



**MILFORD PLANNING BOARD  
AGENDA  
Town Hall-Board of Selectmen Room  
March 19, 2024  
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-19March2024>

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:** 03/05/24 Work Session Mtg. Minutes

**2. Public Hearings:**

**a. Case SP 2024-01A, Hitchiner Manufacturing Co., Inc.-Major Site Plan Approval Request-Official Waiver Request:**

The Applicant, Hitchiner Manufacturing Co., Inc., was Conditionally-Approved for their Major Site Plan to construct a new 57,000 square foot manufacturing and administrative facility within their overall 14.636-acre industrial plant campus, located at 594 Elm Street, along their existing Old Wilton Road frontage (consisting of Tax Map 13 Lot 6, Map 13 Lot 7 & Map 14 Lot 6) at the February 20, 2024 Planning Bd. Mtg. A Waiver Request for the combined on-site & off-site (satellite) parking proposal was required to be filed by the applicant as a part of the overall approval conditions for the Major Site Plan.

**b. Case SD 2024-03, Minor Sub Division Approval Request (Lot Line Adjustment) for Proposed Rashid (South Street) Gas Station (689 North Main Street, LLC):**

Pursuant to Sections 2.04.A & Section 5.06 of the Milford Development Regulations, the applicant known as the "689 North Main Street, LLC", and the current property owner, Salt Creek Properties, LLC, have requested the approval of a Lot Line Adjustment to provide for an additional .69 acre to be taken from the easterly Map 43 Lot 20, to expand the currently proposed 2.001 Acre property for a new gas station/convenience store site to be located at the corner of South Street and Nathaniel Drive, located at Map 43 Lot 20-2 with a new lot total of 2.687 acres. This Lot Line Adjustment shall leave approximately 18.4 acres for the Map 43 Lot 20 site. Both lots are zoned Commercial ("C") under the requirements of the Milford Town Ordinance, Section 5.05.0.

**c. Case SP 2024-02: Major Site Plan Approval Request for Proposed Rashid (South Street) Gas Station (689 North Main Street, LLC):**

The applicant, the 689 North Main Street, LLC, has requested Major Site Plan Approval, pursuant to Section 5.07 of the Town of Milford Development Regulations for a new gas station/mart. The proposed 2.687-acre lot is located at the northeast corner of South Street and Nathaniel Drive, Map 43 Lot 20-2. The lot is presently undeveloped. The site is zoned Commercial ("C"), under Section 5.05.0 of the Milford Zoning Ordinance. The proposed gas station site was previously approved by the Milford Zoning Board of Adjustment (ZBA) for a Special Exception for proposed minor impacts to onsite wetland & wetland buffer areas, on June 16, 2023 (Case #2023-01); and also approved for a required Variance to sell retail petroleum products within the designated Groundwater Resource Area 1, on November 16, 2023 (Case #2023-02).

**d. Mile Away Restaurant Property Site-Conceptual Review for Potential Charter School, (Current Ownership: Quarry Willows, LLC), 52 Federal Hill Road, Map 48 Lot 42**

Applicant, under the town's *Conceptual Review* criteria (Milford Development Regulations, Section 4.02) wishes to provide a presentation to the Planning Board to discuss the status of the proposed K-8 *Wellheart Chartered Public School*.

**3. Other Business: TBD**

**4. Upcoming Mtgs.**

- 04/02/2024 Planning Board Mtg. Work Session
- 04/16/2024 Planning Board Full Meeting

**5. 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)*