

**Town of Milford – Zoning Board**  
**Remote Meeting**  
**Meeting Minutes – February 10, 2022**

**Meeting Called to Order – 7:00 P.M.**

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

Not in attendance: N/A

**Approval of Minutes**

Motion made by John D. to approve the minutes from the December 16, 2021 meeting – Second by Robert C. – Roll Call Vote taken: Unanimous – Minutes approved.

**General Business**

Christopher George, IT Director read the Governor’s message.

Chairman David Consigli opened the February 10, 2022 scheduled meeting. He began by informing the board that he will be meeting with the Building Department to help in addressing issues or violations reported on a weekly basis.

**7:05 P.M. - Hearing of Vineyard Point Ventures – Petition for Variance**

**Members participating:** John Mastroianni, Vice Chairman; Mark Calzolaio; John Dagnese; David Pyne; and Christopher Burns.

**Recused Members:** David R. Consigli, Chairman; and Robert Capuzziello.

**In Attendance:** Attorney Ernest Pettinari and Keith Usher.

**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; Memo to request continuance from Attorney Pettinari dated 12/15/21; Letter from abutter Melanie Shields dated 12/13/21; Letter from abutter Robert Zocchi dated 1/27/22.

Chairman Consigli opened the hearing and explained that he would be recusing himself from the hearing as he had a conflict. He informed the board members that he would not participate in discussion nor voting but he would moderate the hearing. He then began to read the application.

Motion was made by David P. to waive the reading; Second by John M. – Roll Call Vote taken; Unanimous.

Chairman Consigli then read the Notice of Hearing, Town Planners letter, and Planning Board recommendation. He also read letters from abutters. Once completed, he asked Attorney Pettinari to begin his presentation to the Board.

Attorney Pettinari began his presentation to the Board. He discussed abutters, zoning requirements, development in the area, and past projects. There was no public participation but many questions from Board members.

Board members began their discussion with concerns and questions. Christopher B. began by stating that he would like to re-address abutters letters regarding septic and flooding. Member John D. also wants to address abutters concerns. John M. asked the applicant if he is willing to take precautions; Keith Usher, Applicant, informed the Board that the septic issues were prior to him purchasing the property. He addresses all issues when notified. He will do whatever is necessary to alleviate any problems. Member Mark C. asked about square footage of the house; and Keith told them he's not yet sure but approximately 2,500 sq ft. He also informed the members that the home will have Town Sewer and only one (1) leach field.

**Public participation:** None

**Vote:** Motion made by David P. to approve the application subject to four (4) conditions - Second by John M. – Roll Call Vote taken - Unanimous – Application approved with four (4) conditions.

#### **7:37 P.M. - Hearing of Bruno Orlandi – Petition for Special Permit**

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

**In Attendance:** Attorney Steven Greenwald, Elliot Paturzo, and Bruno Orlandi.

**Documents provided:** Petition for Special Permit dated 12/20/21; Assessors "Request for Abutters List" dated 11/9/21; Certified Abutter's list dated 11/9/21; Planning Board recommendation letter to ZBA dated 1/10/22; Town Planner letter to Planning Board dated 1/4/22; Copy of Septic Pros Plan "Proposed Site Plan" dated 10/1/21; Copy of Martin Designs Plan "OA Homes Plan" dated 11/30/2021; Notice of Hearing dated 12/22/21; Notice of Hearing dated 12/23/21; Notice "Meeting Postponed" dated 1/13/22; Notice of Hearing dated 1/21/22; Email from Bruno Orlandi dated 2/3/22.

Chairman Consigli opened the hearing. He began to read the application. Motion was made by David P. to waive the reading; Second by John D. – Roll Call Vote taken; Unanimous.

He then continued by reading the Notice of Hearing, Town Planners' letter, and Planning Board recommendation.

Attorney Greenwald introduced Elliot Paturzo who then began his presentation to the Board. He discussed the proposed plans, ledge, driveway, square footage, and number of bedrooms.

Board members began their questions/comments. John M. said everything looks good. Mark C., David P., Christopher B., Robert C. and John D. all said they had no questions. Chairman Consigli asked about

trees on the property, and if there was any opposition to adding trees to both sides? He also requested that stamped Engineering plans must be submitted to the Planning Board and a copy for ZBA files.

**Public participation:** None

**Vote:** Motion made by David P. to approve the application subject to one (1) condition; to install one (1) 4" caliper tree on each side - Second by John M. – Roll Call Vote taken - Unanimous – Application approved with one (1) condition.

**7:47 P.M. - Hearing of Damon Tinio – Petition for Special Permit**

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

**Recused Members:** David Pyne.

**In Attendance:** Damon Tinio; and Robert Duff, Engineer.

**Documents provided:** Petition for Special Permit dated 1/4/22; Assessors “Request for Abutters List” dated 12/16/21; Certified Abutter’s list dated 12/16/21; Planning Board recommendation letter to ZBA dated 1/19/22; Town Planner letter to Planning Board dated 1/18/22; GIS Property Info 30-0-25B; Copy of Guerriere & Halnon, Inc. Plans “Plan of Land 453 East Main Street” dated 12/31/21; Notice of Hearing dated 1/21/22.

