



**Town of Milford, New Hampshire
PLANNING BOARD
Worksession**

AGENDA

Tuesday, January 7th, 2014 6:30-9:30PM
Board of Selectmen Meeting Room, Town Hall

PUBLIC HEARING:

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Limited Commercial Business 'LCB'
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 20 from Residence 'A' to Commercial 'C'
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Limited Commercial Business 'LCB'.
- Amend Article III, Zoning Map, Section 3.01.0 Districts to change the zoning on a portion of land on Map 43 Lot 69 from Residence 'B' to Commercial 'C'.

WORKSESSION

Updates (as necessary):

- a. Distinguished Site Awards
- b. CAC-CIP
- c. Community Planning Grant/Hsg subcommittee
- d. BroxCommunity Land Review
- e. Pedestrian Network Plan
- f. Community Facilities Committee
- g. Recreation Master Plan
- h. EDAC
- i. SoRLAC
- j. NRPC

Future Meetings:

01/14/2014- No Meeting
01/21/2014- Regular Meeting
01/28/2014- Worksession



TOWN OF MILFORD, NH

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MEMORANDUM

Date: December 17, 2013
To: Milford Board of Selectmen, Conservation Commission, Economic Development Advisory Council, Zoning Board of Adjustment, and members of the Milford community
From: Milford Planning Board
Subject: Proposed Rezoning (Tax Map Parcels 43/20 and 43/69)

PROPOSED ZONING CHANGE

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

BACKGROUND

In September 2013, representatives of Salt Creek Properties, LLC, met with the Milford Planning Board to present a proposal to rezone 15 acres of Map 43/20 from Residence ‘A’ to ‘C’ - Commercial and 25.5 acres of Map 43/69 from Residence ‘B’ to ‘C’ - Commercial. The properties are currently undeveloped.

Throughout the fall and most recently at its December 3, 2013 worksession, the Milford Planning Board met to evaluate and consider the proposed rezoning request within the context of Milford’s current and future needs. Through much discussion and research, the Board concluded that the areas off of Ponemah Hill Road, South Street, Webster Street and Prospect Street would be more suitably zoned as Limited Commercial Business (LCB) given that the allowed uses in LCB are limited and less intense than those allowed in the Commercial zone, therefore, more compatible with the surrounding neighborhoods and commercial connections. The Board also determined that rezoning a portion (53.83 acres) of lot 43/69 from Residence ‘B’ to Commercial ‘C’ would offer both economic and tax positive benefits to the Town while still allowing for some continued opportunity to maintain Milford’s diverse supply of housing options.

Map 43/69, with frontage on Ponemah Hill Road consists of 65 acres of which the easterly half (11.47 acres) is proposed for Limited Commercial Business ‘LCB’ zoning and the remainder (53.83 acres) is proposed for Commercial ‘C’ zoning. (See attached map)

Map 43/20, with frontage on South Street consists of 26 acres of which the easterly half (3.5 acres) is proposed for Commercial ‘C’ zoning and the remainder (22.5 acres) is proposed for Limited Commercial Business ‘LCB’ zoning. (See attached map)

AREA INFORMATION

The parcels proposed for rezoning are bounded by South Street (Rte 13) on the west, Rte 101 on the south, and Ponemah Hill Road on the east. On the north lies developed residential areas zoned both Residence 'A' (primarily a single-family residential zone) and Residence 'B' (primarily a multi-family residential zone) as well as an undeveloped parcel zoned Residence 'B' (Map 43/22). Two multi-family developments abut to the north and east, Woodland Heights (apartments) and Quarrywood Green (condominiums). A Public Service Company of NH (PSNH) easement traverses a portion of the sites, and a PSNH substation is located on PSNH-owned property at the southwesterly corner. Abutting parcels to the west on South Street are zoned Commercial.

The topography of the parcels consists of slight to steep slopes with several quarries interspersed throughout the area. There are wetlands and surface waters on the site which have been delineated. The area has recently been timbered in accordance with all State forestry requirements. The parcels also lie partially within the Town's Groundwater Protection district, both Level I and Level II. Regulatory requirements will apply but do not preclude development.

CONSIDERATIONS FOR REZONING

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 would 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 proposed commercial area can be served by extensions of municipal water and sanitary sewer. The existing roadway capacity and anticipated traffic generation from rezoning and future development can be accommodated by the adjacent road network. Existing regulatory controls and requirements will insure that future commercial development does not burden the Town's ability to provide services and that development is consistent and compatible with Town site design standards and future access and roadways connections.

This section of Town includes a number of valuable environmental features including old quarries, wetlands, streams, and trails. With thoughtful design and collaboration along with the current regulations, these features can be adequately protected and maintained.

The cost to the community of new commercial development is a 'positive cost' relative to the cost to the community if residential development were the only option available given the existing zoning. The proposed rezoning provides connections to existing commercially zoned parcels and offers opportunity for economic development and increased job availability and retention in Town.

