

Town of Milford
Zoning Board of Adjustment
APRIL 7, 2022
Public Hearings

Case #2022-05 Nicholas Calvetti and Amherst Label Realty, LLC, SPECIAL EXCEPTION

Present: Jason Plourde, Chair
Joan Dargie, Alternate
Andrea Koko-Chappell, Member
Lincoln Daley, Director of Community Development
Paul Dargie, BOS Representative
David Freel, BOS Representative

Not Present: Michael Thornton, Member
Karin Lagro, Member
Tracy Steel, Member
Jane Hesketh, Recording Clerk

Meeting Agenda

1. Call to Order

2. Public Hearing(s):

Case #2022-05 Nicholas Calvetti and Amherst Label Realty, LLC for the property located Milford Tax Map 15, Lot 15, 15 Westchester Drive is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article VI, Section 6.02.6 to disturb approximately 7,410 square feet of wetland buffer area to allow the installation of a infiltration basin and related site improvements in the Industrial 'I' Zoning District.

3. Meeting Minutes: 3/3/22, 3/17/22

4. Other Business: TBD

5. Next Meeting: a. April 21, 2022 b. May 5, 2022

1 **MINUTES OF THE ZBA MEETING APRIL 7, 2022**

2 **Public Hearings**

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5 **1. CALL TO ORDER**

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7 Chair Plourde opened the meeting by welcoming everyone and introducing himself. He welcomed those attending in person
8 and electronically since this meeting is being conducted in a unique manner.

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10 He stated you may also attend this meeting in person at the Milford Town Hall, Board of Selectmen’s Meeting Room with
11 all Covid protocols in place.

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13 If you would like to participate in the public meeting, please call this number from home: +1 646-558-8656 and enter the
14 Meeting ID: 851 6407 7601 and Password: 269952 or log in via www.zoom.com using the Meeting ID and Password
15 previously stated.

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17 A digital copy of the meeting materials can be found on the Town website at: [https://www.milford.nh.gov/zoning-board-](https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda)
18 [adjustment/agenda/zba-agenda](https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda). We will also be live streaming the meeting on Granite Town Media, Government Channel
19 21: <http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>

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21 He then went on to inform everyone about the procedures of the Board.

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23 Chair Plourde stated all votes taken during the meeting must be done by Roll Call vote. He started the meeting with a roll
24 call attendance by asking each member to state their name; this is required under the Right-to-Know Law. Roll Call
25 Attendance: those present at Milford Town Hall; A. Koko-Chappell present; J. Dargie present.

26 He stated there is 1 case to be heard.

27
28 He explained the process of the case hearings for the applicant and the public. He said a full agenda may not allow all cases
29 to be heard and that at 10:00 p.m. the meeting will end. He explained how the meeting would proceed for the cases that
30 may not be heard in that they would be continued to the next meeting or another agreed upon meeting. He also explained
31 the notification process for continued cases.

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33 J. Plourde then moved ahead to the case to be heard.

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36 **2. PUBLIC HEARINGS**

37 **Public Hearings**

38 **a. Case #2022-05** Nicholas Calvetti and Amherst Label Realty, LLC for the property located Milford Tax Map 15, Lot 15,
39 15 Westchester Drive is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article VI, Section 6.02.6
40 to disturb approximately 7,410 square feet of wetland buffer area to allow the installation of a infiltration basin and related
41 site improvements in the Industrial ‘I’ Zoning District.
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45 He explained to the applicant with only 3 voting members present, all 3 members must be in favor of the application in
46 order for it to be approved. Otherwise, if there is a split decision, the case will not be approved. However, the applicant can
47 wait until the next meeting when there will be additional members present. He explained how the vote would be handled at
48 the next meeting with additional members present as well as how this would proceed this evening if the case were to be
49 opened and then continued until the next meeting vs. tabling the case until April 21, 2022.
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51 J. Plourde then went on to say additional information had just become available regarding this project. He brought up the
52 Conservation Commission and how they had a number of questions. J. Plourde (not speaking for the other ZBA members)
53 feels he would need to have guidance and approval from the Conservation Commission before he could make a decision.
54 J. Dargie agreed.
55

56 He then asked the applicant if they would like to proceed or table the case until the next meeting. He then expressed his
57 wish for a site walk to be conducted. He explained the procedures on how this would be conducted as well as those who
58 would attend.
59

60 Jim Cutler, representing Amherst Label, stepped forward to the microphone.

1 **MINUTES OF THE ZBA MEETING APRIL 7, 2022**

2 **Public Hearings**

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5 He asked for clarification about the site walk and the number of ZBA members who will be present; who will vote and how
6 many will vote?

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8 J. Plourde explained the number of ZBA members present at a site walk does not determine who or how many will vote.

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10 Sam, Meridian Land Services also representing Amherst Label, stepped forward to the microphone. He asked about a DES
11 regulation regarding an ordinance about wet lands. L. Daley summarized and explained. He also asked about a recent ZBA
12 ordinance change. L. Daley summarized again.

13

14 He is requesting the application be tabled to the next meeting. J. Dargie made a motion to table **Case #2022-05** to
15 April 21, 2022 at 7:00 p.m. and it was seconded by A. Koko-Chappell. All members were in favor.

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17 L. Daley asked about scheduling the site walk. It was established for Monday, April 11, 2022 at 5:30 p.m. J. Plourde asked
18 for a motion to approve this decision. J. Dargie made a motion to approve a site walk on the date and time established and
19 it was seconded by A. Koko-Chappell. All members were in favor.

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21 **3. MEETING MINUTES**

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23 None reviewed.

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25 **4. OTHER BUSINESS**

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27 No new business.

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31 **Motion to Adjourn**

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33 Chair Plourde asked if there was anything else. J. Dargie made a motion to adjourn and A. Koko-Chappell seconded. All
34 Board Members were in agreement. Meeting adjourned.

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48 **Motion to Approve:** _____

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50 **Seconded:** _____

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52 **Signed** _____

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54 **Date:** _____

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