



ZONING BOARD OF ADJUSTMENT AGENDA

**Milford Town Hall - Board of Selectmen's Meeting Room
August 17, 2023 – 7:00 PM**

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room with all Covid protocols in place. If you would like to participate in the public meeting, please call this number from home: +1 646-558-8656 and enter the Meeting ID: 822 1768 6560 and Password 568170 or log in via www.zoom.com using the Meeting ID and Password above.

A digital copy of the meeting materials can be found on the Town website at:
<https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda-17august2023>.

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

The Town of Milford Board of Adjustment will conduct a Public Meeting beginning at 7:00 pm to consider and review the following items listed below:

1. Call to Order

2. Public Hearing(s):

a. **Case #2023-02 (Continued from June 20, 2023 Mtg)**

689 North Main Street, LLC and Salt Creek Properties, LLC. for the property located at Tax Map 43, Lot 20-2 are seeking a Variance from Milford Zoning Ordinance, Article VI, Sections 6.01.3.B.7 to allow the retail sale of petroleum products in the Groundwater Protection District on a property located in the Commercial and Limited Commercial Zoning Districts. *(Request by applicant to postpone the scheduled 8/17/23 Mtg. Continuance for the case, to the September 7, 2023 scheduled ZBA Mtg.)*

b. **Case #2023-12**

The applicant is seeking a Special Exception for the creation of a single (1) Accessory Dwelling Unit (ADU) with two bedrooms; comprised of approximately 720 sq. feet. The existing single-family home is located at 84 Prospect Street, Map 30 Lot 84, in the Res "A" Zoning District. The proposal is to convert the existing detached garage into a two-level ADU, with the kitchen/living area on the lower level, and the two bedrooms on the upper level. A Special Exception from the Milford Zoning Ordinance, pursuant to Article X, Section 10.02.6, is required for this request.

c. **Case #2023-14**

The applicant is seeking a required Special Exception for an existing, previously un-permitted Accessory Dwelling Unit (ADU), pursuant to Article X, Section 10.02.6.C. The single-family residential property is located at 72 Federal Hill Road, and is zoned Residence 'A'. This existing ADU also requires Special Exception Approval under Article V, Section 5.02.2.A.13.

d. **Case #2023-15**

The applicant (for the same single-family residential property in **Case #2023-14**, located @ 72 Federal Hill Rd.) is also seeking a required Variance due to the existing ADU's overall floor area (1,100 sq. ft) exceeding the current 750 sq. ft. maximum floor area allowed for ADU's, pursuant to requirements under Article X, Section 10.02.6.A1.c.

3. Meeting Minutes: None

4. Other Business: TBD

5. Next Meeting(s):

September 7th & September 21st

6. Adjournment

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