

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Zoning Board of Adjustment
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October 27 2022
Meeting Minutes
6:00 PM

Present Members: Stan Nadeau- Charmian, Philip Bean- Vice Chair, Mike Beaulieu, Steve Baker, Larry Brown
John Alberghini- Alternate, Lee Howlett- Alternate

Absent Members: Andrew Rawson- Alternate

Public Attendance: Allen Mckenzie-abutter, Marsha Dube Peters-abutter, Brent Avery Peters-abutter, Mitchell Mulrooney-land owner, Terrence Thompson-applicant, Brian Boyers-code enforcement officer, Amy Bridges-abutter, Mike Bridges-abutter, Zach Devine-abutter, Kara Devine-abutter

Staff Present: Jennifer Conti, Land Use Clerk

- I. **Call to Order:** Chairman Nadeau called the meeting to order at 6:00.
- II. **Pledge of Allegiance**
- III. **Public Comment:** There were no public comments.
- IV. **Review/Approval of Minutes:** June 23, 2022 meeting minutes
S Nadeau made a motion to accept the minutes as read. L Howlett 2nd, all in favor
- V. **Public Hearing-** Request for a special exception to open a used car lot on 60 Charles St.
(Map 42 Lot 169)
S Nadeau asked for the applicant to come forward to give a brief summary on what he would like to do so the board can decide whether this would be a regional impact or not.
T Thompson- applicant- explained that he would like to open a used car lot on 60 Charles St.
S Nadeau made a motion that it was not a regional impact. S Baker 2nd, all in favor
S Nadeau suggested that the board go over the 5 conditions on the Special Exception Checklist. The board will then take a straw vote after each condition.

1. That the specific site is an appropriate location for the proposed use or structure.

No= not in favor Yes= in favor

L Brown- No

P Bean- No

S Baker- Yes

M Beaulieu- No

S Nadeau- Yes

2. The requested use will not be injurious, noxious, offensive, or detrimental to the neighborhood.

No= not in favor Yes= in favor

L Brown- No

P Bean- No

S Baker- Yes

M Beaulieu- No

S Nadeau- Yes

3. The requested use will not have undo nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access-ways and off-street parking.

No= not in favor Yes= in favor

L Brown- Yes

P Bean- No

S Baker- Yes

M Beaulieu- Yes

S Nadeau- Yes

4. That adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use and structure so that the use will not be contrary to the public health, safety, or welfare.

No= not in favor Yes= in favor

L Brown- Yes

P Bean- No

S Baker- Yes

M Beaulieu- No

S Nadeau- Yes

5. That the proposed use or structure is consistent with the spirit if the zoning ordinance and the intent of the Master Plan.

No= not in favor Yes= in favor

L Brown- No

P Bean- No

S Baker- Yes

M Beaulieu- No

S Nadeau- No

S Nadeau opened the floor to any public comment from the abutters.

Some of the concerns from the abutters were- bring down the value of their homes, noise pollution, light pollution, safety for the children, and more traffic.

S Nadeau closed the public hearing

P Bean made a motion for the Special Exception be denied with special emphasis on the abutters input. M Beaulieu 2nd

L Brown- Yes to deny

P Bean- Yes to deny

S Baker- Yes to deny

M Beaulieu- Yes to deny

S Nadeau- Yes to deny

VI. **Other Business:** No other business

VII. Adjournment:

***S Nadeau motions to adjourn, Seconded by L Brown. The vote is approved unanimously. The Motion Passes adjourning the meeting at 7:17PM. ***