



ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

PROPERTY INFORMATION	
Street Address: 594 ELM ST	
Tax Map / Parcel #: 013-006-000	Lot Size: 12.26 AC
PROPERTY CURRENTLY USED AS	
COMMERICAL PROPERTY	
<i>If the application involves multiple lots with different owners, attach additional copies of this page.</i>	
PROPERTY OWNER	
Name: HITCHINER	
Address: 594 ELM ST	
City/State/Zip: MILFORD NH 03055	
Phone: (603)673 1100	
Email:	
<i>The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.</i>	
APPLICANT/REPRESENTATIVE	
<input type="checkbox"/> SAME AS OWNER	
Name: BARLO SIGNS JENN ROBICHAUD	
Address: 158 GREELEY ST	
City/State/Zip: HUDSON NH 03051	
Email: jenn@barlosigns.com	
Phone: (603)966 6078	Cell: ()
The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.	
WRITTEN AUTHORIZATION ATTACHED	9/14/23
_____ Property Owner's signature	_____ Date:

Date Received: _____
Case Number: _____
Application Number: _____
Hearing Date: TOWN OF MILFORD RECEIVED
Decision Date: SEP 19 2023
Decision: _____
PB ZBA Office

Zoning District (check one):

Residence A
 Residence B Residence R
 Commercial
 Limited Commercial
 Industrial
 Integrated Commercial-Industrial
 Integrated Commercial-Industrial-2

Overlay District (check any that apply):

West Elm Street Overlay
 Nashua/Elm Street Overlay
 Commerce & Community Overlay
 Open Space & Conservation
 Wetlands Conservation
 Groundwater Protection
 Floodplain Management

APPLICATION FEES		75 note
Application Fee:	\$100.00	
Abutters Fee: 5-7-8	46.00	
Amount received:		
Date Received:		291
Check _____ Cash _____		

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: _____
 Case Number: _____
 Application #: _____
 Date Complete: _____
 Hearing Date: _____
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION
Street Address: 594 ELM ST
Tax Map / Parcel #: 013-006-000
<i>A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning Administrator to make sure your application is complete and you know what will be required of you at the hearing.</i>
What section of the Zoning Ordinance are you asking to be varied? Article <u>VII</u> Section <u>7.06.9.E.e.ii</u> Describe the variance you are requesting under the above section of the Ordinance. TO ALLOW THE INSTALLATION OF ONE EXTERNALLY ILLUMINATED MONUMENT SIGN, ON A PARCEL THAT CURRENTLY HAS AN EXISTING FREESTANDING SIGN

General Criteria Section 10.01
Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.I
1. Granting the Variance would not be contrary to the public interest because: OUR PROPOSAL IS TO UPDATE TO EXISTING SIGN STRUCTURE, THE ADDITION OF A MONUMENT SIGN PANEL, WHICH WILL AID IN THE IDENTIFICATION OF AN EXISTING HITCHINER BLD
2. If the Variance were granted, the spirit of the ordinance would be observed because: OUR PROPOSED SIGN EFFECTIVELY COMMUNICATES, AIDS ECONOMIC GROWTH, AND DOES NOT ADVERSELY AFFECT ITS SURROUNDINGS.
3. Granting the Variance would do substantial justice because: PROPOSAL ALLOWS HITCHINER TO CONTINUE TO UPDATE THE NUMEROUS PROPERTIES THEY MAINTAIN IN MILFORD WITH AESTHETICALLY PLEASING SIGN IMPROVEMENTS
4. Granting the Variance would not diminish the value of surrounding properties because: PROPOSAL ADDS TO SURROUNDING PROPERTIES, THIS LOCATION IS ENTIRELY COMMERCIAL/ INDUSTRIAL AND QUALITY SIGNS ARE ENHANCEMENTS TO THE NEIGHBORHOOD
5. Unnecessary Hardship: <i>This section is the central portion of your argument and is the critical factor that the Zoning Board of Adjustment will need to determine what is unique to your property and not generally applicable to other properties in the area or in town.</i>

THE TOWN OF MILFORD'S RESTRICTION ON NUMBER OF GROUND SIGNS DOES NOT TAKE INTO CONSIDERATION PROPERTIES OF THIS MAGNITUDE, AND THEIR ABILITY TO SUSTAIN MULTIPLE GROUND SIGNS WITHOUT "OVER-SIGNING" A PARCEL.

THE PUBLIC WOULD EASILY ASSUME DUE TO THE SIZE OF THE LOT AND BUILDINGS CONTAINED ON THE LOT, THAT THIS PARCEL IN FACT COULD BE TWO SEPERATE LOTS. AT OVER 12 ACRES IT IS REASONABLE FOR HITCHINER TO WANT TO IDENTIFY THE DISTINCT BUILDINGS ON THEIR LOT.



