

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 Kokko-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 **1. CALL TO ORDER**

2
3 Chair Plourde opened the meeting by welcoming everyone and introducing himself. He welcomed those attending in person
4 and electronically since this meeting is being conducted in a unique manner.
5

6 He stated you may also attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room with
7 all Covid protocols in place.
8

9 If you would like to participate in the public meeting, please call this number from home: +1 646-558-8656 and enter the
10 Meeting ID: 851 6407 7601 and Password: 269952 or log in via www.zoom.com using the Meeting ID and Password
11 previously stated.
12

13 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)
14 [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
15 21: <http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>
16

17 He then went on to inform everyone about the procedures of the Board and then moved ahead to the case to be heard.
18
19

20 **2. PUBLIC HEARINGS**

21 **Public Hearings**

22 **a. Case #2022-05**

23
24 Nicholas Calvetti and Amherst Label Realty, LLC for the property located Milford Tax Map 15, Lot 15, 15
25 Westchester Drive is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article VI, Section 6.02.6
26 to disturb approximately 7,410 square feet of wetland buffer area to allow the installation of a infiltration basin and
27 related site improvements in the Industrial 'I' Zoning District.
28
29

30 Chairman Plourde explained to the applicant that with only 3 voting members present, all 3 members must be in favor of
31 the application in order for it to be approved. If there is a split decision, the case will not be approved. However, the
32 applicant can wait until the next meeting when there will be additional members present. He explained how the vote would
33 be handled at the next meeting with additional members present as well as how this would proceed this evening if the case
34 were to be opened and then continued until the next meeting vs. tabling the case until April 21, 2022.
35

36 J. Plourde then went on to say additional information had just become available regarding this project. He brought up the
37 Conservation Commission and how they had a number of questions. J. Plourde (not speaking for the other ZBA members)
38 feels he would need to have guidance and approval from the Conservation Commission before he could make a decision.
39 J. Dargie agreed.
40

41 He then asked the applicant if they would like to proceed or table the case until the next meeting. He then expressed his
42 wish for a site walk to be conducted. He explained the procedures on how this would be conducted as well as those who
43 would attend.
44

45 Jim Cutler, representing Amherst Label, stepped forward to the microphone. He asked for clarification about the site walk
46 and the number of ZBA members who will be present; who will vote and how many will vote?
47

48 J. Plourde explained the number of ZBA members present at a site walk does not determine who or how many will vote.
49

50 Sam Foise, Meridian Land Services and representing Amherst Label, stepped forward and asked about a NHDES regulation
51 regarding involving wetland resource areas. L. Daley summarized and explained that the State regulates the wetland
52 resource area and the Town is responsible for wetland buffers. He also asked about a recent ZBA ordinance change. L.
53 Daley summarized again.
54

55 He is requesting the application be tabled to the next meeting. J. Dargie made a motion to table **Case #2022-05** to
56 April 21, 2022 at 7:00 p.m. and it was seconded by A. Kokko-Chappell. All members were in favor.
57

1 L. Daley asked about scheduling the site walk. It was established for Monday, April 11, 2022 at 5:30 p.m. J. Plourde asked
2 for a motion to approve this decision. J. Dargie made a motion to approve a site walk on the date and time established and
3 it was seconded by A. Kokko-Chappell. All members were in favor.
4

5 **3. MEETING MINUTES**

6
7 None reviewed.
8

9 **4. OTHER BUSINESS**

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11 No new business.
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15 **Motion to Adjourn**

16
17 Chair Plourde asked if there was anything else. J. Dargie made a motion to adjourn and A. Kokko-Chappell seconded. All
18 Board Members were in agreement. Meeting adjourned.
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20
21

22 **Motion to Approve:** _____

23
24 **Seconded:** _____

25
26 **Signed** _____

27
28 **Date:** _____
29