

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Zoning Board of Adjustment
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May 26, 2022
Meeting Minutes
6:00 PM

Present Members: Stan Nadeau, Charmian, Philip Bean, Mike Beaulieu, Larry Brown

Absent Members: Steve Baker

Staff Present: Bruce Woodruff, Town Planner; Suzanne Purdy, Land Use Clerk

I. Call to Order: Chairman Nadeau called the meeting to order at 6:00.

S. Nadeau stated two possible alternates to the ZBA are present and asked them to approach the podium and tell the board a bit about themselves and why they would like to be an alternate on the ZBA.

Lee Howlett stepped up first, said he is a retired real estate professional and appraiser from CT. His Milton home was his summer home for years, and now is his year-round residence.

P. Bean made a motion to approve Mr. Howlett as an alternate on the ZBA. L. Brown seconded; all in favor, motion passed.

John Alberghini stated he has been a full-time resident of Milton for the past few years, having enjoyed his Milton home as a summer / vacation home previously. He said he was a member of the Burlington, MA Board of Adjustment for 13 years, and was Chair for 8 of those years.

P. Bean made a motion to approve Mr. Alberghini as an alternate on the ZBA. L. Brown seconded; all in favor, motion passed.

John Gagner, Town Clerk read the oaths to both alternates. Mr. Howlett's term will expire in 2023; Mr. Alberghini's term will expire in 2025.

S. Nadeau seated L. Howlett for S. Baker this evening.

II. Review/Approval of Minutes: S. Nadeau suggested the board table the approval of the 4.28.22 ZBA meeting until next meeting, when S. Baker is present. L. Brown made a motion to postpone the review / approval of the minutes; S. Nadeau seconded. All in favor, motion passed.

III. Public Comment: There were no public comments.

IV. **Application for a variance from Milton Zoning Ordinance Article III, Section 3.5, Table of Dimensional Requirements to allow an existing parcel (241 Nutes Rd. Map 46, Lot 13) in the Low-Density Residential Zone to have its boundary line adjusted that results in the lot having 171.18-ft. of road frontage where 200-ft. is required. Applicants and owners of record of M46, L13 are Carol and Aaron Picard, 239 Nutes Rd, Milton, NH.**

Aaron Picard introduced himself and gave a brief explanation of he & Carol's Lot Line Adjustment request. They own both lots: Map 46 Lot 13, 241 Nutes Rd. and, Map 46 Lot 13-2, 239 Nutes Rd.

L. Brown asked, jumping ahead, if This LLA would be creating a nonconforming lot that is creating another nonconformity? Is this a voluntary hardship? A. Picard explained that their designer laid out their driveway on the northern side of Map 46 Lot 13, 241 Nutes Rd. due to the wetland areas on the southern side of their other lot out back, Map 46 Lot 13-2, 239 Nutes Rd. They would like to move the northern lot line of lot 13 southerly as shown on the provided sketch, the dashed line with bearing N67°27'15" E.

The discussion moved to the question of future subdivision of the 20 acre lot (13-2). Planner Woodruff noted there are controls in place by the planning board, adding it's dangerous ground to not let a parcel owner develop their property in a way that the Zoning Ordinance allows.

P. Bean asked the applicant if the intent is to only have one driveway to the 20-acre parcel. A. Picard said yes, it's the one that is paved, and they are already using it. They just want it to officially be located on their property of Lot 13-2.

S. Nadeau said he is leaning against it but suggested a site visit. He made a motion to conduct a site walk on Saturday, June 11, 2022, at 9:00 AM. Seconded by J. Alberghini. M. Beaulieu and P. Bean voted no. L. Brown, S. Nadeau, L. Howlett & J. Alberghini voted yes. Motion passed.

S. Nadeau made a motion to continue the application of Picard until the next ZBA meeting, June 23, 2022. Seconded by P. Bean. All in favor. Motion passed.

V. **Other Business:** Prior to the last meeting, S. Nadeau had inadequate communication with Town Hall about the upcoming meeting. He suggested better and more timely communications.

VI. **New Business:** Planner Woodruff will email the new members the NH ZBA Handbook and would also like them to receive printed ones.

VII. **Adjournment:**

***M. Beaulieu motions to adjourn, Seconded by P. Bean. The vote is approved unanimously. The Motion Passes adjourning the meeting. ***

Minutes approved at 6/23/2022 ZBA meeting.