this application.

Carol Snyder of 23 Windsor Rd. – informed the board that she has no issues/complaints with the salon.

Suzanne Fontana- across the street – has no issues with this application.

Bruce Garzozzo of 21 Windsor Rd.– also told the board that he has no issues with this application.

Vote: Motion made by David Pyne to approve the application for a single sink salon - Second by John M. – Roll call Vote taken - unanimous – application approved.

Adjournment: Motion by Mark C. to adjourn meeting – Second by Timothy W. – Roll call Vote taken - unanimous.

Meeting Adjourned – 8:37 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman