

Town of Milford – Zoning Board
Remote Meeting
Meeting Minutes – May 13, 2021

Meeting Called to Order – 7:02 p.m.

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

Not in attendance: Robert Capuzziello

New Business

Chairman David Consigli opened the May 13, 2021 scheduled meeting. IT Director Christopher George began the meeting by reading the Governors message.

Approval of Minutes

Motion made by John Dagnese to approve the minutes from the April 15, 2021 meeting – Second by Mark Calzolaio – Roll call vote taken - 6 members voted affirmatively; 1 member (Christopher Burns) abstained as he was not present at the previous meeting – Motion carried.

7:04 P.M. - Hearing of Robert & Karen Dignazio – Petition for Variance

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

In Attendance: Robert Dignazio.

Documents provided: Petition for Variance dated 3/11/21; Assessors “Request for Abutters List” dated 3/12/21; Certified Abutter’s list dated 3/15/21; Planning Board recommendation letter to ZBA dated 4/14/21; Town Planner letter to Planning Board dated 4/13/21; GIS Property Info 61-86-165; Notice of Hearing dated 3/19/21; Notice of Hearing dated 5/10/21.

Chairman Consigli began the hearing by reviewing the application and updating the members on this matter which was continued from the previous meeting.

Robert Dignazio began his presentation to the Board Members. He explained that he has been in contact with Guerriere & Halnon, and is still awaiting his plans from the engineers. He informed the members that G&H is approximately 6-8 weeks out. Mr. Dignazio requested to withdraw his application without prejudice and once he received his plans and is ready to move forward, he will resubmit his application to the Board.

Public participation: None

Vote: Motion made by David Pyne to accept the withdrawal without prejudice - Second by Timothy Walsh – Roll call Vote taken - Unanimous – application has been withdrawn.

7:06 P.M. - Hearing of Rosemary Ferreira – Petition for Variance

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

In Attendance: Rosemary Ferreira.

Documents provided: Petition for Variance dated 4/1/21; Assessors “Request for Abutters List” dated 3/30/21; Certified Abutter’s list dated 4/1/21; Planning Board recommendation letter to ZBA dated 5/10/21; Town Planner letter to Planning Board dated 5/3/21; GIS Property Info 26-41-7; copy of Allen Engineering & Associates, Inc. Plans “Building Permit Plan” dated 2/17/20; Notice of Hearing dated 4/26/21; Notice of Hearing dated 5/10/21.

Chairman Consigli began the hearing and read the application. He asked the members if there were any members in conflict with this hearing, none answered, and the hearing continued. Chairman Consigli then read the Town Planner letter and the Planning Board letter/recommendation. He spoke about the proposed alterations and spoke about the dimensions, sizes, and existing layout.

Rosemary Ferreira, applicant presented to the Board Members and explained the proposed alterations and answered questions from the members. There was confusion from what the plans were showing to what the applicant explained she was looking to have done to the property. The proposed addition is not shown correctly on the existing plans. Some questions from the members included the size of the proposed addition, the existing deck, the purpose for the alterations, the supplemental apartment, the number of bedrooms, the dimensions of the expansion, and lower-level area. Mrs. Ferreira informed the members that she received modified plans and sent them to John Erickson, Building Commissioner this afternoon. Chairman Consigli informed her that they should have been sent to the Town Planner and the ZBA to review.

The board discussed the existing plans received and Chairman Consigli informed the applicant that the board would need accurate plans to detail/show her proposed addition as described. The members discussed the matter further and agreed there was a lot of confusion. Chairman Consigli requested the applicant to contact her engineer and revise/update the plans to show her requested addition.

Public participation: None

Vote: Motion made by Christopher Burns to continue the hearing until June 10, 2021 to revise the plans- Second by Timothy Walsh – Roll call Vote taken - unanimous – Hearing is continued until June 10, 2021.

7:29 P.M. - Hearing of EG Cutler, LLC. – Petition for Variance

Members participating: David H. Pyne; John Dagnese; Mark Calzolaio; Timothy Walsh; and Christopher Burns. (Chairman David Consigli and Vice Chairman John Mastroianni recused themselves from the hearing).

In Attendance: Attorney Steven Greenwald.

Documents provided: Petition for Variance dated 4/20/21; Assessors “Request for Abutters List” dated 4/1/21; Certified Abutter’s list dated 4/15/21; Planning Board recommendation letter to ZBA dated 5/10/21; Town Planner letter to Planning Board dated 5/3/21; GIS Property Info 40-0-96; Copy of

Guerriere & Halnon, Inc. Plans “Variance Plan of Land Highland Street” dated 2/15/21; Notice of Hearing dated 4/26/21; Notice of Hearing dated 5/10/21.

Chairman Consigli began the hearing and read the application. Chairman Consigli then read the Town Planner letter and the Planning Board letter/recommendation. Attorney Greenwald presented to the Board to explain the application, the lot requirements and the proposed changes. Member John Dagnese asked Attorney Greenwald how many years did Murphy own the land, Attorney Greenwald replied 2 years.

Board members did not have any further questions.

Public participation: There were 3 abutters who joined the meeting.

Victor Pereira – 23 Highland Street – introduced himself to the board and spoke in opposition to the application. Spoke of his concerns that the lot is not large enough and not enough frontage.

Inocencia Cerqueira – 25 Highland Street – also informed the board that her and her husband were both opposed to the application, stating the lot is too small.

Hilario Rodriguez – 21 Highland Street – also spoke in opposition to the application.

Vote: Motion made by David Pyne to approve the application with the 3 variances which are; Frontage of 75 ft., Width 70 ft., and the area of approximately 10,800 sq ft. as submitted - Second by John Dagnese – Roll call Vote taken - Unanimous – Application approved.

Adjournment: Motion by Timothy Walsh to adjourn the meeting – Second by John Dagnese – Roll call Vote taken - Unanimous.

Meeting Adjourned – 7:47 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman