



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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Date: November 9, 2020
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: Amendments to the Oval Sub District – Overlay Expansion, Elimination of Vehicle Sales and Repair Facilities, and Establishing Parking Requirements

The purpose of this memorandum is to discuss possible amendments to the Milford Zoning Ordinance by expanding boundaries of overlay district, eliminate sales facilities, and vehicle Repair facilities as acceptable uses, and to introduce off-street parking requirements for new mixed-use/multi-family uses and commercial/business tenant employees. The proposed amendments seek enhance the historic pedestrian character of the Oval and improve pedestrian connectivity, safety, and movements.

PLANNING BOARD AMENDMENT X: OVAL SUBDISTRICT

Are you in favor of adopting the following amendment to the Town of Milford Zoning Ordinance as proposed by the Planning Board?

To see if the Town will amend the Milford Zoning Ordinance, Article V, Section 5.05.7 Oval Sub District by deleting said section in its entirety and replacing with the following language below. Said amendments seek to enlarge the boundary and subsequently eliminate filing stations, motor vehicles sales facilities, and motor vehicle repair facilities within the revised designated boundaries of the district overlay. The proposed amendments also seek to establish off-street parking requirements for all new residential tenants of mixed-used and multi-family buildings and for employees of non-residential uses within the overlay created a prior to the adoption of this section.

~~5.05.7 OVAL SUBDISTRICT:~~

~~EXEMPTION FROM YARD AND OPEN SPACE REQUIREMENTS (2007)~~

~~The following area shall be exempt from the open space and yard requirements for all allowable uses in the Commercial District except multi-family residences: bounded by and beginning at the intersection of Great Brook and the Souhegan River, proceeding East along the southern bank of the Souhegan River to the Swinging Bridge, proceeding south along the west line of Pine Street to the intersection with Nashua Street, continuing south along the west line of Franklin Street to its intersection with High Street, then proceeding west along the north line of High Street and continuing west along the south line of Lot 39 on Tax Map 25 to the southwest corner of that parcel intersection with Great Brook and then proceeding north along the east bank of Great Brook to the beginning.~~

5.05.7 OVAL SUBDISTRICT:

The Oval Sub District shall be bounded by and begin at the intersection and east line of Cottage Street and north side of the railroad tracks, continuing North along the east line to Cottage Street to the intersection of Elm Street, then proceeding east along the north line of Elm Street to the southwest boundary of the Tax Map 25 Lot 18, continuing north and then east to the intersection of Great Brook and

the Souhegan River, proceeding east along the southern bank of the Souhegan River to the Colonel Shepard Bridge, proceeding north to northern bank of the Souhegan River then northwest to the western boundary lines of Map 25 Lots 28 and 30, proceeding north to south line of Mont Vernon Street the east along south line of Grove Street to the intersection of the Amherst and Grove Street, proceeding south along the eastern boundary of Map 26 Lot 88 to the northern bank of the Souhegan River, proceeding southwest to the Colonel Shepard Bridge, proceed south to southern bank of the Souhegan River and east to the Swinging Bridge, proceeding southeast along the south line of Nashua Street to the intersection with Clinton Street, continuing west along the south line of Clinton Street to its intersection with South Street, then proceeding south along the west line of South Street to the train tracks, proceeding west to the beginning.

5.05.7.1 ACCEPTABLES USES

All acceptable uses as permitted within the Commercial District with the exception of filing stations, motor vehicles sales facilities, and motor vehicle repair facilities. Mixed-use development

5.05.7.2 EXEMPTION FROM YARD AND OPEN SPACE REQUIREMENTS (2007)

Said district shall be exempt from the open space and yard requirements for all allowable uses in the Commercial District except for stand-alone, multi-family uses.

5.05.7.3 OFF-STREET PARKING REQUIREMENTS

- A. Residential Tenant Parking - Parking spaces shall be provided for residential tenants on the same lot as the principal use they are required to serve. When practical difficulties exist prevent their establishment upon the same lot, they shall be established no further than five hundred feet (500') from the closest lot line.*
- B. Employee tenant Parking – Unless specified as part of a pre-existing and/or Town approved site plan, off-street parking spaces shall be provided no further than five hundred feet (500') from the closest lot line of the non-residential use. Employees shall include the largest number of owners, managers, full- and part-time workers and volunteers that may be normally expected on the premises during any single shift or portion thereof.*
- C. This section shall apply to any expansion, change of use, and/or new construction.*
- D. Unless otherwise specified within this section, said parking shall be in compliance with the Section 6.05 Parking Requirement of the Milford Development Regulations.*
- E. Legal Instrument Required - The property owner(s) must provide a written agreement with the Community Development Office, in a form satisfactory to the Town, describing the off-site parking plan and including a guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking and provision stating that the Town may, upon a finding by the Director of Community Development Director that there has been a change in use, modify, amend, or unilaterally terminate the agreement.*

Proposed Oval District Boundary - Red Outline
Existing Oval District Boundary - Green Shaded Area

