



Town of Milford
ZONING BOARD OF ADJUSTMENT

NOTICE OF HEARING

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0620
Fax (603) 673-2273
www.milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

Notice is hereby given for a Public Hearing to be held on September 20, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

The applicants, Kim and Steve Roberge, along with the owner, Dudley Family Trust, of 388 Nashua St, Map 31, Lot 12, in the Residence "A" district, are requesting a Special Exception from Article V, Section 5.04.2:A.15, in accordance with Article X, Section 10.02.7, for an office in the Residence "A" district.

Case # 2012-16

Dated: September 7, 2012

Kevin Johnson
Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.



TOWN OF MILFORD
RECEIVED
AUG 17 2012
PB ZBA SM Office

App# 20120919
Special Exception
Date Received: 8/16/12
Case #: 2012-16
Rehearing #: _____
[Redacted]

**Town of Milford
Zoning Board of Adjustment
Application for Special Exception**

Name of Applicant: Jim & STEVE ROBERCE / STEVE DUDLEY Phone #: [Redacted]

Email: [Redacted]

Address: PO Box 164 Mont Vernon, NH 03057

Owner: DUDLEY FAMILY TRUST
(If same as applicant, write "Same")

Owner's Address: 2 Conant Ave Mont Vernon, NH 03057
(If same as applicant, write "Same")

Property Location: 388 NASHUA STREET Map 31 Lot 12
(Number and Street)

Description of property: single family residential
irregular lot approx 130 x 85
• 26 acre

(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: \$75.00 per case plus abutter fees, including owner and representative (if applicable).

Town of Milford New Hampshire
One Union Square · Milford, NH 03055 · Phone (603) 249-0620 · Fax (603) 673-2273
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Section 1 - APPLICATION FOR SPECIAL EXCEPTION

A Special Exception, as specified in Article V Section 5.02.2.A.15 of the Zoning Ordinance, is requested to permit:

An office in accordance with Section 10.02.7 Office
in the residence A and B Districts (2011) Article X

Explain how the proposal meets the Special Exception criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

Professional offices such as an architectural design firm,
optometrist, insurance agent and physician surround
this property.

B. The specific site is an appropriate location for the proposed use because:

Being located in the Nashua St. corridor the existing building
becomes very suitable for office space with minimum renovations,
as well located on a street with a high traffic count so more
suitable to business than residence.

C. The use as developed will not adversely affect the adjacent area because:

Adjacent properties are a mix of commercial and multi-family
residential and this use would be very similar to those in
the area

