

## Terrence Dolan

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**From:** Terrence Dolan  
**Sent:** Thursday, November 2, 2023 10:26 AM  
**To:** Andrea Kokko Chappell; Dan Sadkowski; Dave Freel; Jane Hesketh; Joan Dargie; Michael Thorton (mikelt091350@gmail.com); Rich Elliot; Tracy Steele  
**Cc:** Darlene Bouffard  
**Subject:** FW: Full DPW Driveway Permit from January 9, 2023 (Glen Drive) access for  
**Attachments:** ZBA 11.02.23 Agenda-revised11.02.23.docx

Good morning, Everyone,

A late update for tonight's Mtg.....Mr. Tom Quinn is now the legal counsel for Ms. Ledger (Case #2023-12, for 84 Prospect Street ADU, Special Exception Request).

As you may see below in his e-mail, he has (this morning) made the Request to Continue the Hearing to the December 7th ZBA Mtg..... I discussed with Mr. Quinn that would be the next available hearing opportunity for the Board to consider the Special Exception Request.

I concur with Mr. Quinn that the case should properly be re-Legally Noticed, with all abutters properly re-noticed. This revision lessens the risk of appeal based on this factor.

The applicant's Request to Continue will need to be decided by the Board briefly this evening, without going into any other factors related to the pending case.

Attached you shall also find a revised ZBA Agenda for this evening, with this updated information provided.

Please reach out with any questions, directly and only to me.

Thank You,  
Terrey Dolan

Terrence (Terrey) Dolan  
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-----Original Message-----

From: Tom Quinn <TQuinn@tfqtitle.com>  
Sent: Thursday, November 2, 2023 9:57 AM  
To: Terrence Dolan <tdolan@milford.nh.gov>  
Cc: Diane Lacourse <DLacourse@tfqtitle.com>  
Subject: RE: Full DPW Driveway Permit from January 9, 2023 (Glen Drive) access for

At the time of the additional driveway cut permit issued by DPW, there was no mention (nor any renderings) indicating an ADU was being created, as the rough sketch drawn and provided by the applicant (see attached) shows only the garage footprint.

As well, Section 10.02.A.e (ADU Criteria), page 167 of the Zoning Ord. does not allow for an additional curb cut.

FYI,  
Terrey

The Right to Know Law (RSA 91-A) provides that town email communications regarding the business of the Town of Milford are governmental records which may be available to the public upon request. Therefore, this email communication may be subject to public disclosure.



## ZONING BOARD OF ADJUSTMENT AGENDA-Revised 11/2/23

### Milford Town Hall - Board of Selectmen's Meeting Room November 2, 2023 – 7:00 PM

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room with all Covid protocols in place. If you would like to participate in the public meeting, please call this number from home: +1 646-558-8656 and enter the Meeting ID: 822 1768 6560 and Password 568170 or log in via [www.zoom.com](http://www.zoom.com) using the Meeting ID and Password above.

A digital copy of the meeting materials can be found on the Town website at:  
<https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda-02> November 2023.

We will also be live streaming the meeting on Granite Town Media, Government Channel 8:  
<http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>.

The Town of Milford Board of Adjustment will conduct a Public Meeting beginning at 7:00 p.m. to consider and review the following items listed below.

#### 1. Call to Order

#### 2. Public Hearing(s):

##### a. Case #2023-02 (Continued from June 20 & August 17, 2023 Mtg's)

Continuation of the Variance Request for property located at 689 North Main Street, LLC and Salt Creek Properties, LLC. for the property located at Tax Map 43, Lot 20-2, seeking a required Variance from Milford Zoning Ordinance, Article VI, Sections 6.01.3.B.7 to allow the retail sale of petroleum products in the Groundwater Protection District on a property located in the Commercial and Limited Commercial Zoning Districts. *(Note: Prior hearing request by applicant was approved by the ZBA on Aug. 17, 2023 to postpone the scheduled Continuance for the case, to the September 7, 2023 ZBA Mtg., then to October 4, 2023, then to be heard on October 19, 2023 due to illness, then approved to November 2<sup>nd</sup>, with a new Request for the Continued Hearing to now be held on November 16, 2023)*

##### b. Case #2023-12 (Continuation from August 17, 2023, September 21, 2023 & October 3, 2023 ZBA Hearings for Special Exception Request-Proposed Accessory Dwelling Unit (ADU)-Request for Further Continuance to the November 2, 2023 ZBA Mtg.

The applicant, Linda Ledger, is seeking a Special Exception for the creation of a one-bedroom Accessory Dwelling Unit (ADU); comprised of approximately 672 sq. feet (16' x 42'), partially utilizing the existing footprint of the existing one car garage/shed on the lot. The existing single-family home is located at 84 Prospect Street, Map 30 Lot 84, in the Res "A" Zoning District. The proposal has been modified to convert the existing detached garage into a single-level ADU, comprised of a kitchen/living area and one bedroom. A Special Exception from the Milford Zoning Ordinance, pursuant to Article X, Section 10.02.6, is required for this request. **(Now being requested for Continuation to the December 7, 2023 ZBA Mtg.)**

##### c. Case #2023-19 Sons Chimney Relocation:

The applicant, Ronald Racicot, is seeking a Variance to relocated his downtown Sons Chimney retail store location to be co-located within their existing industrial-zone warehouse facility, located at 15 Old Wilton Road, Tax Map 14, Lot 6-1. Retail sales are not allowed within the Industrial Zoning District; thus, a Variance is required in order to partially utilize a +/-1,000 square foot portion of the existing warehousing floor space to be dedicated for retail sales.

**3. Approval of Meeting Minutes:** 8/17/23 and 10/5/23

**4. Other Business:**

**5. Next Meeting(s):**

11/16/23 & 12/7/23

*Please call or email Terrence Dolan with any questions or concerns at 603-249-0620 or email at [tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov).*