



**MILFORD PLANNING BOARD
AGENDA
Town Hall-Board of Selectmen Room
October 17, 2023
6:30 PM**

If you would like to participate in the telephone conference, please call this number from home: 1-646-558-8656 or enter the **Meeting ID 827 5567 7838** and **Password: 748584** or log in via the zoom app at www.zoom.com using the meeting ID and Password above. Follow along using a digital copy from our website at: <https://www.milford.nh.gov/planning-board/agenda/planning-board-agenda-17October2023>

We will also be live streaming the meeting on Granite Town Media, Government Channel 8: <http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>.

The Town of Milford Planning Board will conduct a Public Meeting both in person and remotely using the login information above, beginning at 6:30 p.m. to consider and review the following items listed below:

Call to Order

1. Approval of Meeting Minutes:

- Approval of 09/19/23 Pl. Bd. Mtg. Minutes

2. Public Hearings:

a. Case SP #2023-02

Continuation from the August 15, and October 3, 2023 Hearings for the Application for Major Site Plan Consideration for ***The “Q” Rental Apartment Community (SP #2023-02), Tax Map 43, Lot 69-2***, (“0” Ponemah Hill Road). The applicants are TM Bolduc Holdings, LLC. The residential project is proposed for 216 multi-family (rental) apartment units in a community complex, with six residential buildings and a clubhouse. The overall property shall remain partially zoned as Limited Commercial-Business (“LCB”) Zoning District, under Section 5.07.1.H and partially zoned as Commercial (“C”) Zoning District under Section 5.05.1.P of the Town of Milford’s Zoning Ordinance.

In addition, required Waiver Requests have been proposed to be considered under the Milford Development Regulations, Section 5.02.6 (Waiver Applications), & specifically Sections 5.07.1 (Delineation of all Wetlands & Wetland Buffers), Section 5.07.M (Delineation of All Slopes in Excess of Twenty-Five (25%) Percent), and Section 5.07.N (Existing Topography). These Waivers are needed for the Planning Board to not require the submission of the above specific information in the non-developable area of the overall site. This area is a +/-8.5-acre (non-developable) portion of the site (generally within the onsite portion of the Medlyn Brook floodplain), within the western area of the overall 43.357-acre property for the proposed multi-family complex.

3. Potential 2024 Town Articles-General Discussion

1. Continued Board Discussion on potential Open Space Reduction/Increase for Industrial (“I”) Zoned Properties (currently @ 30% req’d)

4. Upcoming Mtgs.

11/07/23-Planning Board Work Session & 11/21/23- Planning Board Mtg.

5. Adjournment

Please call or email Terrey Dolan with questions or concerns at 603-249-0620 x252 or email at tdolan@milford.nh.gov