



**AGENDA**  
**MILFORD PLANNING BOARD**  
**January 22, 2019**  
**6:30 PM**

The Town of Milford Planning Board will conduct a Public Meeting at the Milford Town Hall - Board of Selectmen Room, 1 Union Square, Milford, NH beginning at 6:30 p.m. to consider and review the following:

- 1. Call to Order**
- 2. Review/Approval of Meeting Minutes: 1/8/19**
- 3. Public Hearing(s):**
  - a. **Burbee Sand & Gravel, 35 North Mason Road, Tax Map 58, Lots 1, 2, and 3.** Major Site Plan Application and Gravel and Earth Removal Permit for an earth and sand removal operation to excavate and regrade approximately 4.7 acres within the Residential R District. (*Continuance Request to February 26, 2019*)

The Board will vote to accept the following applications as complete and a public hearing on the merits of the proposals will follow:

- b. **KGL Landscape Construction, LLC, Tax Map 8 Lot 73, 211 Mont Vernon Street and Laplante Family Rev. Trust, Tax Map 8 Lot 75, 205 Mont Vernon Street.** Lot Line Adjustment Application to adjust the common lot line between the properties located Tax Map 8 Lots 73 and 75 in the Residential A Zoning District.
- c. **Milford DG Series, LLC, for the property located at Tax Map 6 Lot 14.** Major Site Plan – Design Review Application to construct a 9,320 square foot retail store with associated parking, drainage, and site improvements within the Integrated Commercial – Industrial Zoning District. Waiver request from Section 6.05.4 Table of Off-street Parking seeking relief to reduce the required number off-street parking spaces for the proposed retail building. Waiver request from Section 6.05.6(E) Parking and Loading Area Standards seeking relief requiring the separation of off-street parking and loading/unloading spaces from the right-of-way by granting curbing.
- d. **Milford DG Series, LLC, for the property located at Tax Map 6 Lot 14.** Minor Subdivision Application to subdivide Tax Map 6 Lot 14 to create one additional lot totaling approximately 1.22 acres within the Integrated Commercial – Industrial Zoning District.

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

- e. Amend Article VII. Supplementary Standards by replacing Section 7.6.0 Sign Ordinance in its entirety to comply with the U.S. Supreme Court Decision in Reed vs. Town of Gilbert, Arizona and update the sign standards, definitions, and general administrative changes throughout the article.
- f. Amend the Article VII. Supplementary Standards by adding new section, 7.11.0 Solar Collection Systems and renumber accordingly. Purpose relative to establishing standards and a

regulatory and administrative review process for solar collection systems in all zoning districts. In addition, amend Article V. Zoning Districts, Sections 5.02.1, 5.03.1, 5.04.1, 5.04.2.B, 5.05.1, 5.06.1, 5.06.2.B, 5.07.1, 5.08.1, 5.08.2.B, 5.09.1, and 5.09.2.B by adding a Solar Collection System as a permitted/acceptable use or a use allowed by a Conditional Use Permit pursuant to Section 7.11.0.

- g. Amend Article X. Administrative Relief by deleting Section 10.02.3 Home Occupations in its entirety and inserting new section, Article VII. Supplementary Standards, Section 7.12.0 Home Based Businesses and renumbering accordingly. Purpose relative to establishing standards and a regulatory and administrative review process for home based businesses in all zoning districts.

The amendments also propose to amend Article V. Zoning Districts, Sections 5.02.1, 5.03.1, 5.04.1, 5.06.1, 5.08.1, 5.09.1 by inserting the type of a home based business as a permitted/acceptable use and 5.04.2.B as a use allowed by a Conditional Use Permit pursuant to Section 7.12.0. In addition, amend Article V. Zoning Districts, Subsections 5.02.2.A.1, 5.03.2.A.4, 5.04.2.A.3, 5.05.1.Q, and 5.07.1.I by replacing the language “Home occupations in accordance with Section 10.02.3” with the type of home based business permitted through the issuance of a Special Exception in accordance with Section 7.12.0.

The amendments also propose to amend Article II. General Provisions, Subsection 2.03.1.C.2 by replacing the language “Home Occupation” with “Home Based Business”. In additions, amend Article IV. Definitions by deleting the definition for a “Home Occupation” and inserting a new definition “Home Based Business”.

- h. Amend Article X. Administrative Relief by deleting Section 10.02.4 Self-Storage Facilities in its entirety, inserting new section, Article VII. Supplementary Standards, Section 7.13.0 Self-Storage Facilities and renumbering accordingly. Purpose relative to establishing standards and the regulatory and administrative review process for self-storage facilities and to permit said uses by Conditional Use Permit in the Integrated Commercial Industrial, Integrated Commercial Industrial 2, and Industrial Zoning Districts. The amendments also propose to amend Article IV. Definitions by deleting the definition for a Self-Storage Facilities and inserting a new definition, Self-Service Storage Facility.
- i. Amend Article VII. Supplementary Standards, Subsection 7.11.0 Conditional Use Permits by renumbering section to Section 7.14 and adding a new section, Subsection 7.14.5 Waivers to create a process and criteria for the Planning Board to grant regulatory relief.

#### **4. Public Meeting(s):**

- a. **Chip Pollard for the property located at Tax Map 25, Lot 19, 193 Union Street.**  
Conceptual Review proposed change of use from an auto service facility to a restaurant use.

#### **5. Other Business:**

- a. Community Development Updates
- b. Planning Board Updates
- c. Commission/Committee Updates

#### **6. Upcoming Meetings:**

*2/5/19 – Worksession*

*2/26/19 – Regularly Scheduled Meeting*

***The order and matters of this meeting are subject to change without further notice.***