

**Town of Milford
Zoning Board of Adjustment
August 1, 2019
Case #2019-15
2C Builders, LLC
Special Exception**

Present: Steve Bonczar, Chair
Rob Costantino
Michael Thornton
Karin Lagro, Alternate
Wade Scott Campbell, Alternate

Lincoln Daley, Community Development Director
Paul Dargie, Board of Selectmen Representative

Absent: Joan Dargie, Vice Chair
Tracy Steel

Secretary: Peg Ouellette

ZBA MINUTES FOR 8/1/19 APPROVED AT ZBA MEETING 10/17/19

Steve Bonczar, Chair, opened the meeting and introduced the Board members. He informed all of the procedures of the Board. He read the notice of hearing and invited the applicant to present the case.

Chris Brown and Christine Brown came forward. They said they were looking to purchase 244 Elm Street to bring in a manufacturing machine shop. Seeking a special exception to allow that.

S. Bonczar asked for more detail re working of a machine shop.

Chris Brown said they would have a small machine shop. A lot of prototypes. Not a lot of volume. UPS deliveries. Usually handle vehicles by themselves. Business had outgrown their current location.

R. Costantino asked where the current location was.

Chris Brown said in Brookline.

Christine Brown said in the back yard.

Chris Brown said there was not enough room.

S. Bonczar said it was very small.

Chris Brown said they were working on getting contract with the military for unexploded ordinance.

S. Bonczar said there was a lot of work to do in the interior. No major changes to the exterior.

Christine Brown said the footprint was more than adequate for their needs.

Chris Brown said they were planning on painting it for their needs and making it inviting for their customers.

M. Thornton said typically a bowling alley was a high powered structure. Will that be adequate?

Christine Brown said yes. Trelborg was feeding off the same, which was more than adequate.

S. Bonczar said it was the type of building you would build for a machine shop. Were they planning to put in any shipping garage doors?

Christine Brown said a large overhead door in the rear.

Chris Brown said they planned to put in a rollup door.

Christine Brown said when trucks come in, they had been in discussion with Trelborg to use their right of way around the back. It was a quick resolution so they didn't have to worry about it.

Chris Brown said he talked with the CFO of Trelborg, who was at the Planning Board meeting. Looking to make a deal to have their [Trelborg] employees park in their lot and use his right of way.

S. Bonczar said it was smaller manufacturing.

R. Costantino asked how often deliveries of steel.

Chris Brown said once a month for steel.

R. Costantino said it was very little volume.

Chris Brown said UPS came several times a week. Sometimes three. They very rarely ship UPS.

R. Costantino pointed out parking for employees.

Christine Brown said there was a taco truck out front, but even with that.. They wanted to continue that relationship. Even with the volume .

Chris Brown said one a Friday there were 15.

M. Thornton said the facility across the street had been used for parking for their bigger vehicles.

Chris Brown said he did see that.

M. Thornton said the bigger building should be a large help in reducing the noise exiting the building, additionally, the neighborhood is no longer a residential location but a business location where some level of noise is expected.

S. Bonczar said there was manufacturing next door.

Chris Brown said the traffic noise was very loud. They had sat outside to see what they would hear. Didn't hear manufacturing; traffic drowned it out.

S. Bonczar asked the hours of operation.

Chris Brown said hours would be Monday through Friday

S. Bonczar opened up public comment. None. He asked for any other questions from the Board. None. He closed public comment and moved on to discussion of the special exception criteria.

1. Was the proposed use similar to those permitted in the District?

R. Costantino said it was in a commercial district. It was manufacturing.

S. Bonczar said it was commercial. It was allowed by special exception. There was manufacturing next door.

R. Constantino agreed.

2. Was the specific site an appropriate location for the proposed use?

R. Costantino said there was plenty of room.

S. Bonczar said the location on Elm Street and type of building that existed, the use of this type of machine shop manufacturing would be an appropriate use.

M. Thornton said he owned a business at 222 Elm which was a strip mall and most problem was occasionally some of the overflow on late nights coming over to Blake's parking lot. That was the extent of any bother.

S. Bonczar said the scale of this, they would not be filling that parking lot.

K. Lagro said they would probably be the quietest out of all.

S. Bonczar agreed.

3. Would the use as developed not adversely affect the adjacent area?

R. Costantino said no.

S. Bonczar said no issue.

K. Lagro it was a good place for it.

S. Bonczar agreed.

4. There will be no nuisance or serious hazard to vehicles or pedestrians.

M. Thornton said it sat back from the road.

R. Costantino said it was all inside.

S. Bonczar agreed. It was off the road. Adequate acreage and square feet. More than enough for the proposed use.

K. Lagro said the manufacturing positive.

5. Adequate appropriate facilities will be provided for the proper operation of the proposed use.

R. Costantino said they looked at electricity.

S. Bonczar said he didn't hear anything to disagree with that.

K. Lagro said they had been storing in the basement.

VOTE: On Special Exception:

1. Is the Special Exception allowed by the ordinance?

K. Lagro – yes

W. Campbell – yes

R. Costantino – yes

M. Thornton – yes

S. Bonczar – yes

2. Are all the specified conditions present under which the Special Exception may be granted?

R. Costantino – yes

M. Thornton – yes

K. Lagro – yes

W. Campbell – yes

S. Bonczar - yes

S. Bonczar said, based on the vote, the criteria for special exception had been satisfied. The application was unanimously approved. He reminded applicant of the 30-day appeal period.