

Town of Milford
CONSERVATION COMMISSION

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MEMORANDUM

March 26, 2024
To: Zoning Board of Adjustment

**Re: Request for Variance from Open Space Requirements
Map14Lot8 Hendrix Marmon Utility Plan**

To the Board,

The Conservation Commission met with the applicant at their March 14, 2024 meeting. Tom Quinn, applicant attorney, explained that Marmon Utility LLC (Hendrix Wire and Cable) needs to expand their facility on Map14 Lot8. This expansion will nearly eliminate the open space required for a developed parcel in this zoning district.

The applicant owns two adjacent lots Map38 Lot6 and Map7 Lot16-1, located to the south of their developed lot. The applicant is offering to provide mitigation for the loss of open space on ML14/8 by setting aside approximately 5 acres of ML38/6 and ML7/16-1 for a permanent open space and a trail right-of-way. This proposed open space will be documented in a conservation and trail easement and will not be included in any open space calculations for future development on ML38/6 or ML7/16-1.

The Commission members heard the applicant's presentation and supports their request for a variance to the open space requirements for ML14/8 by providing mitigation through a permanent open space protection and trail right-of-way on their adjacent lots, ML38/6 and ML7/16-1. This permanent and dedicated open space and trail will be noted on the Site Plan for ML14-8 & 9. In addition, this permanent and dedicated open space and trail be recorded in a conservation easement on ML38/6 and ML7/16.

Very Respectfully,

The Milford Conservation Commission

