

**AGENDA OF THE ZONING BOARD OF APPEALS
TO BE HELD TUESDAY, 9 FEBRUARY 2021, AT 7:00 P.M.**

Virtual/Telephonic Meeting Dial In number: 1 929 205 6099 US
Meeting ID: 246 366 9932; If prompted for a Password: 470336 or
Computer Access: <https://zoom.us/j/2463669932>
To pre-register to speak at this public hearing click >>[HERE](#)<<

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **67 Austin Road** MBP 14/33/23; R-7.5; Daniel Mancini, owner; Vary sec. 4.1.1.3 general lot, yard, height, and use regulations; article 4.1.13: exceptions to height requirements, height of 19' 3.5" where 15' permitted to construct office in detached garage.
[67 austin 2.9.2021.pdf](#)
2. **121 Merwin Avenue, aka, 14 Villa Rosa Avenue** MBP 59/795/37; R7.5; 121 Merwin Ave, Milford, LLC (Michele A Holmes), owner; Vary Section 3.1.4.1 to 2.88' where 5' required and 6.3.2 for a lateral expansion to construct an accessway to basement.
[121 merwin 2.9.2021.pdf](#)
3. **51-53 Roses Mill Road** MBP 90/812/44, SCD, Thomas Lynch, Esq., for 51 Roses Mill, LLC, owner; Vary sec. 3.9.2.1 minimum lot area for mixed use with multi-family units from 20 acres required to 1.53 ac. provided; sec. 3.3.4.2 open space least dimension less than 50' req.; sec.3.9.4.3 maximum multi-family dwelling floor area from 40% permitted to 67% proposed to re-construct mixed use building in SCD zone.
[51-53 roses mill 2.9.21.pdf](#)

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 12 JANUARY 2021 HEARINGS

G. ACCEPTANCE OF APPLICATIONS FOR 9 MARCH 2021 HEARING