

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – October 14, 2021

Meeting Called to Order – 7:02 P.M.

Members in attendance: David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; and John Dagnese. Also, in attendance; Melissa Tomas, Clerk; and Nick from Milford TV.

Not in attendance: Mark Calzolaio; Robert Capuzziello; Christopher Burns and Timothy Walsh.

Approval of Minutes

Motion made by John M. to approve the minutes from the September 9, 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.

7:05 P.M. – Christopher Farrar & Kelsey Kozlowski - Variance

Members participating: David R. Consigli; John Mastroianni; John Dagnese; and David Pyne.

In Attendance: Attorney Rob Knapik; Christopher Farrar; and Kelsey Kozlowski

Documents provided: Petition for Variance dated 9/13/21; Assessors “Request for Abutters List” dated 8/25/21; Certified Abutter’s list dated 8/25/21; Planning Board recommendation letter to ZBA dated 10/6/21; Town Planner letter to Planning Board dated 10/5/21; GIS Property Info 21-0-24; copy of Land Planning, Inc. Plans “Silver Hill Road” dated 8/18/21; Notice of Hearing dated 9/24/21.

Chairman Consigli opened the hearing by reading the Notice of Hearing and began the reading of the application. Motion was made by John M. to dispense the reading of the Exhibit A – seconded by John D. – Unanimous- reading of the Exhibit was waved.

Chairman Consigli then read the Planning Board Recommendation and Town Planners letter to the Board. He then turned it over to Attorney Knapik.

Attorney Rob Knapik began his presentation to the Board. He explained that Attorney Antonellis is representing the applicants, however, Attorney Antonellis was not available this evening and asked Attorney Knapik to present to the Board. Attorney Knapik explained the application and discussed the frontage and setback requirements and relief requested. He explained the Variance is for a 24 ft. relief. He also explained the existing structures on the parcel of land and the intentions for those structures moving forward.

Board members began their discussions and asked several questions about the application. Questions asked and topics discussed were owner of Parcel A, which is being deeded back to the applicants aunt; access to Parcel A, which will be applicants driveway; use of existing barn, storage however it will be

either razed or rebuilt; old vehicles on the property, have all been removed; chicken coop has been removed; ability to re-build barn/shed on the property if the existing shed is removed, board advised the applicants they would need to obtain a building permit to re-build a new shed/barn for storage.

Members discussed concerns regarding future development on the parcel or subdividing the parcel. The Board members agreed they could add conditions to the approval.

Public participation: A few neighbors were present to ask questions and raise their concerns. Frank & Jo Webster of 49 Silver Hill Road wanted to know how close the new house would be to their house? After review of the plans and discussions with the members it was determined that the new home would be approximately 400 feet from the Websters property. Mr. & Mrs. Webster were happy to hear that and gave their blessing to the application.

John Morais of 45 Silver Hill Road and his brother Manny were present to inform the board that they are not happy with the application. They discussed a few items of concern; they don't like the idea of a gravel driveway next to their property; they have issues with existing barn and would like it to be removed or rehabbed. Board members raised concerns with Mr. Morais' existing barn which is also an eye sore and in poor condition.

Vote: Motion made by John M. to approve the application as submitted with the specified conditions; no future subdivision or developments of existing parcel/land, raze or refurbish the red barn, no residential dwelling on Parcel A, no additional homes - Second by John Dagnese – Unanimous – application approved.

Vote: Motion made by John M. to agree that no occupancy permit is to be issued for the single-family home until the red barn/shed is razed or rehabbed to building code - Second by John Dagnese – Unanimous.

7:39 P.M. - Hearing of Michael Janikas – Petition for Special Permit

Members participating: David R. Consigli; John Mastroianni; John Dagnese; and David Pyne.

In Attendance: None

Documents provided: Petition for Special Permit dated 9/23/21; Assessors "Request for Abutters List" dated 8/16/21; Certified Abutter's list dated 8/16/21; Planning Board recommendation letter to ZBA dated 10/6/21; Town Planner letter to Planning Board dated 10/5/21; GIS Property Info 61-86-163; copy of Guerriere & Halnon Plans "Plan of Land 17 Gordon Drive" dated 9/22/21; Notice of Hearing dated 9/24/21; Email received from Grace Wisniewski dated 10/13/21; Email request from Attorney Pettinari to continue the hearing dated 10/14/21.

Chairman Consigli read the Notice of Hearing. He read Attorney Pettinari's request to continue the hearing until 11/18/21.

Public participation: None

Vote: Motion made John M. to continue the hearing until 11/18/21 - Second by John D. – Unanimous – Application continued.

Adjournment: Motion by David P. to adjourn the meeting – Second by John M. – Unanimous – Meeting adjourned.

Meeting Adjourned – 7:40 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman