

**Town of Milford
Zoning Board of Adjustment
June 7, 2018
Case #2018-19
Paul Boore
Special Exception**

Present: Steven Bonczar, Chair
Jason Plourde, Vice Chair
Rob Costantino
Wade Scott Campbell, Alternate

Robin Lunn, Zoning Administrator

Absent: Joan Dargie
Michael Thornton
Karin Lagro, Alternate
Tracy Steel, Alternate
Laura Dudziak, Board of Selectmen Representative

Secretary: Peg Ouellette

Case #2018-19

Paul Boore, for the property located at 231 Stable Road, Milford Tax Map 49, Lot 3-13, in the Residential R 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 an office for a non profit in an existing single family dwelling.

APPROVED August 16, 2018

S. Bonczar, Chair, opened the meeting and introduced the Board members. He informed all of the procedures of the Board. Two Board members were absent. R. Costantino moved to seat W. Campbell, Alternate, as a voting member. Seconded by J. Plourde. All in favor.

S. Bonczar read the notice of hearing and invited the applicant to present his case.

P. Boore came forward and said he started a business designed to make showers and laundry facilities available to homeless communities and those in need. A free service to the community. Will be made of yet-to-be determined trailer behind a pickup truck or bus conversion large enough to have a number of showers in it – three or four. Initial plan was to start within the Nashua, Manchester, Milford area. Quite a few of NH homeless in that area. From there, depending on how long it took and where the need was,

to move out to Concord. He had been contacted by Laconia asking him to come there, but he said not until they were started and got a solid foundation on how to offer services to everybody needing them. He was working with a commercial real estate broker to look for operational place of business to keep the trucks, soap, towels, etc. Out of his home he will just be doing a home business he already had, but doing this business as well. He was willing to answer any questions from the Board.

S. Bonczar said he was going to question re where vehicles would be stored. P. Boore mentioned they would not be stored at his house. He will be just working out of the office.

P. Boore said it was out of his current office – a bedroom converted to an office.

S. Bonczar said the Planning and Zoning Administrator reviewed the application and stated that the property was in a legally conforming single family residence and met all the criteria of the ordinance for home occupation. The square footage looked like it was under what was allowed. He asked for questions from the Board re meeting the specific criteria in 10.02.3 for home occupation.

R. Costantino said it sounded like there would be no impact to neighbors. No visibility.

P. Boore said that was correct.

J. Plourde said applicant would be driving around trailer with showers. He had mentioned a laundry was associated with it as well?

P. Boore said he was talking with a company re trailers. Will be separate lockable doors. Inside will be toilet and basin, stackable washer/dryer and shower with a changing area – a self-contained unit, lockable from inside. That is what he was looking at. He had been working with two companies to see which offered better layout as well as pricing.

There being no other questions from the Board, S. Bonczar opened public comment. None.

S. Bonczar read into the record some correspondence received from Sarah Lemley of 229 Stable Rd. that day (June 7), which said that due to circumstances beyond her control she wasn't able to be at the meeting in person to wholeheartedly express her support of this application, a neighbor who shared his driveway, and wished P. Boore success.

S. Bonczar asked the Board if they had anything else to discuss. Nothing.

P. Boore invited the ZBA members to a Board of Directors meeting on June 28 at the VFW to come to see what they were doing.

S. Bonczar, referring to Sec. 10.02.3, for home occupation, asked Bd. members if there were any comments or concerns. He said it was reviewed by R. Lunn, Planning and Zoning Administrator.

J. Plourde said the application clearly stated all criteria were satisfied.

S. Bonczar said it was pretty straightforward. He moved on to discussion of the Special Exception criteria.

1. Is the proposed use similar to those permitted in the district?

All members said yes.

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

J. Plourde said he would only be on the computer on the property.

R. Costantino agreed. It was an isolated property.

S. Bonczar said it made adequate consideration of the facility for home occupation

J. Plourde said the lady who shared the driveway supported it.

W. Campbell agreed.

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

R. Costantino said that was right.

W. Campbell said that went back to the response to the previous question.

S. Bonczar agreed.

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

R. Costantino said there wouldn't

J. Plourde and W. Campbell agreed.

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

W. Campbell said yes.

S. Bonczar said that was all covered in the application.

Others agreed.

S. Bonczar asked Bd. members if they were ready to vote. Yes.

S. Bonczar moved on to vote on the Special Exception:

VOTE: On Special Exception:

1. Is the Special Exception allowed by the ordinance?

W. Campbell – yes

R. Costantino – yes

J. Plourde – yes

S. Bonczar - yes

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

R. Costantino – yes

J. Plourde – yes

W. Campbell – yes

S. Bonczar - yes

S. Bonczar said due to the voting, the criteria for special exception were satisfied and the application was unanimously approved. He reminded applicants of the 30-day appeal period.

J. Plourde thanked P. Boore for what he was doing.