



MILFORD PLANNING BOARD
AGENDA
Town Hall-Board of Selectmen Room
April 16, 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 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-16April2024>

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

1. **Call to Order**
2. **Mtg. Minutes Approval: 3/21/2024**
3. **Public Hearing:**
 - a. **Continuation of Case SP#2023-06 (Design Review Phase)-Applicant: 30 MS Milford, LLC- For a proposed 34-Unit (Apartments) Multi-Family Complex (three living floors), located at 30 Mill Street, Tax Map 25, Lot 95.**

This meeting shall be a Continuation of the initial December 19, 2023 Planning Board Meeting, pursuant to both Article IV (Permitting Procedures for Site Plans & Sub Divisions) & Section 4.03 (**Design Review**) of the Milford Development Regulations. The project applicant had originally requested to continue a discussion for the formal *Design Review* with the Planning Board to discuss potential elements & requirements of a future Major Site Plan Application for the project.

The Planning Board formally approved a further Continuance Request at their February 20, 2024 Mtg. of this application, **to the April 16, 2024 Pl. Bd. Mtg.**

The overall project site is 9.877 acres in total size, located within both the Commercial “C” Zoning District (Section 5.05 of the Milford Zoning Ordinance) and the Residence “A” Zoning District (Section 5.02 of Milford Zoning Ordinance). All proposed site work is proposed to be contained within the upland portion of the site’s Commercial “C” Zoning District lands, fronting along Mill Street.

A Variance shall be required (to be heard by the Milford Zoning Board of Adjustment (ZBA), at a future scheduled date) to permit the requested transfer of multi-family density from the (to be preserved) Residence “A” portion of the overall site, over to the Commercially-zoned portion. The proposed singular multi-family building has now been revised to be forty feet (40’) in height. Therefore, pursuant to Section 5.08.8.A of the Milford Zoning Ordinance, a Special Exception shall no longer be required by the ZBA for the applicant to exceed the maximum forty (40’) height within the Commercial “C” Zoning District.

- b. **Case SP #2024-05: Chappell Properties, LLC Minor Site Plan Approval, with Waiver Request:**

The applicant, Chappell Properties, LLC, has applied for Minor Site Plan Approval, with Waiver Request for their existing developed self-storage facility property located at 454 NH Rt. 13 South, (Map 48 Lot 8). The lot is 2.74 acres in size. The lot is zoned Integrated Commercial-Industrial (“ICI”). The applicant proposes to modify & convert approximately 40 liner feet of their existing eastern-most self-storage building, (approximately 1,205 sq feet) into a garage bay configuration for the proposed Chappell Detailing Garage. The existing garage will have three (3) detailing bays and a dedicated office area. Three other adjacent self-storage units within this building shall be eliminated to make room for parking. No building expansion, or any additional impervious surface areas, are being proposed with this existing building conversion proposal. The Waiver Request is for relief from Sections 6.08.6 & 6.08.7 of the Milford Zoning Regulations in regards to building frontage & parking lot landscaping requirements, due the nature of the existing developed site.
4. **Continued Board Discussion on potential revisions to Zoning Ordinance, Development Regulations and Rules and Procedures**
5. **Board Member General Discussion on potential Goals and Objectives for 2024 consideration.**
6. **Scheduling of Potential Planning Bd and ZBA Joint Meeting**
7. **Other Business: TBD**

8. Upcoming Meetings:

05/07/24- Planning Bd. Full Meeting

05/21/24- Planning Bd. Work Session

9. Adjournment

Please call or email Terrey Dolan with questions or concerns at 603-249-0620 x252 or e-mail at tdolan@milford.nh.gov