ZBA Application – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in unnecessary hardship because:
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because :
THE SIGN ORDINANCE DOES NOT SPEAK TO LARGE SCALE PARCELS, THERE IS NO KNOWN ARGUMENT AS TO WHY A SECOND GROUND SIGN ON THIS SUBSTANTIAL PARCEL WOULD BE DETRIMENTAL OR SHOULD BE PROHIBITED
AND
ii. The proposed use is a reasonable one because:
IT IS REASONABLE FOR HITCHINER TO WANT TO CLEARLY IDENTIFY THE SEPERATE AREAS OF THIER PROPERTY TO THE WAYFINDING PUBLIC AND ENHANCE THEIR IMAGE
(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:
(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:
1. The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:
In addition, Variances may have extra criteria that must be met. This includes, but is not limited to: 6.03.5 Floodplain Management: The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C. If your project is covered by this regulation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.
ATTACHMENTS – additional information may be needed to help the Zoning Board of Adjustment fully understand your petition. A. A plan of the property and all buildings, drawn to scale, is required. B. A Building Permit Application as needed (to be determined by the building official.) C. Additional explanations, justification, abutters’ statements, letters, etc.



ZBA Application – Variance **MILFORD ZONING BOARD OF ADJUSTMENT**

Please read the following information that is designed to help you understand the unique nature of a Variance petition.

Town of Milford Zoning Ordinance can be found at:

[http://planning.milfordnh.info/DOCUMENTS/ZONING%20ORDINANCE%20MASTER%20\(2011\).pdf](http://planning.milfordnh.info/DOCUMENTS/ZONING%20ORDINANCE%20MASTER%20(2011).pdf)

NH RSAs, Chapters 672-677 can be found at:

<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV.htm>

VARIANCE: A variance is an authorization, which may be granted under special circumstances, to use your property in a way that is not permitted under the strict terms of the zoning ordinance.

If you are applying for a variance, you must first have some form of determination that your proposed use is not permitted without a variance. Most often, this determination is a denial of a building permit.

A copy of the determination must be attached to your application.

For a variance to be legally granted, you must show that your proposed use meets all five (5) of the following conditions:

- a. Granting the Variance would not be contrary to the public interest.

A variance would be considered contrary to the public interest if it unduly and to a marked degree violated the basic zoning objectives of the Zoning Ordinance. Will the variance alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public?

- b. Granting the Variance would observe the spirit of the ordinance.

This requires that the effect of the variance be evaluated in light of the goals of the zoning ordinance.

- c. Substantial justice would be done by granting the Variance.

Substantial justice is done when any loss to the individual is not outweighed by a gain to the general public.

- d. Granting the Variance would not diminish the value of surrounding property.

The applicant, to convince the Zoning Board must explain that granting the variance will not decrease the value of surrounding property.

- e. Denial of the Variance would result in an unnecessary hardship.

The first requirement is that there are special conditions or characteristics applying to the property (such as, but not limited to, exceptional narrowness, shallowness, or shape of the property, or exceptional topographical conditions), that distinguish it from other properties in the area. Because of these special conditions, no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. And finally, the proposed use must be a reasonable one. You must explain what makes the property unique and why a "hardship" would be created if the terms of the ordinance were strictly applied.

In lieu of a claim of unnecessary hardship, the Variance may be granted when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that any Variance sought shall be in harmony with the general purpose and intent of the zoning ordinance and the Variance shall survive only so long as the particular person or persons have a continuing need to use the premises. To meet this criterion, explain the accommodations that are necessary and identify the person or persons and provide evidence of their disability.

LANDLORD AUTHORIZATION
FOR PERMIT(S), VARIANCE(S), HEARING(S)
< MUST BE SIGNED BY LANDLORD OR OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

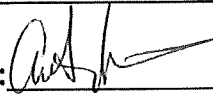
This document verifies that you are authorizing BARLO SIGNS to install signage on your property pursuant to the attached drawings as well as authorizing BARLO SIGNS to secure all related permits required by the local municipalities.

Barlo Signs cannot apply for permits or hearings until we receive the LANDLORD or PROPERTY OWNER'S authorization to do so.

I hereby authorize an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site and to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

I hereby authorize BARLO SIGNS to install signage on my property exactly as shown in drawing # 230610481 -1 Dated: 6/20/23

Sign location address: 594 Elm St, Milford NH 03055

Property Owner's Signature: 

Printed Name: Anthony Rodrigues

Company Name: Hitchiner Mfg.

