

**Town of Milford – Zoning Board**  
**Remote Meeting**  
**Meeting Minutes – June 10, 2021**

**Meeting Called to Order – 7:06 p.m.**

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

Not in attendance: John Dagnese; David H. Pyne; and Robert Capuzziello

**New Business**

Chairman David Consigli opened the June 10, 2021 scheduled meeting. IT Director Christopher George began the meeting by reading the Governors message.

**Approval of Minutes**

Motion made by Mark Calzolaio to approve the minutes from the May 13, 2021 meeting – Second by John Mastroianni – Roll call vote taken - 5 members voted affirmatively – Motion carried.

Chairman Consigli discussed the application process with the board. He spoke about new applications being received and having a checking system to ensure all applications are complete when submitted for processing. New applications are to be reviewed and signed off by Town Planner Larry Dunkin before being submitted to the Town Clerks office for processing.

**7:10 P.M. - Hearing of Rosemary Ferreira – Petition for Variance**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; Mark Calzolaio; and Timothy Walsh.

**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 5/10/21; GIS Property Info 26-41-7; copy of Allen Engineering & Associates, Inc. Plans “Building Permit Plan” dated 2/17/20; Notice of Hearing dated 5/26/21; Notice of Hearing dated 5/10/21; Notice of Hearing dated 5/26/21; Revised Plans from Allen Engineering & Associates, Inc. Plans “Building Permit Plan” dated 5/15/21.

Chairman Consigli opened the continued hearing and read the application. He spoke about the continued matter and the prior request for updated plans.

The Board reviewed and discussed the updated plans submitted. Chairman Consigli asked the members and/or public if there were any questions and/or concerns. No questions or comments from the public. Board member Mark Calzolaio did ask if there were any decks and applicant answered by saying “no”.

Chairman Consigli informed Mrs. Ferreira that the Supplemental Apartment is good for 3 years only and needs to be renewed after 3 years.

**Public participation:** None

**Vote:** Motion made by John Mastroianni to approve the application as submitted- Second by Timothy Walsh – Roll call Vote taken - Unanimous – Application Approved.

**7:18 P.M. - Hearing of Hopedale Turnaround LLC – Petition for Variance**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; Mark Calzolaio; and Timothy Walsh.

**In Attendance:** Tracey Liberatore and Attorney David Bertonazzi

**Documents provided:** Petition for Variance dated 4/28/21; Assessors “Request for Abutters List” dated 4/21/21; Certified Abutter’s list dated 4/21/21; Planning Board recommendation letter to ZBA dated 5/20/21; Town Planner letter to Planning Board dated 5/20/21; GIS Property Info 55-0-9; Copy of Allen Engineering & Associates, Inc. Plans “ZBA Plan for 25 Maple Street” dated 3/8/21; Notice of Hearing dated 5/26/21.

Chairman Consigli began the hearing and read the application. Chairman Consigli then explained the intent and use of the parcel.

Attorney Bertonazzi presented to the Board, he explained the application, informed them there are no changes at all to the parcels but just separating the lots; adding flexibility to the two parcels. There are no changes to the property or parcels.

**Public participation:** None

**Vote:** Motion made by Mark Calzolaio to approve the application as submitted - Second by John Mastroianni – Roll call Vote taken - Unanimous – Application approved.

**7:25 P.M. - Hearing of Anne Dawson – Petition for Special Permit**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; Mark Calzolaio; and Timothy Walsh.

**In Attendance:** Anne Dawson

**Documents provided:** Petition for Special Permit dated 4/30/21; Assessors “Request for Abutters List” dated 3/17/21; Certified Abutter’s list dated 3/22/21; Planning Board recommendation letter to ZBA dated 5/20/21; Town Planner letter to Planning Board dated 5/18/21; GIS Property Info 46-140-19; Copy of Guerriere & Halnon, Inc. Plans “Barros Estates” dated 7/12/00; Notice of Hearing dated 5/26/21.

Chairman Consigli began the hearing and read the application. Chairman Consigli then read the Town Planner letter and the Planning Board letter/recommendation. Chairman Consigli informed the applicant that she needs plans to complete her application. Ms. Dawson informed the board that she is not aware of the process and Chairman Consigli told her Town Planner will help walk her through the process.

Board members did not have any further questions.

**Public participation:** None

**Vote:** Motion made by Timothy Walsh to continue the matter until the July meeting - Second by Christopher Burns – Roll call Vote taken - Unanimous – Application continued until the July meeting.

**7:34 P.M. - Hearing of Backyard ADUs – Petition for Special Permit**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; Timothy Walsh; and Christopher Burns.

**In Attendance:** Chris Lee of Backyard ADU's

**Documents provided:** Petition for Special Permit dated 5/3/21; Assessors "Request for Abutters List" dated 4/26/21; Certified Abutter's list dated 4/27/21; Planning Board recommendation letter to ZBA dated 5/20/21; Town Planner letter to Planning Board dated 5/18/21; GIS Property Info 21-40-165; Copy of Guerriere & Halnon, Inc. Plans "Plan of Land 2 Sunnyside Lane" dated 8/17/20; Notice of Hearing dated 5/26/21.

Chairman Consigli began the hearing and read the application. Chairman Consigli then explained/read the Special Permit answers and explained they are looking to add a supplemental apartment. Chairman Consigli then read the Town Planner letter and the Planning Board letter/recommendation.

