



**MILFORD PLANNING BOARD  
AGENDA  
Town Hall-Board of Selectmen Room  
November 21, 2023  
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](http://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-21November2023>

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:**

- Approval of 10/03/23 & 10/17/23 Pl. Bd. Mtg. Minutes

**2. Public Hearings:**

**a. Case SD #2023-04, Falcon Ridge Sub Division Lot Line Adjustment**

The Applicant, Belvedere Trust, has filed a Lot Line Adjustment Application to partially exchange square footage of two existing, adjoining vacant lots, and revise the common side and rear lot lines between Tax Map 3 Blk 5 Lot 23 (Parcel “B”) & Tax Map 3 Blk 5 Lot 24 (Parcel “A”), located at the corner of Falcon Ridge Road & Peregrine Way. Both lots were previously approved in their current configurations in Case SD#2006-16, date: 8/5/2006.

Parcel “A” (1.471 acres) shall be revised by subtracting 9,250 sq feet from its current lot boundaries and provide it to Parcel “B”. Parcel “B” (1.127 acres) shall in turn be revised by subtracting 9,669 sq. feet from its current lot boundaries and provide it back to Parcel “A” to complete the whole exchange of land. Parcel “A” shall be revised to now total 1.481 acres, while Parcel “B” shall be revised to now total 1.118 acres. Both lots are zoned Residence “R” under Section 5.04 of the Town of Milford’s Zoning Ordinance.

**b. Case SP#2022-03, Amherst Label Expansion Major Site Plan Six Month Extension Request Approval**

The applicant Amherst Label Realty, LLC, located at 15 Westchester Drive, Tax Map 15, Lot 15, has provided a formal request to extend their site expansion work Substantial Completion Deadline for an additional six months past the established 6/01/2024 deadline, in order to complete the necessary construction work for the site. Therefore, the requested and revised deadline would become 12/01/2024.

**c. Case #SD2023-05, Lot Line Adjustment, 2 Spring Street (Johnna Pike) and 39 Highland Street (V. Haerinck Rev. Trust)**

Two applicants, Johnna Pike, (located at 39 Highland Street, Tax Map 22-Blk 95) and V. Haerinck Rev Trust, (located at 2 Spring Street, Tax Map 22 Blk 93 Lot 1) are providing a Lot Line Adjustment Request for lands subject to an existing Access Easement, to adjust the Haerinck Trust northern rear lot line by receiving 809 sq feet (.019 acre) from the westerly adjoining lot owned Johnna Pike, in exchange for an equal 809 sq. feet from the 2 Spring Street property’s (western) side

lot to be conveyed to the Pike-owned property located at 39 Highland Street. The existing Access Easement would be extinguished pending the approval of this Lot Line Adjustment. Both lots are zoned Residence “A” under Section 5.02 of the Town of Milford’s Zoning Ordinance.

**d. Case #SP2022-08 Sooner Transportation, LLC Major Site Plan Approval Time Extension**

The applicant, Sooner Transportation, LLC, for property located at 754-756 Elm Street, Tax Map 12, Lot 11, has provided a formal request to provide for a One-Year Extension of their November 15, 2022 Major Site Plan Approval, to extend their deadline to commence substantial activity on the approved site work to November 15, 2024. This Extension Request is primarily due to delays with the required NHDOT review of required sidewalk easement language for the site’s frontage along Elm Street.

**e. Case #SP2023-05, Ciardelli Major Site Plan Approval Request, 467 Nashua Street**

The applicants, the Michael R. & Heather Ciardelli Revocable Trust, located at 469 Nashua Street (lot equaling .351 acre), Tax Map 32 Blk 24 Lot 1, along with the adjoining southerly lot owned by the MAC Milford Realty, LLC, located at 473 Nashua Street (lot equaling .203 acre), Tax Map 32 Lot 23 have applied for a Voluntary Lot Merger under common ownership. This request is processed administratively by the Town of Milford.

A Major Site Plan Approval Application has also been filed for these two pending, combined lots. The two lots are zoned as Limited Commercial Business (“LCB”) Zoning District, under Section 5.07, & under the Nashua & Elm Street Overlay District, Section 6.05 of the Town of Milford’s Zoning Ordinance. The Major Site Plan proposal will be to demolish the former two-family residence at 473 Nashua Street, and replace it with a 3,300 square foot (30’ wide by 55’ long) two-story office building, with 1,650 sq feet per floor, for the Ciardelli Fuel Company.

**f. Capital Improvement Program Advisory Committee (CIP) Draft 2024-2029 Report-First Public Hearing**

The Town of Milford is holding the first of two public hearings by the Planning Board as part of the approval process of the CIP’s Final Report for the Board of Selectmen. This provides the initial opportunity for the general public to provide comment on the Draft Report.

**3. Upcoming Mtgs.**

*12/5/23 Planning Board Mtg.- Second Public Hearing for the CIP*

**4. Adjournment**

*Please call or email Terrey Dolan with questions or concerns at 603-249-0620 x252 or email at [tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)*