

**Town of Milford – Zoning Board**  
**Milford Town Hall – Room 03**  
**Meeting Minutes – September 14, 2017**

**Meeting called to order – 7:05 p.m.**

Members in attendance: David R. Consigli, Chairman; David H. Pyne; John Dagnese; Robert Capuzziello; Charles C. DiAntonio; John Mastroianni; Kelly Capece, Clerk

Not in attendance: Mary Carlson, Vice Chairman; Mark Calzolaio

**Approval of Minutes**

John D. moved to approve the minutes from the August 17, 2017 meeting – Second by John M. – Motion carried unanimously.

**7:07 p.m. Hearing of Joseph Proia – Petition for Variance**

**Members participating:** David R. Consigli; John Dagnese; Robert Capuzziello; Charles C. DiAntonio; John Mastroianni (David H. Pyne recused himself)

**In Attendance:** Joseph Proia, Applicant; Daniel Hoyt, Owner

**Documents provided:** Petition for Variance dated 08/07/17; Certified Abutter's list dated 08/07/17; Planning Board recommendation letter to ZBA dated 09/05/17; Town Planner letter to Planning Board dated 09/05/17; GIS Property Information 30-0-25B; Plot Plan of Land dated 08/03/2017.

Chairman read the application into the record. Applicant answered questions from Board members.

**Public participation:** Aldo Niro – 1 Whispering Pine – Spoke in favor of application. Just wanted clarification as to where the leaching field was located.

**Vote:** Motion by Charlie D. to approve application w/ condition of only 2 bedrooms. – Second by John M. – Vote taken was unanimous – application approved.

**7:20 p.m. Hearing of Sharon Goldstein & Regina Gottlieb – Petition for Variance**

**Members participating:** David R. Consigli; David H. Pyne; John Dagnese; Robert Capuzziello; Charles C. DiAntonio

**In Attendance:** Daniel Seigenberg, Attorney for applicant; Sharon Goldstein; Regina Gottlieb

**Documents provided:** Petition for Variance dated 08/02/17; Assessors "Request for Abutters List" dated 08/07/17; Certified Abutter's list dated 08/07/17; Planning Board recommendation letter to ZBA dated 09/05/17; Town Planner letter to Planning Board dated 09/05/17; GIS Property Information 30-0-78; Letter from Atty. Daniel R. Seigenberg to Town Clerk dated 8/09/17; Petition Appealing Decision Under Section 1.8 of Zoning By-Law form dated 8/02/2017; Letter from Atty. Daniel Seigenberg to

John Erickson, Building Commissioner, dated 07/12/2017; Plan of Land dated 08/28/2008; Letter from Atty. Joel Stein to Atty. Melissa Gaboury dated 04/20/2017; Quitclaim Deed for 7 Florence St., Milford, MA recorded 06/04/2001; Plan of Land (illegible date); Letter from John Erickson, Building Commissioner to Atty. Daniel Seigenberg dated 07/31/2017

Chairman read the application into the record. Attorney Seigenberg explained application and answered questions from Board members.

**Public participation:** David Sanches – 59 High St.

**Vote:** Motion by David P. to approve application as submitted – Second by John M. – Vote taken was unanimous – application approved.

#### **7:47 p.m. Hearing of Angel Soto – Petition for Variance**

**Members participating:** David R. Consigli; David H. Pyne; John Dagnese; Charles C. DiAntonio; John Mastroianni

**In Attendance:** Attorney. Suzette Ferreira, Attorney for applicant; Angel Soto

**Documents provided:** Petition for Variance dated 08/08/17; Certified Abutter's list dated 08/07/17; Planning Board recommendation letter to ZBA dated 09/05/17; Town Planner letter to Planning Board dated 09/05/17; Letter from Atty. Suzette Ferreira to Town Clerk dated 08/14/17; Variance Plan of Land dated 01/19/2015; copies of 2 plans provided by Atty. during hearing.

Chairman read the application into the record. Attorney Ferreira explained application and answered questions from Board members.

**Public participation:** Bernard Earl – 6 East St. – Spoke in opposition of application.

**Vote:** Motion by David P. to approve application w/ conditions: 1) Not more than 3 bedrooms; 2) remove garage; 3) add driveway – Second by John M. – Vote taken was unanimous – application approved.

#### **8:09 p.m. Hearing of Makepar Corporation – Petition for Special Permit**

**Members participating:** David R. Consigli (moderated hearing, but recused himself from vote) David H. Pyne; John Dagnese; Robert Capuzziello; Charles C. DiAntonio; John Mastroianni

**In Attendance:** Attorney. Ernest P. Pettinari; Mark Rizoli

**Documents provided:** Petition for Special Permit dated 08/23/17; Letter from Atty. Ernest P. Pettinari to Town Clerk dated 08/23/17; Certified Abutter's list dated 08/18/17; Planning Board recommendation letter to ZBA dated 09/05/17; Town Planner letter to Planning Board dated 09/05/17; GIS Property Information 52-0-190; Special Permit/Amended Site Plan of Land dated 7/14/2017

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Chairman dispensed with reading of the application. Attorney Pettinari explained application and answered questions from Board members.

**Public participation:** None

**Vote:** Motion by David P. to approve application as submitted – Second by Robert C. – Vote taken was unanimous – application approved.

**8:18 p.m. Hearing of Valdeh Bento – Petition for Variance**

**Members participating:** David R. Consigli; David H. Pyne; John Dagnese; Robert Capuzziello; Charles C. DiAntonio

**In Attendance:** Valdeh Bento

**Documents provided:** Petition for Variance dated 08/23/17; Assessors “Request for Abutters List” dated 08/23/17; Certified Abutter’s list dated 08/23/17; Planning Board recommendation letter to ZBA dated 09/05/17; Town Planner letter to Planning Board dated 09/05/17; Drawing of deck; Plan of Land dated 08/23/17

Chairman read the application into the record. Applicant answered questions from Board members.

**Public participation:** None


**Vote:** Motion by Charles D. to approve application as submitted – Second by Robert C. – Vote taken was unanimous – application approved.

**Adjournment:** Motion by John D. to adjourn meeting. – Second by David P. – Motion carried unanimously.

**Meeting Adjourned –8:26 p.m.**

Respectfully Submitted,

APPROVED:

  
Kelly Capece, Clerk

  
David R. Consigli, Chairman

2017-09-14 14:00  
September 14, 2017  
08:26 p.m.