Zoning Board Of Adjustment

Unapproved Meeting Minutes

October 21, 2026

Board present: Peter Remy, Alan Bell, John Harris, JJ Prior

Alternate: Susan Alejandro

Supporting Staff: Kaelyn Willette; Clerk

Public Present: James Fischer, John Noonan, David Wirth, Shawn R. Dunphy, Matthew Baird-Torney and others.

Minutes

At 6:30 p.m., the Board reviewed prior meeting minutes. Peter moved to approve the minutes; Alan seconded. Motion carried unanimously.

At approximately 6:35 p.m., David Wirth presented a request concerning an existing camp on a parcel with a stream, steep slopes, and limited frontage and access. Alan recused himself as an abutter. The applicant discussed moving and rebuilding it in a safer location, potentially increasing its size by approximately 20%.

The Board discussed the discontinued road/right-of-way, Class V Road frontage requirement, and the claimed hardship arising from the physical characteristics of the parcel. The public hearing closed at approximately 7:12 p.m.

John moved to continue the application to November 18, 2026, at 6:30 p.m.; JJ seconded. Motion carried unanimously. Alan returned at approximately 7:26 p.m.

At approximately 7:28 p.m., the Board considered Graves Trucking, Inc.'s request, submitted by Fieldstone Land Consultants, to amend the September 20, 2013, special exception for the quarry on Old Route 12 North, Tax Map R17, Lot 28. The original site plan was approved March 10, 2015, and an excavation permit issued March 23, 2015. The applicant sought to amend Condition 6 (no crushing on Lot 28).

The applicant described depletion of aggregate on adjacent Lot 29 and proposed relocating crushing to Lot 28 nearer the excavation source, with expanded operating months, potentially year-round. The applicant stated this would improve efficiency, reduce hauling between lots and fuel use, and would not materially worsen noise or traffic. Existing earth and stone barriers, a roughly 60-foot rock face, equipment location, separation from nearby residences (approximately 1,200 feet discussed), and approximately 500 feet of relocation were discussed. Questions addressed crushing/screening equipment, noise, dust, truck traffic, and blasting; no blasting during January–March was due to snow.

The Board considered the October 19, 2026 objection letter from attorney Shawn R. Dunphy on behalf of abutters Matthew and Shawna Baird-Torney, owners of Lot R17-19. The letter argued that the subsequent application doctrine barred reconsideration absent material changed circumstances, that original seasonal/no-crushing representations should remain binding, and that expanded operations could affect abutters through noise, dust, traffic and property values. It requested denial or additional information on impacts and mitigation. These were the objectors' arguments, not Board findings.

At approximately 8:15 p.m., the public hearing closed. The Board reviewed the four special exception criteria: appropriate location; impacts on property values/neighborhood; nuisance or hazard to vehicles or pedestrians; and adequate facilities. Members discussed the

longstanding permitted quarry, existing barriers, operational noise, and reduced internal hauling. The Board found that the noise from the operation should be reduced due to a wall of stone and trees. John moved to grant a special exception allowing crushing operations on Lot R17-28, Alan seconded. Motion carried unanimously.

At approximately 8:36 p.m., the Board discussed a change-of-use/special-exception application involving Miltronics Manufacturing, Inc., represented by James Fischer, for 1017 Route 12, Unit A2. Jacob Freedman, the property owner, gave permission for Mr. Fischer to discuss the property.

The proposed use was light manufacturing, electronics and general assembly, including circuit-board assemblies installed in handheld cases measuring airflow, humidity and temperature for industrial applications. The discussion noted approximately two full-time and two part-time employees and an intention to operate locally.

The Board discussed waste isopropyl alcohol, reported storage in a five-gallon container within a fireproof locker, sealed waste containers except when transferring contents, recycling/disposal procedures, chain of custody, and hazardous-waste reporting. Questions addressed proximity to a water supply and safety measures. The findings reference first aid supplies, an AED, and a fire evacuation plan. The Board considered the site appropriate, without anticipated offensive noise, property-value impacts, or nuisance, and reviewed safety facilities.

JJ moved to grant the special exception for James Fischer / Miltronics Manufacturing, Inc. at 1017 Route 12, with operating hours of 5:00 a.m. to 9:00 p.m., seven days per week. Susan seconded. Motion carried unanimously.

At approximately 9:00 p.m., Susan made a motion to conclude the hearing, seconded by Peter, also carried unanimously.