

Town of New Boston  
Zoning Board of Adjustment

Joint Hearing with New Boston Planning Board

Meeting Minutes  
06/26/12

APPROVED 08/21/12

Members present: Chairman David Craig, Vice Chairman Harry Piper, Phil Consolini, Robert Todd and Laura Todd, clerk. All voting

2012-4 "Special Exception" application by Lambert Property Management, LLC, for property located in the Small Scale Planned Commercial District, at 42 Hemlock Drive, Tax/Map 3/52-26, to allow vehicular sale and service, as allowed under Article II, Section 204.2 (4&5)

David Craig opened the hearing @ 8:03P.M., read the application before the board.

Michael Dahlberg, LLS, introduced himself, passed out 11 x 17 plans to the board members. Saying he had done the original site plan, he gave the location and the use. This will be a used car lot limited to ten (10) cars with vehicular repair. To get a license from the state to sell used cars you need to provide repair service for those cars. The current use of the building is, a construction business, landscaping business and equipment rental business, all conforming uses. It is a multi-tenement building. The used cars will use the space that the rental equipment has been using. Both driveways to this property are approved.

Mr. Dahlberg reviewed the criteria for this application (see file).

Chairman Craig asked what the building was across the street, if this new use would be limited to the ten (10) vehicles they sell or if there is a plan to expand.

Mr. Dahlberg said the building across the street was a residence with cars sales. The proposed use is just as presented, with no new structures, repair will be in existing bay, and the blue areas on the plan will be the ten (10) parking spaces. The existing sign will remain, no new sign is proposed.

The Planning Board Chairman asked if they planned to do away with the equipment business. Mr. Dahlberg said no.

Chairman Craig asked if any abutters were present. None.

Robert Todd moved to approve this application stating that Lambert Property Management had satisfied all the criteria. Harry Piper asked the motion be modified to add that the number of vehicles be limited to ten (10) and no new expansion. He then seconded the motion.

Chairman Craig asked about hours of operation, and was told they are the same as the existing hours.

Chairman Craig called the vote. Passed unanimously.

Robert Todd moved to adjourn our portion of the hearing, seconded by Phil Consolini. 8:20 PM.

Respectfully submitted

Laura Todd, clerk

08/21/12