

TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

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**STAFF MEMORANDUM**

**Date:** April 15, 2022

**To:** Planning Board

**From:** Lincoln Daley, Community Development Director

**Subject:** **SP2022-02 Regent Square Properties/Matthew Berry, 20 South St. Map 26, Lot 158.** Public Hearing for a minor site plan application for review of a change of use within the Commercial zoning district and Oval Subdistrict for a popup/test kitchen and tattoo parlor.

**BACKGROUND:**

The applicant is requesting review and approval of a minor site plan for internal revisions to the vacant tenancy at 20 South Street above Amigo's Restaurant. The purpose of the application is to provide the Planning Board an opportunity to review and comment on changes of use within the multi-story, commercially zoned property. The applicant seeks approval to operate a popup/test kitchen and an adjacent tattoo parlor space. The purpose of the popup/test kitchen is to shoot cooking related photography, film online cooking demos, and other live streamed content. The space will also be utilized to host private tastings without alcohol and at no charge to the attendees. The food is prepared offsite. In some ways, the space will resemble a cooking television show backdrop.

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters on April 5, 2022. No responses or inquiries have been made by abutters or by the general public.

**WAIVER REQUESTS:**

No waivers have been requested

**LOT AREA:**

Tax Map 26, Lot 158: ±.19 acres

**ZONING DISTRICT/INFORMATION:**

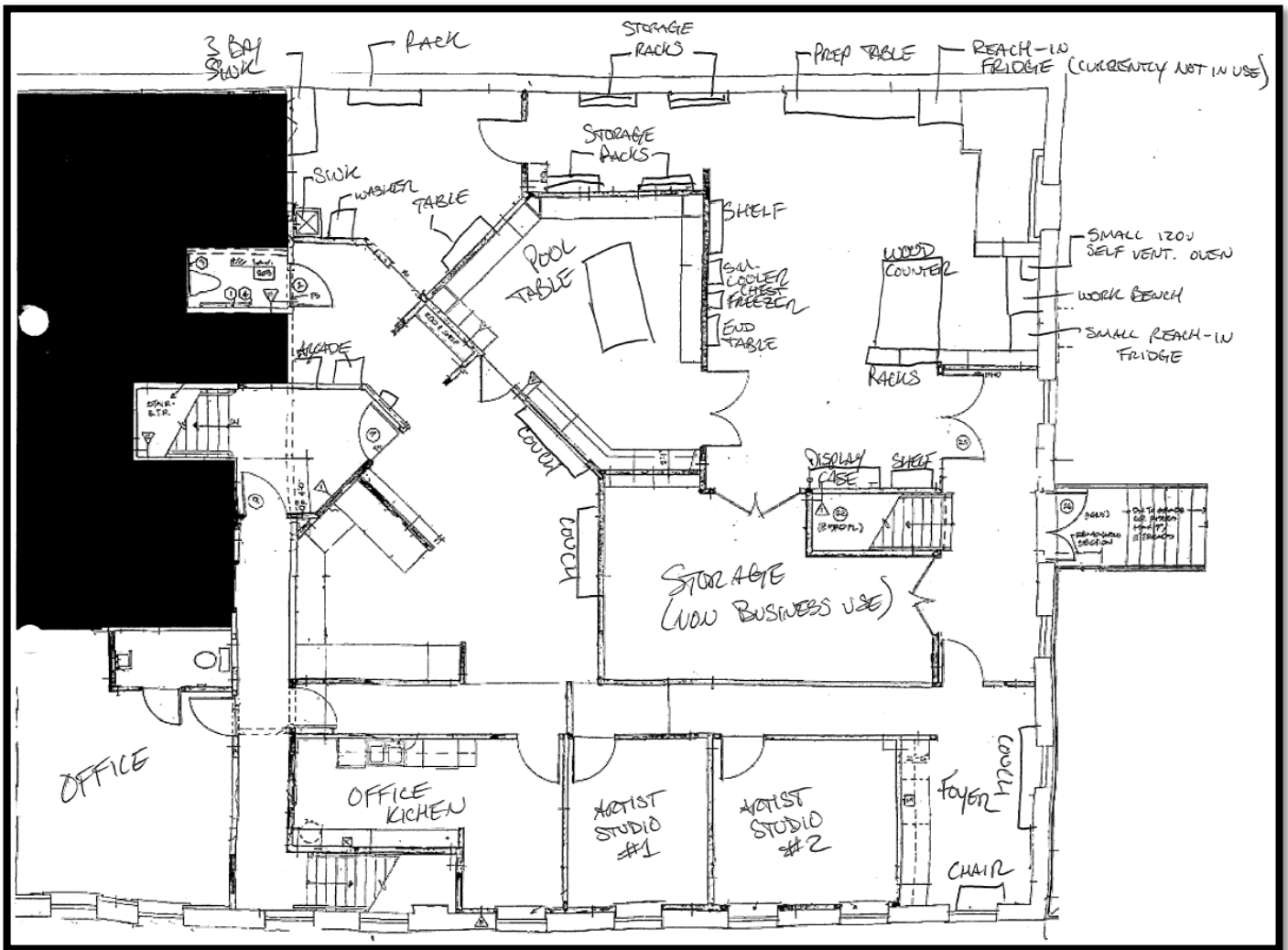
The subject property is within the Commercial "C" Zoning District: The intent of the Commercial "C" District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

The property also falls within the Nashua and Elm Street Corridor District as well as the Oval Subdistrict.

**EXISTING CONDITIONS:**

The parcel is directly abutted by the Wadleigh library to the east, commercial uses to the south, and west, and to the north are commercial uses and ultimately, Town Hall. The building in which this proposed use is located is currently occupied by the Amigo's Restaurant (1<sup>st</sup> Floor) and a soup restaurant (1<sup>st</sup> Floor). The proposed uses are adjacent to a space on the 2<sup>nd</sup> floor currently occupied by office space. The 3<sup>rd</sup> floor is occupied by an upcycled clothing company.

## PROPOSED INTERIOR LAYOUT



### PARKING:

Parking as well as yard and open space requirements are waived by the Zoning Ordinance within the Oval Subdistrict in § 5.05.07 and 6.05.10. Staff has spoken with the applicant about the possibility of employees parking in non-Oval parking areas.

**INTERDEPARTMENTAL REVIEWS:** Comments and recommendations provide an overview of areas needed to be addressed at the Public Hearing or shown as part of the application:

**Water Utilities:** States that an under the sink grease trap will be required.

**Planning Department:** The applicant should be prepared to discuss the operation of both businesses, including, but not limited to hours of operation, number of employees, employee parking, deliveries, and waste collection.

**Aerial Tax Map of the Subject Property:**



**Street Photos of the Subject Building:**



**View from the west looking at the space**



**Oblique view from the south**

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address all of the comments raised by the Planning Board, Staff, and public pertaining to the Minor Site Plan and revise the plans/information accordingly. Barring any/all input and recommendations from the Board, Staff recommends approving the application.