Chairman Consigli opened the hearing. He read the Notice of Hearing, the application, Town Planner’s letter and Planning Board recommendation.

Engineer, Robert Duff began his presentation to the Board. He discussed the proposed plans, single family home with garage; and spoke about the septic system (which he says was approved in 2017) .

Board members did not have any questions or concerns.

**Public participation:** None

**Vote:** Motion made by Robert C. to approve the application as submitted - Second by John M. – Roll Call Vote taken - Unanimous – Application approved with one (1) condition.

**7:56 P.M. - Hearing of Silvio Oliveira – Petition for Special Permit**

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

**In Attendance:** Attorney Ernest Pettinari and Leandro Dos Santos.

**Documents provided:** Petition for Special Permit dated 1/14/22; Assessors “Request for Abutters List” dated 12/22/21; Certified Abutter’s list dated 12/22/21; Planning Board recommendation letter to ZBA dated 2/2/22; Town Planner letter to Planning Board dated 1/18/22; GIS Property Info 48-0-586; Copy

of RealMapInfo Plans “Existing Conditions -8 Clark Street” dated 12/21/20; Copy of House Tech. Plans “8 Clark Street” dated 10/28/21; Notice of Hearing dated 1/21/22; Memorandum in Support of Application dated 2/10/22.

Chairman Consigli opened the hearing. He began to read the application. Motion was made by David P. to waive the reading; Second by John D. – Roll Call Vote taken; Unanimous.

Chairman Consigli then read the Notice of Hearing; Town Planners letter and Planning Board recommendation.

Attorney Ernest Pettinari began his presentation to the Board. He explained that this was a unique application, they have been working with the Building Commissioner, property was damaged in a fire. He spoke of the attic space, Assessors Field Card and said it states 3 family. Looking to move one unit to attic space, not increasing height of building and not increasing square footage.

Board members began with questions/concerns. Chairman Consigli asked if there would be an increase in bedrooms? Leandro explained that the intentions are to bring the 3 units on 2 floors to 3 units on 3 floors. Robert C. reviewed the Assessors Card to confirm the number of units. Mark C. is concerned with a 3<sup>rd</sup> floor unit in attic space and does not want to set a precedent.

**Public participation:** None

**Vote:** Motion made by David P. to approve the application as submitted - Second by John M. – Roll Call Vote taken - Unanimous – Application approved. First Fl. Unit – 3 bedrooms; Second Fl. Unit- 2 bedrooms; and Third Fl. Unit – 1 bedroom.

#### **8:23 P.M. - Hearing of Steven Morganelli – Petition for Variance**

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

**In Attendance:** Attorney David Bertonazzi; and Steven Morganelli.

**Documents provided:** Petition for Variance dated 1/19/22; Assessors “Request for Abutters List” dated 1/18/22; Certified Abutter’s list dated 1/20/22; Planning Board recommendation letter to ZBA dated 2/2/22; Town Planner letter to Planning Board dated 2/1/22; GIS Property Info 39-14-122; Copy of Turning Point Engineering Plans “ZBA Plan Taft Street” dated 1/13/22; Notice of Hearing dated 1/21/22.

Chairman Consigli opened the hearing. He began to read the application. Motion was made by John M. to waive the reading; Second by David P. – Roll Call Vote taken; Unanimous.

Chairman Consigli then read the Notice of Hearing; Town Planners letter and Planning Board recommendation.

Attorney David Bertonazzi began his presentation to the Board. He spoke of the front and rear yard setbacks and explained the application to the members.

Board members began with questions/concerns. Chairman Consigli asked if there was fencing? Steven Morganelli answered, yes there was. His grandmother's vinyl fence, which will be moved one day in the future. Fence is 50 feet into grandmothers' property.

**Public participation:** There was public participation.

Jose Pereira – lives across the street from the vacant lot at 54 Taft Street – asked where the driveway is going? Wants to know what type of house would be built? Steven Morganelli replied that he is not planning on a split.

Tom Mairs – abutter on Taft Street who lives at 55 Taft Street – asked about the house location? Is the house closer to the grandmother's house or other side? And asked about the driveway location. Steven Morganelli informed him that the house would be located in the middle of the lot.

**Vote:** Motion made by John M. to approve the application as submitted - Second by Mark C. – Roll Call Vote taken - Unanimous – Application approved.

**Adjournment:** Motion by John M. to adjourn the meeting – Second by Mark C. – Roll Call Vote taken: Unanimous – Meeting adjourned.

**Meeting Adjourned – 8:38 P.M.**

Respectfully Submitted,

APPROVED:

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Melissa Tomas, Clerk

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David R. Consigli, Chairman