

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – October 12, 2023

Meeting Called to Order – 7:02 P.M.

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

Not in attendance: alternate members Christopher Burns and David Claro.

Approval of Minutes

Motion made by John M. to approve the minutes of the August 17, 2023 meeting – Second by John D. – Roll Call Vote taken: Unanimous – Minutes approved.

Motion made by John M. to approve the minutes of the September 14, 2023 meeting – Second by Mark C. – Roll Call Vote taken: Unanimous – Minutes approved.

General Business

Chairman David Consigli opened the October 12, 2023 hearing.

Chairman Consigli asked all members to respond to Board emails in a timely fashion, to be courteous, in order for the Chairman and Clerk to know if there will be a quorum for the meeting and to prepare packages for the members attending.

7:05 P.M. - Hearing of Pandolfo Company, Inc. – Special Permit

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

Recused Members: n/a

In Attendance: Attorney Ernest Pettinari, Mr. Joe Pandolfo and Ryan Roberts, Operations Manager at Golden Nozzle.

Documents provided: Petition for Variance dated 8/16/23; Assessors “Request for Abutters List” dated 8/14/23; Certified Abutter’s list dated 8/14/23; GIS Property Info 52-135-1; Planning Board recommendation letter to ZBA dated 9/6/23; Town Planner letter to Planning Board dated 9/5/23; Guerriere & Halnon, Inc. Plan “Amended Site Plan- Golden Nozzle Car Wash 39 Greene Street, Milford, MA 01757” dated 7/1//23; Notice of Hearing dated 8/28/23; Email from Joe Pandolfo dated September 15, 2023.

Chairman Consigli began the hearing. He read the Notice of Hearing. He read the Town Planners letter and the Planning Boards recommendation. He informed all present that this hearing was continued and was readvertised as required.

Attorney Pettinari began his presentation to the Board. He presented the members with a memorandum in support of the application. He then spoke about the engineering plans; configuration of parking; configuration of vacuums; garage bays; sound proofing; queueing lanes now restored because vacuums have been moved; preserving the travel lane; communicating concerns to customer service and providing contact information to the abutters (provide business cards and an option is to incorporate into the decision); hours of operation- comparable to other car washes or else they would be at a disadvantage.

Mr. Roberts addressed some Board questions and comments. He informed the members that more vacuums would equal less congestion because cars are not waiting and queueing and with more vacuum's cars are able to pull into a spot. Attorney Pettinari asked the members to discuss the hours of operation. Chairman Consigli informed him that the hours are temporary; they will be allowed to stay open until 7pm in order to stay competitive.

Board members asked many questions and expressed concerns on several issues. Several members expressed that they are unhappy as they had visited the site multiple times, several days after the last hearing and the vacuums were still operating after they were told to shut them down. Mr. Ryan informed the members that the vacuums were shut down (perhaps not as quickly as they should have been) but that cars still park in those spots. Member John D. asked what is being done to address the abutters concerns regarding the profanity and how will it be monitored? Mr. Ryan said he received complaint and had a meeting to clear it all right up and the manager reached out to the abutter to follow-up.

Members continued expressing concerns regarding the customer service contact after hours and/or weekends; safety for all vehicles entering and exiting; re-engineered site plan as 18' is not enough for a fire truck; not allowing 19 vacuums (too many); travel lane around the building and pulling out of the bay; and larger vehicles are not able to pull into the wash bay without affecting the travel lane and/or by-pass lane.

The Board members requested a full re-engineered site plan after consulting with the Fire Chief and Planning Board; the need for more than 18' in travel lane for a fire truck etc; not allowing 19 vacuums as this is overburdening the property; possibility of adding speed bumps around the corner to slow down the vehicles, even the possibility of adding a stop sign as well.

Public participation: None

Vote: Motion made by Mark C. to approve a temporary permit with 7 vacuums; no detailing in the building; 24-hour contact information available to all 7 days a week; hours to be M-S 8-7pm and Sun. 8-5pm.; requiring a new engineered site plan (needs to work with Town Engineer); address turning and queueing lane into garage and fire lane; final amended site plan - Second by John D. – Roll Call Vote taken – Unanimous – Application approved.

7:56 P.M. - Hearing of Alvaro Carrasco – Special Permit

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

Recused Members: n/a

In Attendance: Ruben Lema Sr., and Ruben Lema Jr.

Documents provided: Petition for Variance dated 8/28/23; Assessors “Request for Abutters List” dated 8/24/23; Certified Abutter’s list dated 8/25/23; GIS Property Info 48-0-145; Planning Board recommendation letter to ZBA dated 9/21/23; Town Planner letter to Planning Board dated 9/19//23; copy of A.S. Elliott & Associates Plan “Certified Plot Plan 18 South Main Street, Milford, MA.” dated 8/20/2023; copy of Martin Designs Inc. Plans “Lema Enterprise LLC., 18 South Main St., Milford, MA” dated 4/26/2023; Notice of Hearing dated 9/25/23.

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

Ruben Lema Jr., began his presentation to the Board members. He spoke of the proposed work; demo work; new floors on 1st Floor; and no new deck. Questions were asked by Board members and when Ruben Jr. was not able to answer he would ask Ruben Sr. and then would translate the response for the Board members.

Board members asked questions and expressed their concerns. Chairman Consigli questioned why the need to go so big? He stated there was no need for a deck to go into the garage; and currently the deck is very dangerous. He also commented that he is only looking to allow 2 bedrooms on each floor; not willing to allow a large room/office that can be turned into a bedroom.

Ruben Lema Jr. asked the members for help and suggestions with revising the existing plans. He discussed dimensions with Board members and they discussed suggestions for new plans.

Public participation: None

Vote: Motion made by John M. to continue the application until the November ZBA meeting and applicants will submit new revised plans - Second by Mark C. – Roll Call Vote taken – Unanimous – Application Continued.

8:13 P.M. - Hearing of Veronica Camara – Variance

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

Recused Members: n/a

In Attendance: N/A

Documents provided: Petition for Variance dated 9/11/23; Assessors “Request for Abutters List” dated 9/8/23; Certified Abutter’s list dated 9/11/23; GIS Property Info 33-0-78; Planning Board recommendation letter to ZBA dated 9/21/23; Town Planner letter to Planning Board dated 9/19/23; copy of D&L Design Group Plan “7 Florence Street – Variance Plan of Land in Milford, MA.” dated

7/20/2023; Notice of Hearing dated 9/25/23; Request for Continuance from Attorney Bertonazzi dated 10/12/23.

Chairman Consigli began the hearing. He read the request to continue from Attorney Bertonazzi.

There were no questions or comments from Board members.

Public participation: None

Vote: Motion made by John M. to continue the application - Second by David P. – Roll Call Vote taken – Unanimous – Application Continued.

Adjournment: Motion by John M. to adjourn the meeting – Second by John D. – Roll Call Vote taken: Unanimous – Meeting Adjourned.

Meeting Adjourned – 8:14 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman