

**Town of Milford – Zoning Board**  
**Milford Town Hall – Room 3**  
**Meeting Minutes – August 17, 2023**

**Meeting Called to Order – 7:05 P.M.**

Members in attendance: David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; Mark Calzolaio; and alternate members Robert Capuzziello; and Christopher Burns. Also in attendance Melissa Tomas, Clerk, and Jerry from Milford TV.

Not in attendance: alternate member David Claro.

**Approval of Minutes**

Motion made by John M. to approve the minutes of the July 13, 2023 meeting – Second by Robert C. – Roll Call Vote taken: Unanimous – Minutes approved.

**General Business**

Chairman David Consigli opened the August 17, 2023 hearing.

**7:06 P.M. - Hearing of Ernane DeSousa – Variance**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; and Mark Calzolaio.

**Recused Members:** n/a

**In Attendance:** N/A

**Documents provided:** Petition for Variance dated 6/20/23; Assessors “Request for Abutters List” dated 5/30/23; Certified Abutter’s list dated 5/31/23; GIS Property Info 49-0-388; Planning Board recommendation letter to ZBA dated 7/12/23; Town Planner letter to Planning Board dated 7/11//23; copy of A.S. Elliott & Associates Plan “Variance Plane of Land 19 Highland Street, Milford, MA.” dated 3/16/2023; Notice of Hearing dated 6/23/23; Memorandum in Support of Variance from Attorney Mark P. Wickstrom; Notice of Hearing dated 7/26/23; Request for Continuation from Attorney Wickstrom dated 8/16/23.

Chairman Consigli began the hearing. He read the email from Attorney Wickstrom requesting a continuation until the September meeting.

**Public participation:** None

**Vote:** Motion made by John M. to continue as requested - Second by Mark C. – Roll Call Vote taken – Unanimous – Application Continued.

**7:08 P.M. - Hearing of Michael Patten – Special Permit**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; and Mark Calzolaio.

**Recused Members:** n/a

**In Attendance:** Michael Patten and Jorge Saguay

**Documents provided:** Petition for Special Permit dated 6/23/23; Assessors “Request for Abutters List” dated 6/21/23; Certified Abutter’s list dated 6/22/23; GIS Property Info 49-0-88; Planning Board recommendation letter to ZBA dated 8/16/23; Town Planner letter to Planning Board dated 8/15//23; copy of Harold McGonagle, AIA Architect Plans “Addition & Alterations the Saguay Residence, 114 West Street, Milford, MA.” dated 5/31/2023; Notice of Hearing dated 7/26/23.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the application, Town Planners letter and the Planning Boards recommendation.

Michael Patten spoke to the Board, and presented the plans. He explained the proposed work and spoke of the lot. He answered questions from the Board members in regards to the current use of the property; number of rooms/bedrooms; the proposed use; egresses; number of people living in the home; and status of the basement.

Chairman Consigli asked Board members for their comments. Member David Pyne spoke of the existing concrete pad and use, he discussed turning it into 4 or 5 parking spaces, so that parking for the residents would be behind the property. Member John Pyne spoke of the issues with parking at that property; too many people at that property; and spoke of the games going on there. Member Mark C. voiced his agreement with member Pyne. Member Robert C. expressed his interest to put conditions on the parking, and member Chris Burns also voiced his concerns with parking at the property.

**Public participation:**

Jim MacCormack – 2 S. Richard St. – a direct abutter of the property spoke about his concerns with parking. He informed that Board that there are many vehicles at that property during the week and on the weekends. There are overcrowding issues; there have been many complaints made and the property has been checked twice. He is not able to pull out of his own driveway with the number of vehicles always parked around.

**Vote:** Motion made by David P. to continue the left side of the driveway to the back concrete pad (no parking on the right side of the house), add stripped lines for designated parking area; Add four (4) 3” caliber trees; and pavement needs to be completed and/or installed prior to permits being issued/occupancy - Second by John M. – Roll Call Vote taken – Unanimous.

**Vote:** Motion made by John M. to approve the bedrooms as presented - Second by David P. – Roll Call Vote taken – Unanimous.

**Vote:** Motion made by John D. to remove the back shed on the property - Second by David P. – Roll Call Vote taken – Unanimous – Application approved.

**7:42 P.M. - Hearing of Rosemary Ferreira – Variance**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; and Mark Calzolaio.

**Recused Members:** n/a

**In Attendance:** Rosemary Ferreira and Paul Ferreira

**Documents provided:** Petition for Variance dated 7/6/23; Assessors “Request for Abutters List” dated 6/29/23; Certified Abutter’s list dated 7/6/23; GIS Property Info 26-41-7; Planning Board recommendation letter to ZBA dated 8/16/23; Town Planner letter to Planning Board dated 8/15/23; copy of Allen Engineering & Associates, Inc. Plan “Building Permit Plan for 7 Jennie D Lane in Milford, MA 01757” dated 6/27/23; Notice of Hearing dated 7/26/23.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the Town Planners letter and the Planning Boards recommendation.

