



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMORANDUM

Date: April 5, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner
Subject: **Case SP#2023-06-Applicant: 30 MS Milford, LLC: Continuation of the *Design Review Phase* of a proposed 34-Unit (Apartments) Multi-Family Complex (three living floors), located at 30 Mill Street, Tax Map 25, Lot 95.**

BACKGROUND:

At the February 20th Mtg., the applicant requested a *continuation* for the ***Design Review Process*** of the proposed three living floor (34 unit) apartment building at 30 Mill Street. They have now requested to provide the Planning Board with an update on their specific plans moving forward with the project; with a discussion of potential building elements & requirements for the future Major Site Plan Application for the project.

As discussed during the April 2nd Work Session, no additional exhibits are being offered by the applicant, at this time.

In summary, the project site is 9.877 acres in total size, with the two portions of the site located within the Commercial (“C”) Zoning District (Section 5.05 of the Milford Zoning Ordinance) or the Residence “A” Zoning District (Section 5.02 of Milford Zoning Ordinance).

All proposed site work remains (as proposed) to be contained within the upland portion of the site’s Commercial “C” Zoning District lands, along the Mill Street frontage.

Since the Planning Board December 19, 2023 Mtg.’s (initial) *Design Review* presentation, the singular three-story multi-family building design has now been revised, and is currently proposed to be a (reduced) height of forty feet (40) in height. Therefore, pursuant to Section 5.08.8.A of the Milford Zoning Ordinance, the previously discussed *Special Exception* shall no longer be required (by the ZBA) for the applicant since the applicant is no longer proposing to exceed the maximum forty (40’) height maximum within the Commercial “C” Zoning District. Additionally, Town Counsel has opined that the discussed *Variance* will be required for the applicant to further pursue allowance to transfer and shift residential density from their Residence “A” Zoning District portion of the site, over to their Commercial “C” District portion.