



## Milford Zoning Board of Adjustment

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### **Administrative Review**

**Date:** March 27, 2024

**To:** Zoning Board of Adjustment

**From:** Terrence S. Dolan, Town Planner

**Subject: Case #2024-02: Marmon Utilities, LLC for the property located at 53 Old Wilton Road, Tax Map 14, Lots 8 & 9. Special Exception Application from the Milford Zoning Ordinance, Article V, Section 5.06.2.A.3 (i.e. Special Exception for Front Set-Back Reduction) to allow for approximately 3,300 square feet of front set-back buffer encroachment for the proposed site facilities expansion to their existing physical manufacturing plant on Map 14, Lots 8 & 9**

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### **Background:**

The applicant is before the Board seeking a Special Exception from the Milford Zoning Ordinance, Article V, Sections 5.06.2.A.3 & 5.06.5.B (Set-Back Criteria). The applicant, Marmon Utilities, LLC (for the site formerly known and dba as Hendrix Wire & Cable) are the owners of the two property lots under consideration with this Special Exception Request.

In reviewing the files for these properties, I offer the following comments:

1. Marmon Utilities have an existing, long-operating cable manufacturing plant facility along the north side of Old Wilton Road (Map 14 Lots 8 & 9), with a total combined acreage of 15.72 acres.  
A planned expansion to the existing plant building is proposed for 74,430 additional square feet (along three different portions of the plant building, located within the **Industrial ("I") Zoning District** (pursuant to Section 5.06.0 -Milford Zoning Regulations).  
The proposed expansion areas are a) 12,570 square feet along the western side of the plant facility, b) 10,360 sq. foot expansion along the center area of the building, and c) 51,500 sq. foot expansion along the eastern end of the plant building.  
The existing eastern portion of the manufacturing plant facility building is planned to be rectangular in shape, taking into consideration the proposed addition.

With the expansion of the noted 51,500 square feet of floor area, this eastern expansion area shall have a dimension of 100 feet depth (north/south), and an overall length of 515 linear feet, somewhat paralleling the (east/west oriented) Old Wilton Road ROW.

2. The planned manufacturing plant expansion areas are not intended, nor designed to be stand-alone facilities; and must be incorporated into strategic portions of the existing manufacturing facility on these two developed lots (Map 14 Lots 8 & 9) along the north side of Old Wilton Road for logistical reasons.
3. A Special Exception Request has been applied for due to the proposed 51,500 sq. foot plant expansion (i.e. the identified eastern portion) causing a somewhat minor (but required) front-setback buffer encroachment of approximately 3,300 square feet.

A portion of the proposed southerly edge of the proposed *eastern expansion area* to the existing plant facility will cause a small “sliver” of encroachment impact into the existing required 30’ front-setback buffer (along Old Wilton Road frontage) for the overall eastern building area site. This proposed facility buffer impact ranges from 5-15 feet in depth, along a +/-450 linear feet length of the proposed building’s overall 515 linear foot length (please see the yellow highlighted *Zoning Exhibit Plan Sheet* for reference).