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

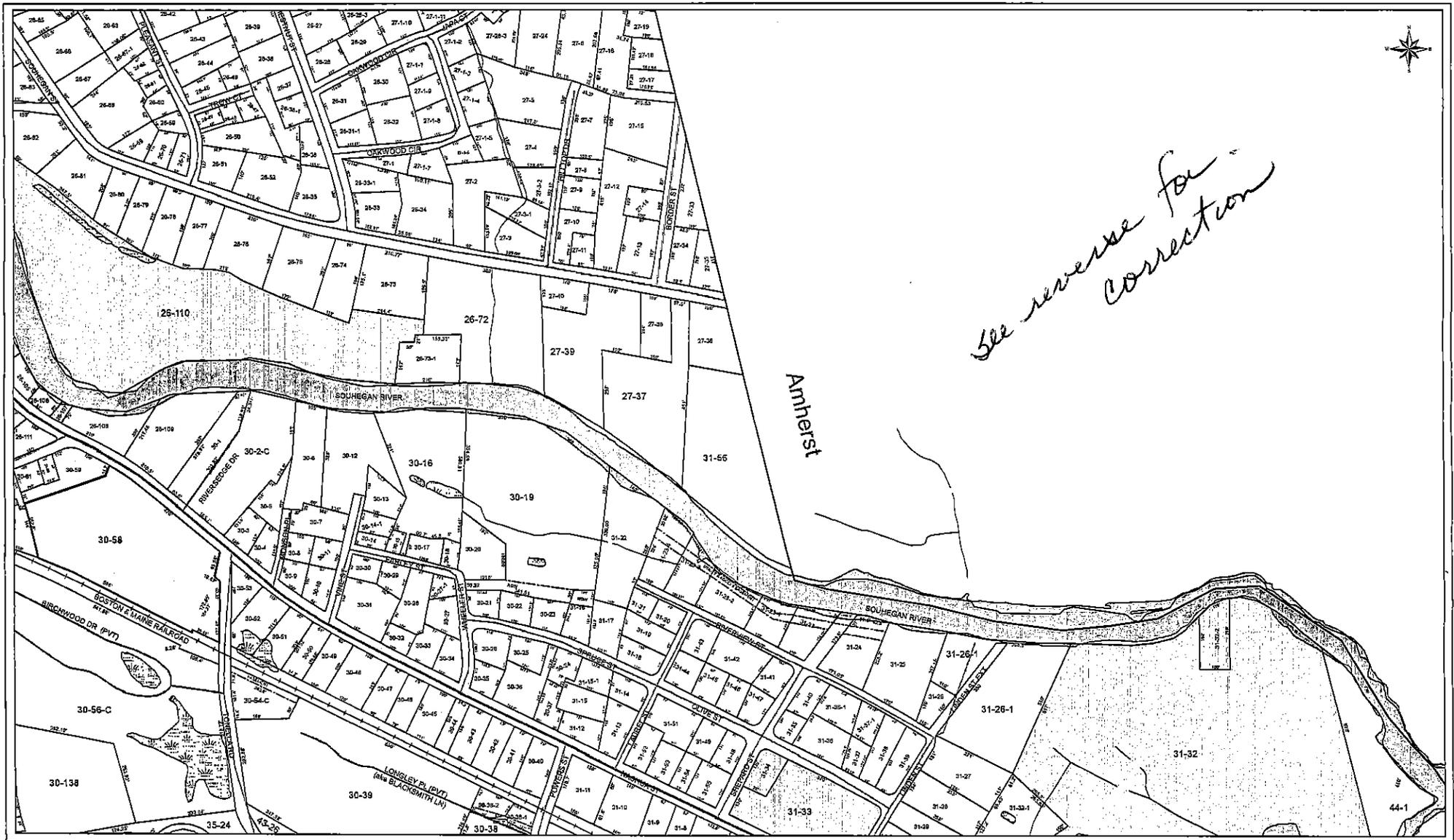
this is an open level site with direct access to Nashua
Street, special exception proposed for professional office with
minimal client traffic, no retail services or deliveries.

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

existing building provides adequate square footage for small
professional business. Open level lot will provide for adequate will
minimal impact while maintaining most of existing green space.

10.02.7 OFFICE IN THE RESIDENCE A AND B DISTRICTS (2011)

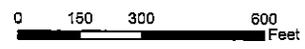
- A. In all cases involving offices in the Residence A and Residence B districts, the following shall be minimum performance standards for approval by the Zoning Board of Adjustment:
1. The specific site of the proposed office use will be located in an existing building that is an appropriate location for the proposed use;
 2. The use as proposed will not adversely affect adjacent areas;
 3. There will be no nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting;
 4. There will be no outside storage; and
 5. The use shall require site plan approval by the Planning Board, subsequent to Zoning Board approval.



See reverse for correction



1 inch = 300 feet



This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

MILFORD, NH

The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability, or to any implied uses of this representation.

D5	D6	
E5	E6	E7
F5	F6	F7

DATE:
April 2012

E6
26,27,30,31

PROFESSIONAL OFFICES AT 388 NASHUA STREET
 PLAN BY S. ROBERGE CONSTRUCTION LLC. MONT VERNON, N.H.

DATE: 8/7/12

OWNER OF RECORD:
 DUDLEY FAMILY TRUST
 2 COVENANT AVE MONT VERNON, NH

LOUIS J. AMADIO
 386 NASHUA ST.
 MAP 31 LOT 15 188'

NOTES

- MAP 31 LOT 12
- ZONING RESIDENTIAL A
- 6 PARKING SPACES REQUIRED
- LOT SQ FOOT 11,743 SF
- BLDG'S - 1,878 (16%)
- PAVEMENT - 2,712 (23%)
- PATH/WALKS - 681 (6%)
- GREEN SPACE - 6,472 (55%)

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 RECEIVED
 AUG 17 2012
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