



AUGUST 3RD 2021
MILFORD PLANNING BOARD
WORK SESSION

6:30 PM MILFORD TOWN HALL 1 UNION SQUARE

CIP UPDATE

TO: Planning Board
FROM: Lincoln Daley, Community Development Director
DATE: August 2, 2021
RE: **2022 – 2027 Capital Improvements Plan**

The annual Capital Improvements Plan process has begun for the six-year period from 2022 through 2027. The process is very critical as it provides the Board of Selectmen, the Budget Advisory Committee, Planning Board, School Board, and town departments a framework to strategically plan for significant near-term and long range major capital improvements. The purpose of this worksession is to further discuss the project evaluation process and prioritization of submitted projects and the list of recommended Capital Improvements Plan Citizens' Advisory Committee (Advisory Committee) members for Planning Board Consideration.

First meeting next week
and conclude by mid-Oct.

Recommended Advisory Committee Members:

- For your consideration and approval, below please find the list of Advisory Committee Members
- Tim Finan – Planning Board
 - Peter Basiliere – Planning Board
 - Peggy Seward – Budget Advisory
 - Kathy Parenti – Library Trustee
 - Rob Costantino - Resident
 - Jason Plourde – ZBA
 - Michael Thorton – ZBA
 - Chris Costantino – Con.Commission
 - Joseph Vitulli - School Board Rep.

POTENTIAL ZONING CHANGES

1. Revisions to Zoning Ordinance Article VII § 7.11 Solar Collection Systems

- Ordinance currently defines “Residential Solar” as 10 kW AC and less than 500 sf in size.
- Previous case and pending case have been larger in power and/or size.
- Belief that the industry standard for a ~2500 s.f. single family residence will require larger array than what the code allows by default.
- **Potential changes to 12 kW AC and 750 s.f. by default for Residential Solar.**

Residential Solar: Any ground-mounted or roof-mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof-mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and with a rated nameplate capacity of 10 kW AC or less and that is less than 500 square feet solar land coverage.

7.11.4 District Regulations
A. Table of Uses:

	Zoning District				
	Residential R	Residential A, B	Commercial / Limited Commercial	ICI	ICI2 / Industrial
Residential Solar	P	P	P	P	P
Community Solar	P	P	P	P	P
Accessory Agricultural Solar	P	X	P	P	P
Primary Agricultural Solar	CUP	X	P	P	P
Commercial Solar	CUP	X	P	P	P
Large Commercial Solar	CUP	X	X	CUP	CUP
Industrial Solar	X	X	X	CUP	CUP
Utility Solar	X	X	X	CUP	CUP
Solar Power Generation Station	X	X	X	X	X

• P = Permitted
• X = Prohibited
• CUP = Conditional Use Permit

POTENTIAL ZONING CHANGES

2. Revisions to *Milford Gravel and Earth Removal Regulations Article X: Administration and Enforcement*

- Regulations under C. Renewal state that permits are only valid for 1 year.
- Language is somewhat nebulous in that the current language states that renewal of excavation permits are applied **through** the Office of Community Development.
- Desire to clarify language to indicate that the OCD is the permit renewal reviewer and regulatory agent and that permit renewals do not need Planning Board approval.
- Potential extension of permit validity from (one) 1 year to 3-5 years given economic infeasibility.

C. RENEWAL

Excavation permits shall be valid for the term of one (1) year. A renewal permit must be in place prior to continuing excavation activities beyond the expiration date. The owner may apply for renewal of an excavation permit through the Office of Community Development for a fee not to exceed fifty dollars (\$50.00) per year.

