



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMO

Date: February 16, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Community Development Director
Subject: Case SD #2024-02, Minor Sub-Division Approval Request for the Sheila M. White Revocable Trust of 2022

BACKGROUND:

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 Minor Sub Division, located at 33 Ruonala Road, Map 52 Lot 93.

The proposed second single-family residential 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 approximately 326 linear feet of road frontage along Ruonala Road. The existing 9.8-acre lot is zoned Residence “R”, and subject to the requirements of the Milford Town Zoning Ordinance, Section 5.04.0.

LOT AREA:

Existing 9.8 Acre existing single-family lot in the “R” Zoning District.

APPLICATION STATUS:

The application for Minor Sub Division Approval is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on February 8, 2024. No calls, comments or correspondences of any form have been rec'd by the Community Development Office in regards to this project proposal.

ZONING DISTRICT/INFORMATION:

The subject property is within the Residence “R” Zoning District (pursuant to the regulations and conditions stated in Section 5.04.4, Milford Zoning Ordinance). Minimum lot size is 2.0 acres, and road frontage along a Class V (or better) Road is required to be a minimum of 200 linear feet. The new 2.0-acre lot to be created shall have nearly 326 L.F. of road frontage along Ruonala Road, and the residual 7.8-acre lot, with an existing (1945-built) single-family home shall retain nearly 396 linear feet of road frontage.

Both lots as proposed will meet all meet the requirements and conditions, pursuant to Section 5.04.4 of the Milford Zoning Ordinance Regulations.

UTILITY INFORMATION

The existing residence (to become the larger 7.8-acre lot) shall remain being served by the existing private potable well and septic system for the existing home, while the new 2.0-acre lot shall also be served by a separate potable well and septic system, (as proposed, and tentatively shown on the attached highlighted exhibit).

STAFF RECOMMENDATIONS:

The applicant appears to have addressed all requirements needed for approval of the proposed request. The applicant should be prepared to address the comments raised by the Planning Board, pursuant to the regulations set forth in both the Milford Zoning Ordinance & the Milford Development Regulations.