Motion made by David P. to waive the reading of the application - Second by Mark C – Roll Call Vote taken – Unanimous – reading was waived.

Rosemary and Paul Ferreira were present to discuss the application, the proposed work and answer any questions from the Board members. She spoke of the 12 x 12 gazebo.

There were no questions or comments from the Board members regarding the proposed work.

**Public participation:** none

**Vote:** Motion made by David P. to approve as submitted - Second by John M. – Roll Call Vote taken – Unanimous – Application approved.

**7:46 P.M. - Hearing of David Lucciarini – Variance/Special Permit**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; and Mark Calzolaio.

**Recused Members:** n/a

**In Attendance:** David Lucciarini

**Documents provided:** Petition for Variance dated 7/17/23; Assessors “Request for Abutters List” dated 7/14/23; Certified Abutter’s list dated 7/17/23; GIS Property Info 33-0-134; Petition for Special Permit dated 7/17/23; Assessors “Request for Abutters List” dated 7/14/23; Certified Abutter’s list dated 7/17/23; GIS Property Info 33-0-134; Planning Board recommendation letter to ZBA dated 8/16/23; Town Planner letter to Planning Board dated 8/15/23; copy of RealMapInfo LLC Plan “Proposed Garage Plot Plan of Land in Milford, Mass” dated 6/29/23; Notice of Hearing dated 7/26/23.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the application, Town Planners letter and the Planning Boards recommendation.

Mr. Lucciarini was present to discuss the application, the proposed work and answer any questions from the Board members. He spoke of the garage doors and work he hoped to complete.

There were no questions or comments from the Board members regarding the proposed work.

**Public participation:**

Several abutters appeared in favor and support of the application.

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

**7:59 P.M. - Hearing of Leanne Hoffman & Jason Micciche – Variance**

**Members participating:** David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; John Dagnese; and Mark Calzolaio.

**Recused Members:** n/a

**In Attendance:** Jason Micciche

**Documents provided:** Petition for Variance dated 7/19/23; Assessors “Request for Abutters List” dated 6/28/23; Certified Abutter’s list dated 6/29/23; GIS Property Info 26-4-81; Planning Board recommendation letter to ZBA dated 8/16/23; Town Planner letter to Planning Board dated 8/15/23; copy of Guerriere & Halnon, Inc. Plan of Land “Variance Plan of Land 20 Whip O Will Lane Milford, Massachusetts” dated 6/30/23; Notice of Hearing dated 7/26/23.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the application, Town Planners letter and the Planning Boards recommendation.

Jason Micciche was present to discuss the application, the proposed work and answer any questions from the Board members. He spoke of the addition and proposed work.

Board member Mark C. commented on the proposed work and noted that it looks to be a nice layout and he believes it would be good for the family. No other Board members had questions or comments.

**Public participation:** none

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

**8:05 P.M. - Hearing of Amy Crawley – Variance**

**Members participating:** David R. Consigli, Chairman; David H. Pyne; John Dagnese; Mark Calzolaio and alternate member Robert C.

**Recused Members:** John Mastroianni, Vice Chairman

**In Attendance:** Amy Crawley and John Federico of Guerriere & Halnon.

**Documents provided:** Petition for Variance dated 7/21/23; Assessors “Request for Abutters List” dated 7/5/23; Certified Abutter’s list dated 7/5/23; GIS Property Info 41-0-408; Planning Board recommendation letter to ZBA dated 8/16/23; Town Planner letter to Planning Board dated 8/15/23; copy of Guerriere & Halnon, Inc. Plan “Variance Plan of Land 42 Purchase Street Milford, Massachusetts” dated 7/18/23; Notice of Hearing dated 7/26/23.

Board member John M. recused himself from the hearing at 8:05 P.M. and left the room.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the application, Town Planners letter and the Planning Boards recommendation.

Amy Crawley and John Federico, Engineer from Guerriere & Halnon, began their presentation to the Board. They spoke of the use change; proposed work; and the need for the one level living.

Board members began their questions. Chairman Consigli asked about drainage easement; elevation and grade; wet lands; and if easement has been impacted. Member Robert C. asked if the 2<sup>nd</sup> floor was over the existing garage. There were no other questions from the Board members.

**Public participation:** none

**Vote:** Motion made by David P. to approve as submitted - Second by Robert C. – Roll Call Vote taken – Unanimous – Application approved.

**Adjournment:** Motion by Robert C. to adjourn the meeting – Second by David Claro – Roll Call Vote taken: Unanimous – Meeting adjourned.

**Meeting Adjourned – 8:19 P.M.**

Respectfully Submitted,

APPROVED:

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Melissa Tomas, Clerk

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David R. Consigli, Chairman