

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – November 18, 2021

Meeting Called to Order – 7:06 P.M.

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

Not in attendance: John Mastroianni, Vice Chairman; and Mark Calzolaio.

Approval of Minutes

Motion made by John D. to approve the minutes from the October 14, 2021 meeting – Second by Robert C. – Unanimous – Minutes approved.

General Business

Chairman David Consigli opened the November 18, 2021 scheduled meeting.

7:08P.M. – Michael Janikas – Special Permit

Members participating: David R. Consigli; John Dagnese; David Pyne; Robert Capuzziello; and Christopher Burns.

In Attendance: Attorney Ernest Pettinari; Michael Janikas; and Michelle Foley.

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, Inc. Plans “Special Permit Plan of Land 17 Gordon Drive” dated 9/22/21; copy of Acropolis Design Consultants building plans “In Law Addition 17 Gordon Drive” dated 9/17/2021; Notice of Hearing dated 9/24/21; Notice of Hearing dated 11/4/21; Email from abutter Grace Wisniewski dated 10/13/21; Email from Attorney Pettinari dated 10/14/21; Email from abutter Grace Wisniewski dated 11/18/21; Memorandum in Support of Application from Attorney Pettinari dated 11/18/21 and submitted at the hearing; copy of Guerriere & Halnon, Inc. Plans “Special Permit Plan of Land 17 Gordon Drive” dated 9/22/21 submitted at the hearing; copy of Acropolis Design Consultants building plans “In Law Addition 17 Gordon Drive” dated 11/16/2021.

Chairman Consigli opened the hearing by asking members if there are any conflicts on the Board to please let him know. No board members informed him of any conflicts, therefore Chairman Consigli continued. He read the Notice of Hearing and began the reading of the application.

Motion was made by John D. to dispense the reading of the application – seconded by Robert C. – Unanimous - reading of the application was waved.

Chairman Consigli then read the Town Planners letter and read the Planning Board recommendation. Chairman Consigli then read into record the email received from Grace W. regarding the application. Attorney Pettinari began his presentation to the Board. He explained the application process, and informed the board that architects were hired to prepare plans. He continued by explaining the proposed

changes/addition to the home and explained it will comply with the Town By-Law requirements. The supplemental apartment is for Michael's in-laws (M/M Foley), and they only have 1 car. He spoke about the value of the home, market experience, and compliance with renewing the Permit every 3 years as required. Attorney Pettinari assured the board that the unit will not turn into a rental apartment.

Questions and concerns by Board members were discussed regarding use of the apartment if the property is transferred and enforcement issues. Chairman Consigli informed all parties that the board will add a condition in the Decision that applicants must renew the Special Permit after 3 years.

Public participation: None

Vote: Motion made by David P. to approve the application with the plans submitted at the hearing - Second by Robert C. – Unanimous.

7:26 P.M. - Hearing of Vineyard Point Ventures – Petition for Variance

Members participating: David R. Consigli; John Dagnese; David Pyne; Robert Capuzziello; and Christopher Burns.

In Attendance: None

Documents provided: Petition for Variance dated 10/27/21; Assessors "Request for Abutters List" dated 10/21/21; Certified Abutter's list dated 10/21/21; Planning Board recommendation letter to ZBA dated 11/17/21; Town Planner letter to Planning Board dated 11/16/21; GIS Property Info 39-0-51; copy of Land Planning, Inc. Plans "Variance Plan -38 Asylum Street" dated 10/14/21; Notice of Hearing dated 11/4/21; Letter from abutters Kristen Ballard and Lauren Smith dated 11/15/21; Memo to request continuance from Attorney Pettinari dated 11/17/21.

Chairman Consigli read the Notice of Hearing. He read Attorney Pettinari's request to continue the hearing until 12/16/21.

Public participation: None

Vote: Motion made John D. to continue the hearing until 12/16/21 - Second by Christopher B. – Unanimous – Application continued.

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

Meeting Adjourned – 7:28 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman