

**Town of Milford
Zoning Board of Adjustment
September 6, 2018
Case #2018-23
Deborah Bonfanti
Special Exception**

Present: Jason Plourde, Vice Chair
Michael Thornton
Rob Costantino
Wade Scott Campbell, Alternate
Karin Lagro, Alternate

Absent: Joan Dargie
Tracy Steel, Alternate
Robin Lunn, Zoning Administrator
Laura Dudziak, Board of Selectmen Representative

Secretary: Peg Ouellette

Case #2018-23

Deborah Bonfanti, for property located at 3 Monson Place, Milford, NH, Tax Map 30, Lot 8, in the Residential A district, is seeking a Special Exception of the Milford Zoning Ordinances per Article X, Section 10.02.3 to allow for a home occupation for a naturopathic doctor's office

APPROVED May 2, 2019

Motion to Approve: _____

Seconded: _____

Signed: _____

Date: _____

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54 J. Plourde, Acting Chair, opened the meeting and introduced the Board members. He informed all of the
55 procedures of the Board. There was a full agenda and they may not be able to hear all cases. He
56 explained that the rules allow for a 10 p.m. adjournment. Any cases not heard or tabled would be re-
57 scheduled to a date and time certain. There would be no further notice to applicant or abutters for cases
58 continued or tabled to a date, place and time certain. He said there were three full Board members
59 present and two alternates. He asked to seat Karin Lagro and Wade Scott Campbell, Alternates, as fully
60 participating and voting members. All in favor.
61 J. Plourde read the notice of hearing and invited the applicant to present her case. He said she was there
62 for a Special Exception for a homeopathic office. He knew the location. It used to be a similar use nearby.
63 D. Bonfanti said it was a chiropractor's office across the street.
64 J. Plourde asked her to walk through the project and what she was requesting.
65 D. Bonfanti said she was requesting approval to have a naturopathic doctor's office as part of her home,
66 seeing patients on a one on one basis. A lot of phone consultations. But the first meeting is in person.
67 Basically seeing patients in a room in her home.
68 J. Plourde asked her to tell about the practice.
69 D. Bonfanti said naturopathic doctors go to medical school similar to conventional medical school, but
70 have more class hours. In addition to pharmaceutical, they learn botanicals, nutraceuticals and
71 homeopathy; they look at the patients as a whole. Most everything is a symptom. i.e., diabetes is a
72 symptom. Then they send for blood work, nutritional testing, for food allergies looking antibodies made
73 by the body.
74 R. Costantino asked if she was relocating her business.
75 D. Bonfanti said she was practicing in Amherst. Now looking to have it in her own space.
76 R. Costantino asked if she owned this property.
77 D. Bonfanti said she did.
78 J. Plourde understood there were two different properties. Address 1 and Address 3.
79 D. Bonfanti said they were attached. She purchased Address 3 last July (2017) and just recently
80 purchased Address 1. She lives at #3 and would have the office out of that.
81 J. Plourde asked Board for any questions. None. He stated she was there for a Home Occupation in
82 Residential A district. Looking at the application she completed, all the information – the proposed use
83 was similar to those permitted in the district; they were allowed in Residence A as long as there was
84 Special Exception; it was an appropriate location because there were a lot of businesses on the same road
85 and along Nashua St. He asked how many patients she had.
86 D. Bonfanti said currently it was slow because she was new; about two a week.
87 J. Plourde said that was not a lot of traffic.
88 M. Thornton said she expected it to grow.
89 D. Bonfanti said hopefully. She did a lot of phone consultations for follow-up. Most patients are returns.
90 J. Plourde asked if she would be able to stagger appointments as the practice builds.
91 D. Bonfanti said they didn't overlap. She didn't like to make patients wait.
92 J. Plourde said the only things needed were a desk and computer.
93 D. Bonfanti said also an exam table.
94 J. Plourde said that for a Home Occupation, in the application there were five criteria.
95 1. The person conducting the home occupation shall reside in the dwelling unit and there shall be no
96 more than one non-resident person employed in connection with such occupation. He asked if it would be
97 just her there.
98 D. Bonfanti said yes.
99 J. Plourde said that meant she could have one other person. For example, someone to schedule
100 appointments.
101 2. He referred to no evidence outside outside the dwelling. No changes?
102 D. Bonfanti asked if she could have one sign. Was that what that was saying?

