

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – September 9, 2021

Meeting Called to Order – 7:00 P.M.

Members in attendance: David R. Consigli, Chairman; John Dagnese; Mark Calzolaio; Robert Capuzziello and Christopher Burns. Also, in attendance; Melissa Tomas, Clerk; and Nick from Milford TV.

Not in attendance: John Mastroianni, Vice Chairman; David H. Pyne; and Timothy Walsh.

Approval of Minutes

Motion made by Mark C. to approve the minutes from the August 19, 2021 meeting – Second by John Dagnese – Unanimous – Minutes approved.

General Business

Chairman David Consigli opened the September 9, 2021 scheduled meeting. Chairman Consigli began discussing the first matter for discussion. He read the Notice of Hearing.

7:00 P.M. – E.G. Cutler LLC., Clarification – Petition for Variance Hearing Dated May 13, 2021
Members participating: Mark Calzolaio; John Dagnese; and Christopher Burns.

In Attendance: Attorney Steven Greenwald

Documents provided: Memo from Attorney Steven Greenwald to ZBA dated 9/3/21; Notice of Hearing dated 9/7/21; copy of memo from Hilario & Lucia Rodriguez to ZBA dated 9/3/21; copy of Guerriere & Halnon, Inc. Plans “Plan of Land Highland Street Milford, Mass.” dated 8/13/21.

Chairman Consigli began by reading the Notice of Hearing. He then explained to the board members that the matter was before the Board again for clarification purposes. He then turned it over to Attorney Greenwald.

Attorney Steven Greenwald presented to the Board. He explained the need to re-discuss this matter to clarify some details that need to be in the Decision. Attorney Greenwald explained there is a new 81P Plan. He met with the abutters to explain the details and reported that the abutters are happy about the transfer of the parcel of land. Attorney Greenwald is looking to have the final Decision written properly explaining that parcel C is being deeded to the abutters.

Public participation: None

Vote: Motion made by Christopher Burns to approve the correction to the Decision - Second by John Dagnese – Unanimous – amendment approved.

7:05 P.M. - Hearing of Michael & Denise Meurant – Petition for Variance

Members participating: David R. Consigli, Chairman; Mark Calzolaio; John Dagnese; Robert Capuzziello; and Christopher Burns.

In Attendance: Attorney Joseph Antonellis, Michael & Denise Meurant

Documents provided: Petition for Variance dated 8/19/21; Assessors “Request for Abutters List” dated 7/30/21; Certified Abutter’s list dated 7/30/21; Planning Board recommendation letter to ZBA dated 9/8/21; Town Planner letter to Planning Board dated 9/7/21; GIS Property Info 43-0-88; copy of Guerriere & Halnon Plans “Variance Plan of Land 74 Medway Road and 8 Venice Street” dated 8/5/21; Notice of Hearing dated 8/20/21; Notice of Hearing dated 9/7/21.

Chairman Consigli began the hearing of Michael and Denise Meurant. Chairman Consigli read the Notice of Hearing and then read the application. He read the Planning Board recommendation which was unfavorable, and he read the Town Planners’ letter.

Attorney Joseph Antonellis who was representing the applicant, began his presentation to the board. Attorney Antonellis began by explaining which properties his clients own and rent. He explained that his clients are looking to subdivide the two existing parcels to create a new parcel which they are looking to build a home for investment purposes. Attorney Antonellis discussed setbacks and side lots, explained there would not be a second non-conforming property as he would like to request the least amount of relief from the Board. He informed the board that his clients would like to build a home in character, something comparable to the neighborhood.

Questions were asked by board members regarding square footage for each lot; details regarding the non-conforming properties, age of existing houses in the neighborhood, history of the existing properties, and front setbacks. Member Robert C. spoke about the square footage; he is concerned the 5,000 sq. ft. difference is a lot. Member Mark C. questioned the age of the existing homes and was concerned about creating a 10,000 sq ft. lot in between the existing parcels. John Dagnese gave history on the properties and the neighborhood as he was familiar with the neighborhood. Chairman David Consigli asked about taking more land from the existing parcel to give the new parcel more land, said front setbacks are not there; and would like more detailed and clear plans as too much information was missing. Member Mark C. said he is concerned about setting a precedent to further developments who don’t have enough land. Member Christopher Burns said he would stay consistent and when there are abutters opposed and affected by such proposals he would like to support the abutters.

After the Board comments and the remarks and concerns from the abutters during the public participation, Attorney Antonellis requested to withdraw the application without prejudice.

Public participation: Several neighbors/residents spoke to the board members.

Donald Larson – 16 Medway Road – is asking the board to request the 15,000 sq. ft. requirement as there is no hardship to the owners. He owns Piscia homestead and is not cutting up his land to develop.

Troy Robins – 6 Naples Ct. – opposed to developing the new parcel/home. He also emphasized there is no hardship to the applicants.

Michael Murphy – 7 Naples Ct. – is opposed to the application and is most concerned about safety and emergency vehicles.

Vote: Motion made by Robert Capuzziello to accept the withdrawal of the application without prejudice - Second by Christopher Burns – Unanimous – Application withdrawn.

Adjournment: Motion by Mark C. to adjourn the meeting – Second by Robert Capuzziello – Unanimous – Meeting adjourned.

Meeting Adjourned – 7:32 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman