



**MILFORD PLANNING BOARD
AGENDA
Town Hall-Board of Selectmen Room
February 20, 2024
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-20February2024>

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:** 02/06/24 Mtg. Minutes
2. **Planning Board Discussion for Representative Re-Appointment to the Nashua Regional Planning Council (NRPC)**
3. **Public Hearings:**
 - a. **Request for Continuation of Case SP#2023-06 (Design Review Phase)--Applicant: 30 MS Milford, LLC- For a proposed 34-Unit (Apartments) Multi-Family Building (three living floors), located at 30 Mill Street, Tax Map 25, Lot 95.**

The applicant has made a formal request to continue the “Design Review” of the above referenced project until the scheduled April 16, 2024 Planning Board Meeting. This meeting shall be a Continuation of the initial December 19, 2023 Meeting, pursuant to both Article IV (Permitting Procedures for Site Plans & Sub Divisions) and Section 4.03 (Design Review) of the Milford Development Regulations. The project applicant requested a formal Design Review with the Planning Board to discuss potential elements & requirements of a future Major Site Plan Application for the project.

The project site is 9.877 acres in total size, located within both the Commercial “C” Zoning District (Section 5.05 of the Milford Zoning Ordinance) and the Residence “A” Zoning District (Section 5.02 of Milford Zoning Ordinance). All proposed site work shall be contained within the upland portion of the site’s Commercial “C” Zoning District lands, along Mill Street.

The single multi-family building is presently proposed to be fifty-two feet (52’) in height. Therefore, pursuant to Section 5.08.8.A of the Milford Zoning Ordinance, a future Special Exception shall be required by the ZBA for the applicant to exceed the maximum forty (40’) height within the Commercial “C” Zoning District.

b. Case SP #2024-01, Hitchiner Manufacturing Co., Inc.-Major Site Plan Approval Request:

The Applicant, Hitchiner Manufacturing Co., Inc., has filed for Major Site Plan approval to construct a new 57,000 square foot manufacturing and administrative facility within their overall 14.636-acre industrial plant campus, located at 594 Elm Street, along their existing Old Wilton Road frontage (consisting of Tax Map 13 Lot 6, Map 13 Lot 7 & Map 14 Lot 6). All three lots are being proposed to be voluntarily merged by the applicant, pursuant to town regulations. Current zoning for all areas of the Hitchiner Manufacturing Co.’s plant campus is Industrial (“I”), pursuant to Section 5.06.0 of the Town of Milford Zoning Ordinance. The facility is proposed to be one building with two-stories, constructed in two phases. Phase One shall consist of approximately 33,000 sq. feet on the First

Floor with an additional 7,000 sq. feet added on the 2nd Floor. The (western) Phase Two Addition shall consist only of one floor level with an additional 17,000 sq. feet provided, accounting for the overall 57,000 sq. foot facility build-out.

c. Case SD #2024-02, Sheila M. White Revocable Trust of 2022, Minor Sub Division Approval Request:

Pursuant to Sections 2.04.A & Section 5.06 of the Milford Development Regulations, the applicant known as the “Sheila M. White Revocable Trust of 2022” has requested the approval of a lot division to produce a separate second lot from the existing 9.8-acre lot, creating a two-lot sub division, located at 33 Ruonala Road, Map 52 Lot 93. The proposed second lot meets the minimum lot size requirements, being proposed as 2.0 total acres in size; and shall be recorded as Map 52 Lot 93-2, with 325.98 feet of road frontage along Ruonala Road. The existing lot (and proposed) second lot portion are both zoned Residence “R” under the requirements of the Milford Town Ordinance, Section 5.04.0.

d. Case SD #2024-01: Conceptual Sub-Division Review: “Fredrick & Celia Lorden Trust” Property, 19 Ponemah Hill Road:

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 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. 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. The existing home on the lot shall 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.

4. Other Business: TBD

5. Upcoming Mtgs.

- *03/05/2024 Planning Board Mtg. Work Session*
- *03/19/2024 Planning Board Full Meeting*

6. Adjournment

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