103 J. Plourde said as long as it was within the town ordinances.
104 D. Bonfanti said she would probably be back again for a sign permit.
105 J. Plourde asked about #3 criteria re the home occupation not exceeding 25% of the combined gross floor
106 area of the existing home and any accessory structures, or 1,000 SF, whichever is less. He asked if she
107 would be using the spare bedroom.
108 D. Bonfanti said it was sort of a bedroom. Really a work area.
109 J. Plourde said his calculation came out that it satisfied that criteria.
110 Re #4, Accessory finished goods may be provided for sale in conjunction with the home occupation, sold
111 and stored in allowed home occupation space only.
112 D. Bonfanti said it would only be homeopathic herbs, etc.
113 J. Plourde asked about those.
114 D. Bonfanti said there were different herbs used for different things. Like Echinacea. People were
115 familiar with some of them. She mentioned nutraceuticals and amino acids.
116 J. Plourde asked if she'd be growing anything on the property.
117 D. Bonfanti said no.
118 K. Lagro asked if she had available off street parking.
119 D. Bonfanti said yes.
120 J. Plourde said he drove by there and it was sufficient for about 4 to 6 cars.
121 D. Bonfanti said she only would need her car and one or two others.
122 J. Plourde read #5, The home occupation and the conduct thereof shall not impair the residential character
123 of the premises nor impair the reasonable use, enjoyment and value of other residential property in the
124 neighborhood. He asked if everything would be inside.
125 D. Bonfanti responded yes.
126 J. Plourde didn't see any noise or anything bothering the neighbors.
127 R. Costantino asked if there would be any change to the outside of the structure.
128 D. Bonfanti said no.
129 M. Thornton asked about handicapped access.
130 D. Bonfanti said there was none. But within a reasonable distance she does house calls.
131 J. Plourde said this was located in the Nashua St/Elm St corridor district. He went through those. One of
132 them mentions additions or alterations to a site plan or buildings used for non-residential or multi-family
133 purposes which significantly increases or decreases the square footage of a building. He said she wasn't
134 changing the building. She was not changing the appearance of the building. Making sure they were
135 staying within those requirements. Big one was getting the Home Occupation within a residential district.
136 He asked for questions from the Board. None. He opened the meeting for public comment.
137 Patricia Bonfanti of 343 Nashua St. came forward and said that, unlike a chiropractor's office where you
138 may have four patients in a half hour, her (applicant's) length of appointments was longer than that. She
139 reserves 1 ½ hours of time. Not like a doctor's office where they tend to see patients every fifteen
140 minutes sometimes. That made a difference as far as impact on the neighborhood as to how many cars
141 going up and down the street.
142 J. Plourde agreed. Even if her practice took off, she would be spacing them out so there would not be any
143 overlap.
144 Patricia Bonfanti said the follow-up was less – a half hour to 45 minutes. Just wanted to bring it up so
145 they were aware there not be a big influx of people. She stated she was a relative of the applicant.
146 J. Plourde asked for any other public comment. None. He closed public comment and proceeded to
147 deliberations.
148 J. Plourde said they had gone through the criteria. He pointed to Google Maps showing the property off
149 Nashua St. and location near County Stores. He asked for any information or discussion from the Board.
150 M. Thornton didn't.
151 R. Costantino said he had no issue with the criteria.
152 W. Scott Campbell said he was good with those.
153 K. Lagro was also okay.

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J. Plourde moved on to vote on the Special Exception:

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**
- J. Plourde – yes**

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

- M. Thornton – yes**
- R. Costantino – yes**
- W. Campbell – yes**
- K. Lagro – yes**
- J. Plourde – yes**

J. Plourde said the criteria for special exception were satisfied and the application was approved. He reminded applicants of the 30-day appeal period.