



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMO

Date: May 12, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SP2021-14 Starboard Tack, LLC and Ron Shattuck (owners/applicants), Map 15, Lots 15-1.** Conceptual Review for a future Site Plan Application to convert an existing (former) boat storage yard into an equipment and material storage yard with associated retail space.

BACKGROUND:

The applicant is before the Planning Board seeking input on a Conceptual Site plan regarding the conversion of an existing boat storage yard into a material storage yard with warehouse, office and retail space associated with the business. The applicant also intends to potentially lease out space to other similar uses regarding the material storage areas.

ADDRESS:

1 Westchester Drive

EXISTING USE:

The property currently houses a boat storage yard with both indoor and outdoor storage.

LOT AREA:

The lot is 4.4 acres.

NOTICES:

Notices were sent to all property abutters on May 5, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Industrial (I) District: The intent of the Industrial District is to provide areas for manufacturing, processing, assembly, wholesaling, research and development.

EXISTING CONDITIONS:

The subject property, Tax Map 15, Lot 15-1 is currently developed with an existing warehouse space with both indoor and outdoor boat storage.

CONCEPTUAL CONSIDERATIONS:

- Truck traffic on Westchester Road and at the Elm St./Westchester intersection
- Buffering/landscaping adjacent to the Westchester Heights residential development and the Early Learning Center of Milford.
- Impact of the West Elm Overlay district on the application
- Impact of land being leased to multiple contractors other than just the personal use of the applicant and the impact of that on traffic on the Westchester Rd., the Elm/Westchester intersection and adjacent uses.
- Hours of operation
- Nature of materials being stored on site

