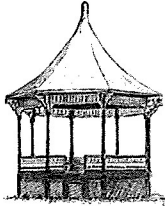


ZBA Application Variance
MILFORD ZONING BOARD OF ADJUSTMENT



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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Date: October 13, 2023
To: Zoning Board of Adjustment
From: Terrence S. Dolan, Director of Community Development
Subject: Case #2023-18: Re-consideration of a prior Variance Request to allow for a second ground-monument sign for the 12.26-acre Hitchiner Manufacturing Company campus facility; located 594 Elm Street Road, Tax Map 13, Lot 6. Located on their existing business campus in the "I" Zoning District.

This Staff Memorandum is being submitted to the Board of Adjustment regarding the upcoming **Case #2023-18**, (Hitchiner Manufacturing Company), requesting a required Variance to allow for a second ground-monument sign on the property at 594 Elm Street. This 12.26-acre manufacturing parcel is the largest of four (4) distinct, adjoining parcels that comprise the entirety of existing manufacturing facility complex for Hitchiner.

This case is a request for re-consideration of a previously withdrawn (**June 30, 2022-formerly withdrawn without prejudice**) *Variance Application* requesting a **second** ground-level monument sign (+/-56.5 square feet) to be placed along the mid-point of their Elm Street frontage. The existing industrial campus facility parcel(s) has *double frontage* along both Elm Street (+/- 930 linear feet) & Old Wilton Road (+/- 322 linear feet).

The manufacturing facilities lie within the Town's Industrial "I" Zoning District. The Variance is required under criteria set forth in the Milford Zoning Ordinance, Article VII, Section 7.06.9.E.e.ii to allow for more than one monument sign on a given subject property within the Industrial ("I") Zoning District.

Additional documentation, including the original June 16, 2022 Agenda and the Town of Milford 6-30-22 letter to acknowledge the Applicant's original Variance Application's *Request to Withdraw* (without prejudice) are provided in your application materials. Additional location schematics and sign proposal images are also provided for Board review.

Any approval of future business signage for the site shall be required to be submit a *Sign Permit Application*, (to the Office of Community Development), and shall be required to meet all established signage standards. As proposed, the current sign proposal meets all Signage Ordinance Standards, per the Industrial Zoning District Criteria (Section 7.06.9.E.e.i-iv.)

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All required setback criteria will continue to be met with this proposal.

Included you shall find the following:

1. Variance Application Materials (Pursuant to Section 10.01-General Criteria & Article VII, Section 7.06.9.E.e.ii.) Justification
2. Assorted reference color images of the sign and its location
3. Google Color *Street View* Images of 594 Elm Street

The applicant has addressed all required criteria, and has adequately provided a justification for meeting all aspects in seeking the approval of the required Variance for a second monument sign at this location.

Thank you for your time and consideration.