



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

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## **STAFF MEMO**

**Date:** February 16, 2024  
**To:** Town of Milford Planning Board  
**From:** Terrence S. Dolan, Community Development Director  
**Subject:** Case SD #2024-01, **Conceptual Sub Division Review Request** for the Fred and Celia Lorden Trust, located at 19 Ponemah Hill Road, Map 43 Lot 45

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### **BACKGROUND:**

The applicant, the “Fredrick & Celia Lorden Trust”, has requested a ***Conceptual Sub-Division Review*** with the Planning Board, pursuant to **Section 4.02 (Conceptual Review)** of the Town of Milford Development Regulations.

The existing 4.42-acre lot is located at 19 Ponemah Hill Road, Map 43 Lot 45. It is zoned as Limited Commercial-Business (“LCB”), under Section 5.07.0 of the Milford Zoning Ordinance. On this lot, there is one single family residence that the applicant is desiring to ultimately undertake a Minor Sub Division and divide off the existing homesite from the remaining portion of the Lot.

The current proposal under consideration by the applicant is for the creation of fourteen (14) residential multi-family units, constructed in 7 pairs of attached (duplex-style) buildings. As stated, the existing home on the lot proposed to be retained & formally divided off as a one (1) acre residential lot, from the remaining 3.42 acres to be utilized for the new multi-family units.

### **LOT AREA:**

Existing lot totals 4.42 acres, with its current use as an existing single-family lot in the Limited Commercial-Business (“LCB”) Zoning District.

### **APPLICATION STATUS:**

No formal applications have been submitted to the Town of Milford’s Office of Community Development. Presently, the request made is only for a ***Conceptual Sub Division Review*** with the Planning Board

### **NOTICES:**

Pursuant to the Milford Development Regulations, no abutter notifications are required to be sent for **Conceptual Review, under Section 4.02.**

No Inter-Departmental Review has been undertaken at this point in the project review process, and will only be conducted once a formal application is submitted.

### **ZONING DISTRICT/INFORMATION:**

The subject property is within the Limited Commercial-Business (“LCB”), under Section 5.07.0 of the Milford Zoning Ordinance.

Acceptable Uses include Multi-Family Residential Uses, pursuant to Section 5.07.1.H of the Milford Zoning Ordinance for the LCB Zoning District.

Under this regulation, all multi-family uses must adhere to the regulations set forth in Section 5.03.1.C and Section

5.03.4A. of the *Residence B Zoning District Criteria*. This provides for a maximum of up to five (5) Multi-Family (M.F.). Units per Acre.

**UTILITY INFORMATION**

The entire existing lot is presently served by town water and sewer.

**STAFF RECOMMENDATIONS:**

As this is only a *Conceptual Review* at this time, no recommendations are being offered by Staff.