

**ZONING BOARD OF ADJUSTMENT
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**March 28, 2013
Meeting Minutes**

In attendance: Lue Snyder, Mike Tabory, Mike Beaulieu and Larry Brown. Also in attendance was Wendy Keane, Land Use Clerk.

Public in attendance: Ed & Shirley Howard, Bob Levasseur, Pay Pinault, Kevin Duhaime, Nick Golon and Thomas Wentworth.

In the absence of a Chairman, Michael Tabory called the meeting to order at 6:07 PM.

Election of Officers:

MOTION: Lue Snyder moved to appoint Michael Tabory as Chairman of the Zoning Board of Adjustment (ZBA). Seconded by Mike Beaulieu. Motion carried 4-0.

MOTION: Mike Beaulieu moved to appoint Lue Snyder as the Vice Chairman of the Zoning Board of Adjustment. Seconded by Larry Brown. Motion carried 4-0.

Case # 3013-1: Rheume J. Lamoureux Trust, Map 47 Lot 16. Application for a Special Exception from Article III Section 3.5 of the Milton Zoning Ordinance to allow a public utility to install a distribution sub station on a parcel of land located in the Commercial Residential Zone. Property is a 58.6 acre parcel located on McKeagney Rd.

Chairman Tabory inquired who would be presenting the case to the ZBA. Nick Golon from TF Moran introduced himself and said that he would be the presenter, with input from Pat Pinault and Kevin Duhaime as necessary.

Overall, PSNH is looking to build a new substation and the property located on McKeagney Road where they would like to do so is across from the existing sub station. This is needed as the need for electricity has grown over the years and the infrastructure needs to be updated to service those needs. The old station would remain and the new station would be supplemental. Nick further explained that this proposed site offers camouflage in the way of a natural foliage barrier.

There were questions regarding lighting and noise, neither of which shall be problematic as the noise level will not be greater than what exists (minimal noise) at the present site and the lights will emergency lighting only.

A gate for the site will be placed 40' in from the road so that vehicles can adequately clear the road to enter the site.

Discussion was held on the site view from both McKeagney Rd and Route 16. Nick Golon explained that from RT. 16 it would not be visible due to the high tree line and that McKeagney Rd. has a natural tree line barrier. He is not saying it will not be seen at all from either location, only that the view would be limited and more than likely seasonal.

There will be security cameras and thermal security at the perimeters of the site for safety measures which will automatically alert the police if something gets inside of the fencing. .

Members of the Board stated that TF Moran and PSNH has done their homework and gotten to know the site well for minimal impact to abutters and those travelling on Route 16 and McKeagney Road.

Chairman Tabory asked how frequently the site will be visited and how the construction would take place. Nick Golon explained that the site will be visited once a month unless there is more frequency needed for maintenance or other issues. Construction crews will spray and grade the road as they progress with the construction (to take 4-6 months) to help minimize road issues. Portions of roads travelled are state roads so there is a weight maximum and speeds that they will have to adhere to in order to get the equipment to the site.

Many of the aspects of this case are at the discretion of the Planning Board and DES and PSNH is here to request a Special Exception to utilize property across from the existing sub station to create another more up to date site in order to facilitate the growing need for this corridor of the state and points north.

Larry Brown inquired if there would ever be a second controller on the site. Kevin Duhamel said that a second controller is not in the 20 year plan, however they have anticipated an area for it on the plans in case that should change due to demand.

Overall consensus of the Board after "straw polls" is that the applicants have met the five criteria for a Special Exception.

MOTION: Larry Brown moved to approve the application as submitted. Seconded by Mike Beaulieu. Motion carried 4-0.

MOTION: Mike Beaulieu moved to adjourn. Seconded by Larry Brown. Motion carried 4-0.

Meeting adjourned at 7:55pm

Respectfully submitted,

Wendy L. Keane
Land Use Clerk.

