

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – January 11, 2024

Meeting Called to Order – 7:04 P.M.

Members in attendance: David R. Consigli, Chairman; member Mark Calzolaio; and alternate members Robert Capuzziello and David Claro; and Christopher Burns. Also in attendance Melissa Tomas, Clerk, and Jerry from Milford TV.

Not in attendance: John Mastroianni, Vice Chairman; John Dagnese; and David H. Pyne.

Approval of Minutes

Members from the previous meeting were not present to vote on and/or approve the minutes. Therefore, the minutes will be continued until the next meeting.

General Business

Chairman David Consigli opened the January 11, 2024 hearing.

7:05 P.M. – General Business – Kanso Milford

Members participating: David R. Consigli, Chairman; member Mark Calzolaio; and alternate members Robert Capuzziello and David Claro; and Christopher Burns.

Recused Members: n/a

In Attendance: Francis Yuen, AvalonBay Communities, Inc.

Documents provided: Petition for Special Permit dated 11/9/23; 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 12/5/23; Town Planner letter to Planning Board dated 11/21/23; copy of Guerriere & Halnon, Inc. Plan “Golden Nozzle Car Wash” dated 7/18/23; Notice of Hearing dated 11/27/23; Memorandum In Support of Application for Special Permit dated 12/14/23.

Chairman Consigli began the hearing. He read the Notice of Hearing.

Francis Yuen of AvalonBay Communities, Inc., was present to present the request for a determination of an insubstantial change to the Board members. He discussed the request for the additional banner, which is to be used for deliveries and prospects for project home. The banner would be installed at Building #2, address is 17 Birch Street.

Board members asked questions regarding the size/length of the sign, as well as the post. Comments were made that a requirement would be made that the sign is to be maintained at all times. There were no other Board questions nor comments.

Public participation: None

Vote: Motion made by Robert C. to approve the banner as submitted on Building #2 - Second by Chris B. – Roll Call Vote taken – Unanimous – Determination of Insubstantial Change was Approved.

7:10 P.M. - Hearing of Theresa Chaisson – Special Permit/Variance

Members participating: David R. Consigli, Chairman; member Mark Calzolaio; and alternate members Robert Capuzziello and David Claro; and Christopher Burns.

Recused Members: n/a

In Attendance: Attorney Donna Wolf

Documents provided: Petition for Special Permit dated 12/19/23; Petition for Variance dated 12/19/23; Assessors “Request for Abutters List” dated 7/23/23; Certified Abutter’s list dated 7/24/23; GIS Property Info 36-16-450; Planning Board recommendation letter to ZBA dated 1/3/24; Town Planner letter to Planning Board dated 1/2/24; copy of Land Mapping, Inc., Plan “Plot Plan 8 Harvard Drive Milford, MA 01757” dated 7/5/23; copy of Land Mapping, Inc., Plan “Proposed Addition 8 Harvard Drive Milford, MA 01757” dated 7/28/23; copy of Systematic Consulting Services, Inc., Plan “Supplemental Suite Addition - 8 Harvard Drive Milford, MA 01757” dated 11/27/23; Notice of Hearing dated 12/21/23; Amended Notice of Hearing dated 1/8/24; Affidavit of Theresa Chaisson dated 11/7/23.

Chairman Consigli began the hearing. He read the Notice of Hearing. He then read the Town Planners letter and the Planning Board recommendation. He then read the Affidavit of Theresa Chaisson into record.

Attorney Wolf presented the application to the Board members. She spoke of Ms. Chaisson’s current living situation and the proposed addition to her home. The addition is to be an 18’ x 34’ addition; 1 bedroom; 1 bathroom; with a kitchen/living room. This proposed addition would replace the existing deck at the property.

Board members asked questions and expressed their concerns. Chairman Consigli asked where the vacuum motors would be located? Mr. Roberts explained on the plans to the members, and explained that the vacuums are to be in bay area. Board members requested a sealed door where vacuums will be located. They would also like concrete bollards/stations outside of building in case someone hits the building (another suggestion was guardrails so the owners have access to the building to move any heavy machinery in or out). Board members requested a cut sheet to be provided to the Building Department once finalized.

Public participation:

Socrates Lubin – 32 Purdue Dr. resident – was present and wanted to receive clarification in regards to the encroachment on the side lot line. Chairman Consigli informed him about the current encroachment with the existing deck and what the new encroachment would be with the proposed addition.

Vote: Motion made by Mark C. to approve the application as submitted and Variance for the side lot line - Second by Robert C. – Roll Call Vote taken – Unanimous – Application Approved.

Chairman Consigli reminded the applicant and attorney that the Special Permit must be renewed yearly and that the new unit is not to be rented out. He also required that the corners of the new foundation be pinned.

Adjournment: Motion by Robert C. to adjourn the meeting – Second by Christopher B. – Roll Call
Vote taken: Unanimous – Meeting Adjourned.

Meeting Adjourned – 7:18 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman