



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMO

Date: January 10, 2022
To: Planning Board
From: Jason Cleghorn, Town Planner
Subject: Amendments to Zoning Ordinance Article III, Section 3.01.0 Districts

The Planning Board voted unanimously to Post and Publish this Amendment to Article III, Section 3.01.0 District at its November 30th Work Session and concluded that the subject properties would be more suitably zoned as Residential 'B' given that the permitted uses are less intense than the permitted uses in the ICI district and are more consistent with the with the existing abutting residential uses and surrounding neighborhoods.

Staff has notified each of the eleven (11) affected lots by certified mail and at this time, no inquiries or responses to that notification have been received.

For your review and discussion for the first public hearing, below please find the proposed draft warrant article and map. Attached, please find Sections 5.03 Residential 'B' and 5.08.0 Integrated Commercial-Industrial "ICI" District of the Zoning Ordinance detailing the permitted uses and dimensional requirements.

The Planning Board voted to move this amendment forward at its December 21st Public Hearing.

BALLOT VOTE No. XX – Zoning Map Change from Integrated Commercial-Industrial (ICI) to Residential ‘B’

- X. **Are you in favor of adoption of Amendment #X as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:**

AMENDMENT #X: Amend Article III – Zoning Map, Section 3.01.0 Districts to change the designated zoning from Integrated Commercial-Industrial (ICI) to Residential ‘B’ for the properties identified as Milford Tax Map 11, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22. These lots are located at the extreme west end of Wilton Rd. near the Milford and Wilton town line. The surrounding properties in the general area are primarily residential in nature.

Topical Discussion of Proposed Amendment: These properties are more suitably zoned as Residential ‘B’, and are consistent with the existing abutting residential uses and surrounding neighborhoods. The proposed zoning change provides opportunities to maintain the Town’s diverse supply of housing options not currently permitted within the ICI District.