



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMORANDUM

Date: March 29, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner
Subject: Case SP#2024-06, Marmon Utilities, LLC-*Conceptual Review* for future Manufacturing Plant Expansion

Future Case SP#2024-06: Marmon Utilities, LLC, pertaining to the existing manufacturing plant property, located at 53 Old Wilton Road, Tax Map 14, Lots 8 & 9. Requested *Conceptual Review* for the proposed site facilities expansion to their existing physical manufacturing plant on Map 14, Lots 8 & 9

Background:

The applicant, Marmon Utilities, LLC (formerly doing business as Hendrix Wire & Cable), is before the Board seeking a *Conceptual Review* with the Planning Board to brief the Board on their upcoming Major Site Plan application to significantly expand their manufacturing plant facility building. The applicant are the owners of all of the property lots under consideration.

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 of floor area (along three different portions of the plant building. The two lots are 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) a 10,360 sq. foot expansion along the center area of the building, and
 - c) a 51,500 sq. foot expansion along the eastern end of the plant building. (Please refer to separate graphics of the proposed three building expansion areas).
2. The planned manufacturing plant expansion areas are not intended, (nor designed) to be stand-alone manufacturing facilities and must be incorporated into specific strategic portions of the existing manufacturing facility on these two lots along the north side of Old Wilton Road for logistical reasons.
 3. A necessary *Special Exception* has been applied for, and shall be heard by the Zoning Board of Adjustment (ZBA) on Thursday, April 4th, 2024 for a proposed +/- 3,300 sq foot portion of future building encroachment into the required 30-foot front setback buffer along the site’s Old Wilton Road frontage. This area of building encroachment is within the referenced 51,500 square foot eastern expansion area of the plant facility.

4. Lastly, as a result of the overall 74,430 sq feet of proposed expansion to the plant facility, the on-site (approved) 27% Open Space for the existing site shall drop to under 5%, as proposed.

Thus, a Variance has been requested from the ZBA to also be heard at the ZBA's April 4th Mtg. The Variance is to allow for the utilization of Marmon's two adjoining vacant lots, located directly across the Old Wilton Road ROW, on the southerly side of the road. A portion of these two south lots is being proposed to be assigned and allocated as dedicated Open Space, solely and directly for the (northern two lots') existing plant facility site; thus raising the "developed north lots" required open space back to 30%, based on an acreage calculation.

A five (5.0) acre preserve area is being proposed to be set-aside (in perpetuity) to serve as a permanent buffer preserve along the southern two lots' Tucker Brook waterway. A 15-foot-wide pedestrian trail is also being proposed within this proposed, set-aside buffer tract. This proposed trail is designed to ultimately connect to town-owned lands to the immediate southwest of the two (southern) Marmon-owned lots. These two Marmon-owned lots equal approxiamtley 42-acres in combined size.