Chris Lee from Backyard ADU's presented to the Board members. He walked thru the layout with the members, he spoke about the levels, added space, habitable rooms, and access to the apartment.

Board members had several questions. Vice Chairman asked about the kitchen and dining area; are they a combined area? Chris Lee responded yes.

Chairman Consigli informed everyone that he is struggling with the size. He spoke about rental units and the abuse of use. Member Mark C. did not have any questions.

Timothy Walsh said he agreed with Chairman Consigli, has concerns with the levels/floors. Emphasized this is for a supplemental apartment not building a new home. He feels needs to be modified.

Christopher Burns informed everyone that he agrees with Chairman Consigli and member Timothy Walsh.

**Public participation:**

Cyndi Ortolano – lives in L.A. – her brother is an RN and their mother is aging and needs help.

John Depaolo – neighbor – concerned about the size of the addition and trees. He would like a happy medium – said it's a congested area.

Christopher Ortolano – thanked the Board. Spoke of unprecedented times, his brother is an RN and is exposed to covid at work, looking to preserve the integrity of the neighborhood and knows that the trees need to come down.

Liz Mainini from Guerriere & Halnon spoke to the members and emphasized that similar work has been done in the neighborhood.

Chris Lee of Backyard ADU's emphasized by renewing the Special Permit every 3 years it protects the neighborhood and will not allow it to be a rental unit.

Chairman Consigli spoke about cleaning up the yard, the shed is too close to the property and would like it removed, the overgrown yard should be cleaned up, trees on the lot line are very large, and grass is growing on the roof of the shed.

**Vote:** Motion made by John Mastroianni to approve the application as submitted; remove dead trees, clean-up the overgrown property line and remove the shed - Second by Mark Calzolaio – Roll call Vote taken - Unanimous – Application approved.

### **8:19 P.M. - Hearing of Nick Oliva – Petition for Special Permit**

**Members participating:** David R. Consigli, Chairman; Mark Calzolaio; Timothy Walsh; and Christopher Burns. (Vice Chairman John Mastroianni recused himself)

**In Attendance:** Don Donahue and Paul Braza.

**Documents provided:** Petition for Special Permit dated 5/17/21; Assessors “Request for Abutters List” dated 5/18/21; Certified Abutter’s list dated 5/18/21; Planning Board recommendation letter to ZBA dated 5/20/21; Town Planner letter to Planning Board dated 5/18/21; GIS Property Info 42-0-163; Copy of Guerriere & Halnon, Inc. Plans “Olivas Market Addition” dated 11/12/20; Notice of Hearing dated 5/26/21; Copy of Guerriere & Halnon, Inc. revised Plans “Olivas Market” dated 6/29/21.

IT Director Christopher George began the hearing and read the meeting notice. Chairman Consigli read the application into record and then read the Town Planner letter and the Planning Board letter/recommendation.

Paul Braza presented to the board members. He explained that the site confirms to what is being represented on the plans. Does not have updated/revised plans as of yet. Chairman Consigli requested the revised plans be forwarded to Town Planner/Planning Board as well as the Zoning Board.

Board members did not have any further questions.

### **Public participation:**

**Vote:** Motion made by Mark Calzolaio to approve the application as submitted once the revised plans have been submitted to the Planning Board and Zoning Board- Second by Timothy Walsh – Roll call Vote taken - Unanimous – Application approved.

### **8:29 P.M. - Hearing of Sunday Football LLC – Petition for Special Permit**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; Mark Calzolaio; Timothy Walsh; and Christopher Burns.

**In Attendance:** Paul Braza; Don Donahue; and Liz Mainini.

**Documents provided:** Petition for Special Permit dated 5/19/21; Assessors “Request for Abutters List” dated 5/14/21; Certified Abutter’s list dated 5/14/21; Planning Board recommendation letter to ZBA dated 6/2/21; Town Planner letter to Planning Board dated 6/1/21; GIS Property Info 37-0-10; Copy of

Guerriere & Halnon, Inc. Plans “Plan of Land 284 West Street” dated 5/18/21; Notice of Hearing dated 5/26/21.

Chairman Consigli began the hearing and read the hearing notice and application. Chairman Consigli then read the Town Planner letter and the Planning Board letter/recommendation.

Liz Mainini of Guerriere & Halnon presented to the board members. Explained they need a Special Permit to reconstruct; moving location of the building; spoke of the existing septic system and parking calculations.

Board member Mark Calzolaio asked about the square footage of the building; Liz responded by informing the members that it is definitely a larger building being proposed and removing the residential component. The new building will have a larger footprint. Mark C. also asked if there is a 2<sup>nd</sup> floor? Don responded that the 2<sup>nd</sup> floor is for storage. Marks final question was if the septic system could handle the new proposed size, and Liz Mainini responded yes.

**Public participation:**

**Vote:** Motion made by Mark Calzolaio to approve the application as submitted with Planning Board approval- Second by John Mastroianni – Roll call Vote taken - Unanimous – Application approved.

**Board Vote:** Motion made by Mark Calzolaio to return to in person board meetings- Second by John Mastroianni – Roll call Vote taken - Unanimous.

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

**Meeting Adjourned – 8:40 P.M.**

Respectfully Submitted,

APPROVED:

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Melissa Tomas, Clerk

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David R. Consigli, Chairman