



## **STAFF MEMORANDUM**

**Date:** October 12, 2022  
**To:** Planning Board  
**From:** Camille Pattison, NRPC Assistant Director  
**Subject:** **Case SP2022-09 371 Elm Street, LLC, for the property located at Tax Map 16, Lot 1, 371 Elm Street.** Minor Site Plan for a change of use from a motel to a multi-family apartment building and related site improvements on the subject property located in the Integrated Commercial Industrial zoning district. (New Application) – *Request to Continue*

### **BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a Minor Site Plan for a change of use from a motel to a multi-family apartment building and related site improvements on the subject property located in the Integrated Commercial Industrial zoning district.

### **APPLICATION STATUS:**

The application is not complete and as such, not ready to be accepted. The applicant has filed a request to continue the public hearing to the November 15<sup>th</sup> scheduled meeting.

### **NOTICES:**

Notices were sent to all property abutters on September 30, 2022.

### **WAIVER REQUESTS:**

Waiver of Development Regulations, Section 6.05.4 Table of Off-Street Parking to allow 1 parking space per unit where 2 spaces are required.

Waiver of Development Regulations, Section 6.08.5.A and B and Section 6.08.6 from requiring landscape buffers on/along the periphery of the property.

Waiver of Development Regulations, Section 6.08.6 from requiring landscaping along the frontage of the existing building.

### **EXISTING USE/CONDITIONS:**

The subject property is approximately .64 acre (27,878 sq. ft.) and contains a pre-existing, non-conforming, 3,000 square foot, 12-unit motel with associated parking (12 spaces), and utilities.

### **PROPOSAL**

The applicant is seeking to change/convert the Motel (a pre-existing, non-conforming use) to a multi-family use (studio apartments). The applicant is proposing 12 total spaces or one space per apartment.

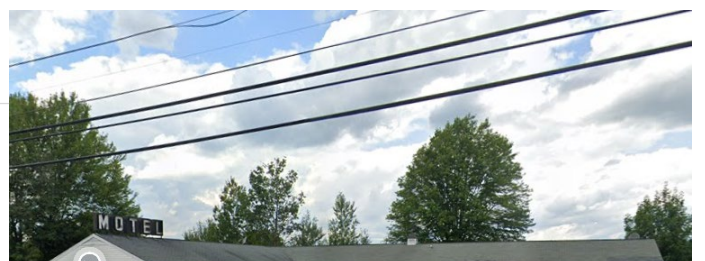
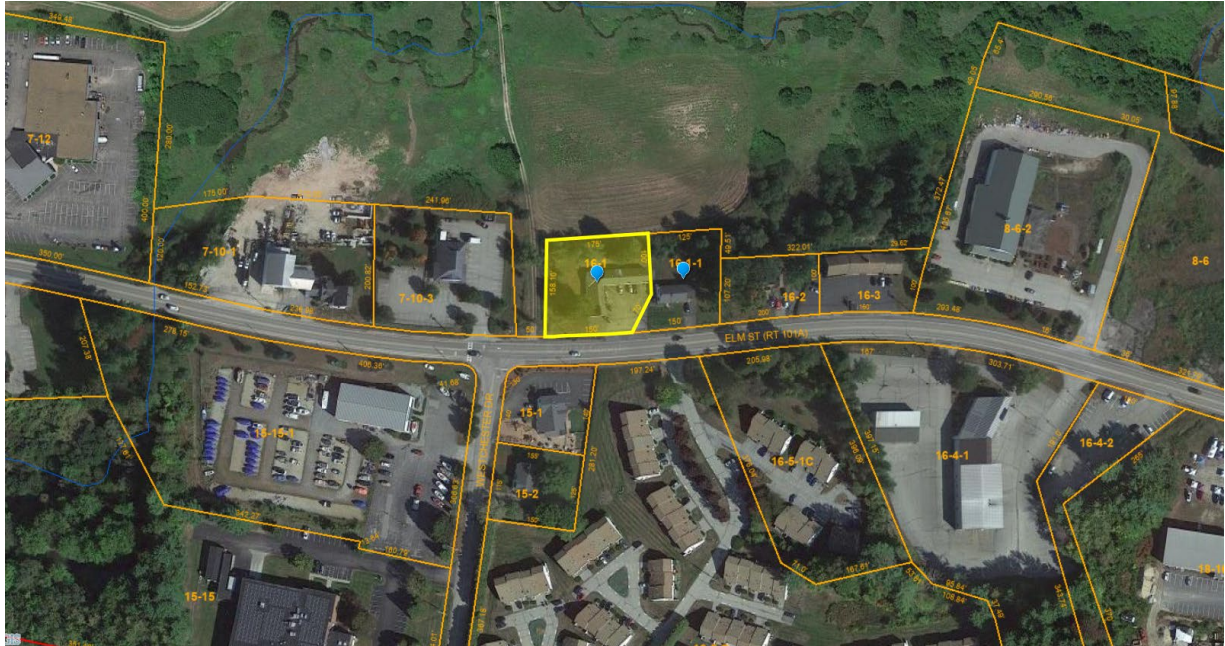
On September 29, 2022, the applicant received Variances from Article V, Sections 5.08.1 of the Milford Zoning Ordinance to allow the conversion of an existing motel to a multi-family use (apartments) and from Article V, Section 5.03.4 of the Milford Zoning Ordinance to permit a total density of 12 units within the existing

residential/commercial building on the subject property located in the Integrated Commercial Industrial Zoning District.

**STAFF RECOMMENDATIONS:**

The applicant has filed a request to continue the application to the November 18<sup>th</sup> meeting. See attached email request. Staff supports the request and will continue to work with the applicant to submit a complete application for review and consideration by the Board.

**Aerial Photograph(s) of Subject Property:**



**Street View(s) of Subject Property:**



View of Property Looking West on Elm Street

View of Property Looking NW on Elm Street



View of Property Looking North on Elm Street



View of Property Looking NE on Elm Street



View of Property Looking East on Elm Street



## Lincoln Daley

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**From:** Damon Amato <damonamato1@gmail.com>  
**Sent:** Tuesday, October 11, 2022 12:54 PM  
**To:** Lincoln Daley  
**Cc:** Ben Legare; Operations Downeast Residential  
**Subject:** Site plan review

Hi Lincoln,

Could you kindly continue our site plan review November 15th?

Happy to have a discussion regarding town official comments prior to said meeting.

Damon Amato  
508.873.7230