



Milford Zoning Board of Adjustment

Staff Review

Date: February 27, 2024

To: Zoning Board of Adjustment

From: Terrence S. Dolan, Director of Community Development

Subject: Case #2024-01-Special Exception Request for the Expansion of a Home-Based Child Day Care Business in the Limited Commercial Business (“LCB”) Zoning District, located at 403 Nashua Street, Map 31 Lot 8

For the ZBA’s information and consideration, the following information provides my review of the above referenced case:

1. The Applicant has filed a necessary *Special Exception* Request, under Section 5.07.2.A.2 of the Milford Zoning Ordinance, to seek formal approval of a Home-Based Business (under Section 10 .02.1), located within the Limited Commercial Business (“LCB”) Zoning District.
2. The applicant’s existing daycare business, located at her single-family residence located at 403 Nashua Street, will be expanded to a maximum of six (6) children, and shall now require State of New Hampshire licensing.
3. The applicant utilizes her existing (newly renovated) attached garage (completed in August & September 2023), along the rear of her residence for the existing daycare services provided (please refer to the attached schematic).
4. The existing garage footprint is approximately 24 feet wide by 22 feet deep, and is connected to the existing primary home. (please see attached schematic)
5. As listed in town records, the existing homesite was built in 1920 and the lot is .34 acre in size.
6. The residence is located along the Nashua Street corridor, where most of the existing, nearby properties are zoned as Limited Commercial-Business (“LCB”). However, the land uses range from single and multi-family residences, and include a mix of many lots operating as Light Industrial, General Office and small Retail Businesses, as well.
7. No additional physical site work is proposed in regard to this daycare facility at this time.
8. No encroachments into the lot’s front, side or rear setbacks are proposed.
9. The property is served by the Town’s municipale potable water and wastewater system.
10. No existing site vegetation is proposed for removal at the application.

Prior Staff Recommendations:

11. Town staff worked with the applicant last Summer (2023) to make vehicular departures from the home's driveway more efficient and safer by having the applicant create and expand an asphalt "3-Point" Turn-Out Area (along the front of her residence) to facilitate forward vehicle movements out onto the heavily-traveled Nashua Street, thus eliminating backing out into oncoming traffic along Nashua Steet.
12. Staff also recommended (as an additional safety measure) that the applicant provide a painted line along the lot's westerly driveway length for customer daycare drop-off vehicles to better define where to stop, and not encroach into any possible *children play areas*, (by the garage area).

Thank You

Cc: file