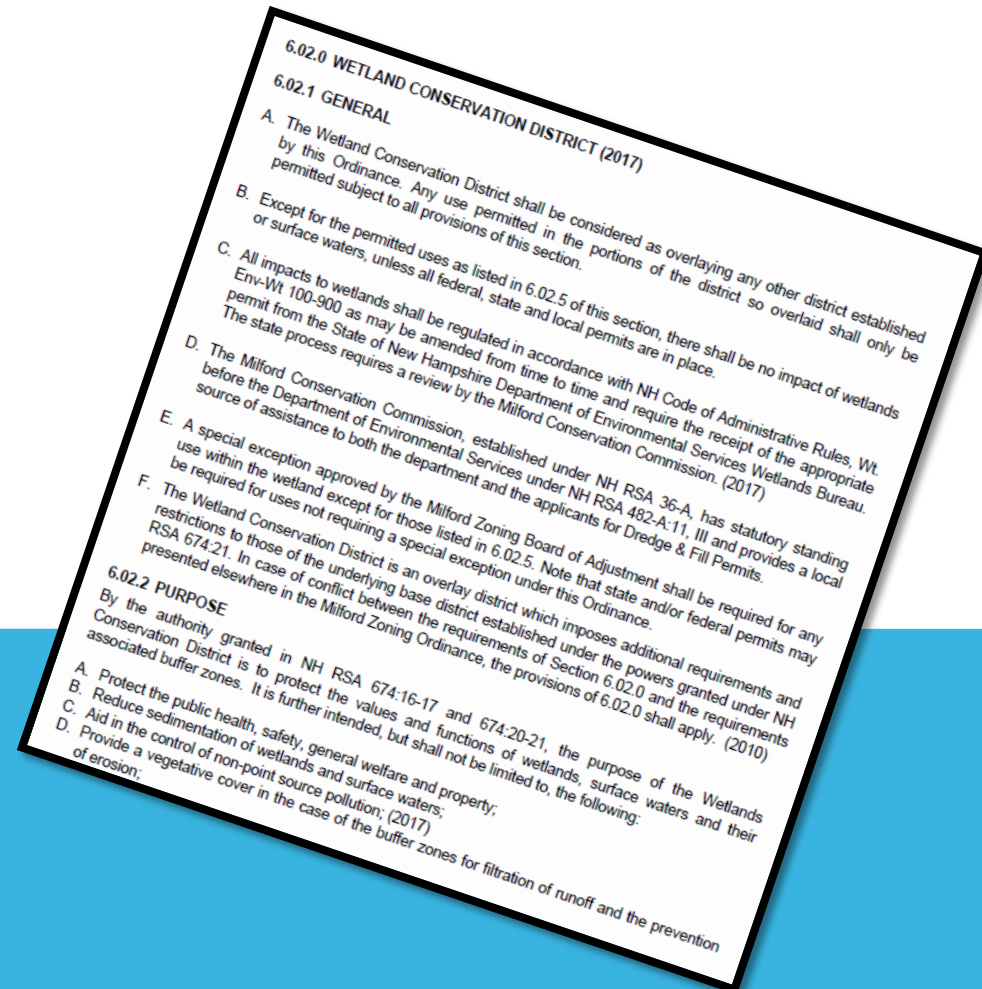
D. APPEALS

Any person affected by the Board's decision to approve or disapprove an application or any amendment thereto or any suspension or revocation of a permit pursuant to RSA 155-E:10, may appeal to the Board for a rehearing on such decision or any matter determined thereby. The motion for rehearing shall be filed within ten (10) days of such decision and shall fully specify every ground upon which it is alleged that the decision or order complained of is unlawful or unreasonable. The Board shall either grant or deny the request for rehearing within ten (10) days, and if the request is granted, a rehearing shall be scheduled within thirty (30) days. Any person affected by the Board's decision on a motion for rehearing may appeal in accordance with RSA 677:4-15.

POTENTIAL ZONING CHANGES

3. Revisions to *Milford Zoning Ordinance* § Article VI § 6.02 Wetland Conservation

- Responsive to state level changes to wetlands regulations. Working with the Conservation Commission.



POTENTIAL ZONING CHANGES

4. Potential Administrative Rezoning of eleven lots currently zoned Integrated Commercial-Industrial “ICI” but developed with single and/or multi family uses.

- Lots immediately west of the Dollar General along Wilton Rd. at the Wilton/Milford Town line.
- Map 11 Lot 13, Map 11 Lot 14, Map 11 Lot 14-1, Map 11 Lot 15, Map 11 Lot 16, Map 11 Lot 17, Map 11 Lot 18, Map 11 Lot 19, Map 11 Lot 20, Map 11 Lot 21, and Map 11 Lot 22.
- Potential change to Residential “A” or “B”.
- Property owners would be notified.

