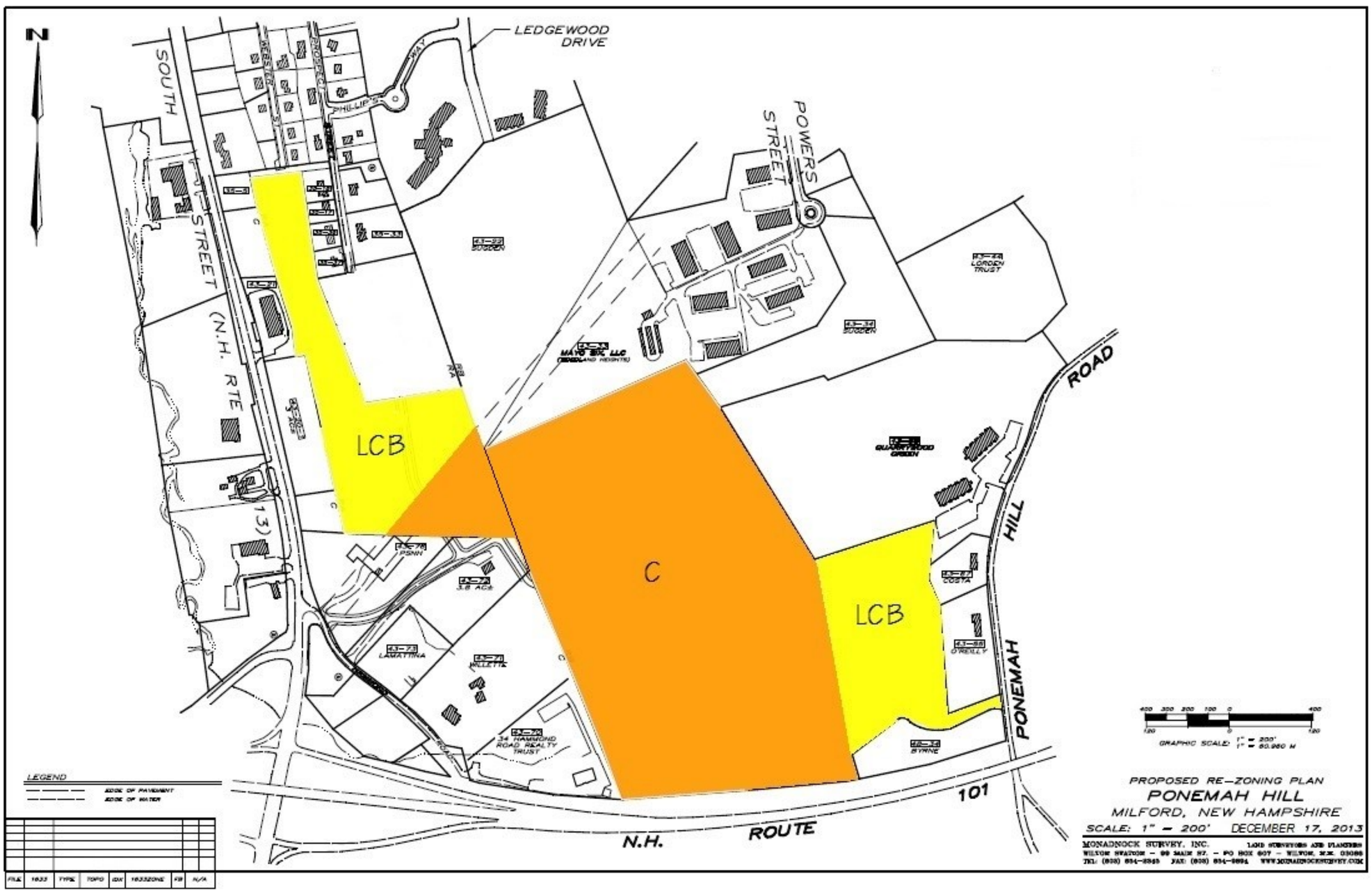
Town of Milford, NH



Proposed 2014 Zoning Changes

Amend Article III: ZONING MAP – Zoning District Changes, Section 3.010 Districts: To change the zoning of the following parcels of land on or abutting: Webster Street, Prospect Street, South Street, Ponemah Hill Road and Route 101 from Residence "A" to Limited Commercial Business "LCB", and parcels of land on Ponemah Hill Road from Residence "B" to Commercial "C" and Limited Commercial Business "LCB":

Map 35, Lots 5, 4, 6-1, 16, 18, 17, 36, 37, 33;

Map 43, Lots 20-1, 76, 72, 71, 70, 21, 22, 33, 69, 68, 67, 66, 69, 30, 43, 44, 45, 46, 47, 48, 51;

Map 48, Lot 34

Throughout the fall and winter of 2013, the Milford Planning Board met to evaluate and consider the proposed rezoning within the context of Milford's current and future needs. Rezoning this area of Milford is consistent with the goals and objectives of the Milford Master Plan and with the Town's stated interest in fostering economic development. The location of the proposed development 'within' the compact and urbanized area of Town deters residential sprawl and encourages economic development. Currently, there exists little inventory of available and developable commercially-zoned vacant land in town. The parcels proposed for rezoning are prime commercial sites given their visibility from the commercial South Street corridor and the Route 101 Bypass. These routes also provide direct access for commercial traffic to the area to be rezoned.

The rezoning of 26.0 acres of Residence 'A' and 65.0 acres of Residence 'B' to allow for non-residential development will provide the Town with desirable and tax-positive commercial land. While the rezoning does not eliminate the potential for single-family and multi-family development, it does however discourage residential development as commercially-zoned property has a higher assessed value when developed or sold for commercial uses. **The Planning Board unanimously supports this rezoning.**

For More information visit www.Milford.nh.gov or contact:
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Town of MILFORD New Hampshire