Address: 594 Elm St
Milford, NH

Phone number: 603 673 1100

Date Signed: 6/29/23

We cannot apply for permits or hearings until we receive your authorization. Thank you!

Reference JOB NAME: Hitchiner Mfg Job #: 22877



100 feet Abutters List Report

Milford, NH
September 18, 2023

Subject Property:

Parcel Number: 013-006-000-000
CAMA Number: 013-006-000-000
Property Address: 594 ELM ST

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Abutters:

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-000
Property Address: 96 OLD WILTON RD

Mailing Address: PERRY FIELDS LLC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-001
Property Address: 96 OLD WILTON RD #1

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-002
Property Address: 96 OLD WILTON RD #2

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-003
Property Address: 96 OLD WILTON RD #3

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-004
Property Address: 96 OLD WILTON RD #4

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-005
Property Address: 96 OLD WILTON RD #5

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-006
Property Address: 96 OLD WILTON RD #6

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-007
Property Address: 96 OLD WILTON RD #7

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-008
Property Address: 96 OLD WILTON RD #8

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-009
Property Address: 96 OLD WILTON RD #9

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055



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100 feet Abutters List Report

Milford, NH
September 18, 2023

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-010
Property Address: 96 OLD WILTON RD #10

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-011
Property Address: 96 OLD WILTON RD #11

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-020-00C-000
CAMA Number: 007-020-00C-012
Property Address: 96 OLD WILTON RD #12

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 007-026-000-000
CAMA Number: 007-026-000-000
Property Address: 108 OLD WILTON RD

Mailing Address: BUCKNAM, ROGER A
42 WHEELER RD
HOLLIS, NH 03049

Parcel Number: 007-026-001-000
CAMA Number: 007-026-001-000
Property Address: 0 PERRY RD

Mailing Address: BUCKNAM, ROGER A
42 WHEELER RD
HOLLIS, NH 03049-6411

Parcel Number: 013-007-000-000
CAMA Number: 013-007-000-000
Property Address: 117 OLD WILTON RD

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 013-011-000-000
CAMA Number: 013-011-000-000
Property Address: 127 OLD WILTON RD

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 013-011-001-000
CAMA Number: 013-011-001-000
Property Address: 5 HITCHINER WAY

Mailing Address: SUBURBAN PROPANE INC ONE
SUBURBAN PLAZA
240 ROUTE 10 WEST P.O. BOX 206
WHIPPANY, NJ 07981-0206

Parcel Number: 014-006-000-000
CAMA Number: 014-006-000-000
Property Address: 97 OLD WILTON RD

Mailing Address: HITCHINER MANUFACTURING CO., INC
594 ELM ST
MILFORD, NH 03055

Parcel Number: 014-007-000-000
CAMA Number: 014-007-000-000
Property Address: 83 OLD WILTON RD

Mailing Address: 83 OLD WILTON ROAD LLC
83 OLD WILTON RD
MILFORD, NH 03055

Parcel Number: 014-007-001-000
CAMA Number: 014-007-001-000
Property Address: 79 OLD WILTON RD

Mailing Address: INFECT LLC
P O BOX 155
MILFORD, NH 03055-0155

TOWN OF MILFORD
1 UNION SQUARE
MILFORD NH 03055

BARLO SIGNS - JENN ROBICHAUD
158 GREELEY ST
HUDSON NH 03051



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9/18/2023

Page 2 of 2

Jenn Robichaud

From: Jenn Robichaud
Sent: Thursday, April 21, 2022 8:41 AM
To: Lincoln Daley
Cc: Darlene Bouffard
Subject: RE: HITCHINER REVISED

From: Lincoln Daley <ldaley@milford.nh.gov>
Sent: Wednesday, April 20, 2022 3:51 PM
To: Jenn Robichaud <Jennifer.Robichaud@Barlosigns.com>
Cc: Darlene Bouffard <dbouffard@milford.nh.gov>
Subject: RE: HITCHINER REVISED

Good Afternoon Jenn,

You have submitted a sign permit to install a second monument sign on the property located at 594 Elm Street, Tax Map 13, Lot 6. Pursuant to Section 7.06.9.E.e.ii only one monument sign is permitted per property. As such, your client will need to apply to the Board of Adjustment for a Variance seeking relief from this requirement.

Below, please find the links to the General Zoning and Variance Applications. Please let me know if I can be of any assistance. You can turn in the applications on Friday or Monday at the latest.

[General ZBA Application](#)
[Variance Application](#)

Regards,

Lincoln Daley
Director of Community Development
Town of Milford, NH
1 Union Square, Milford, NH 03055
603-249-0620
ldaley@milford.nh.gov