



**MILFORD PLANNING BOARD**  
**AGENDA**  
**Town Hall-Board of Selectmen Room**  
**May 21, 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-21May2024>

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: 4/16/2024**

**3. Public Hearing:**

**a. Case SD #2024-05 Setaro Lot Line Adjustment Request**

The co-applicants, Charles A. Setaro, Trustee (property owner) and Robert P. & Donna I. Setaro (adjoining property owners), are requesting a Lot Line Adjustment to revise the lot line common to both properties. The two lots, Map 43 Lot 3 (206 Union Street) & Map 43-3-2 (216 Union Street) are located in the Residence "A" Zoning District. Two identified portions of the more northerly Map 43-3, equaling a total of 2.61 acres, shall be subtracted from the lot, leaving a resulting 6.3 acres for Map 43 Lot 3. From this lot, (Parcel "A" portion =.37 acre & Parcel "B" portion=2.24 acres) shall be added to the southerly adjoining Map 43 Lot 43-3-2, The Lot Line Adjustment shall result in enlarging Map 43 Lot 3-2 to a newly revised total of 4.714 acres. With this request, the lot frontage along Union Street (for both lots) remains un-changed.

**b. Case SP #2024-08 Corey R. Chappell Family Revocable Trust of 2020, Major Site Plan Approval Request for Existing Storage Barn Addition, with Waiver Request**

The applicant, the Corey R. Chappell Family Revocable Trust of 2020, has applied for Major Site Plan Approval for a proposed 5,000 square foot expansion of their existing barn storage building. The existing building structure is contained within the overall lot equaling 91.405 acres in size, listed at 17 Federal Hill Road (Map 48 Lot 19). The original +/- 9,000 sq. foot barn storage building was granted a Building Permit in 2002. The lot is zoned Residence "R". The applicant proposes to expand the existing barn storage building with the additional square footage of (interior) floor area. The proposed expansion is along the north and east sides of the building for the purpose of warehousing retail sales equipment, including but not limited to tractor accessories & other mechanical equipment. No required building setbacks or other recorded easements shall be impacted by this proposal. A Waiver Request is requested for relief from Sections 6.08.0 of the Milford Zoning Regulations in regards to general landscaping requirements, due the nature of the existing building location within the overall site.

**c. Case SP#2024-07 Wilkins Lumber Company, Conditional Use Permit-Commercial Solar Panel Array**

The applicant, Wilkins Lumber Company, seeks approval of a Conditional Use Permit (CUP) for the construction of an onsite 7,644 square foot (42' x 182') Solar Panel Array for providing electrical power to exclusively serve the existing onsite lumber yard facilities, located within the central portion of the existing lumber yard. The lot is located in the Residence "R" Zoning District, @ 495 Mont Vernon Road (Map 2 Lot 30). Pursuant to Section 7.11.0 "Solar Collection Systems" (Milford Zoning Ordinance) a Condition Use Permit is required. A Waiver is also being requested for the applicant to only provide specific (applicable) information for this solar panel array's CUP.

**d. Case SD #2024-01: Sub-Division Design Review: "Fredrick & Celia Lorden Trust" Property**

The applicant, the "Fredrick & Celia Lorden Trust", has requested a formal Design Review with the Planning Board for a proposed multi-family sub-division, pursuant to Section 4.03 (Design Review) of the Town of Milford Development Regulations. The 4.42-acre lot is located at 19 Ponemah Hill Road, Map 43 Lot 45. The property is zoned as Limited Commercial-Business ("LCB"), under Section 5.07.0 of the Milford Zoning Ordinance. The current proposal is for the creation of fourteen (14) total residential multi-family units, constructed in 5 pairs of attached (duplex-style) buildings and four (4) single (stand-alone) multi-family units. The existing single-family home on the lot shall be retained & is proposed to be formally sub-divided off as a +/- 1.0-acre residential lot from the remaining 3.42 acres to be utilized for the newly proposed multi-family units.

**e. Case SP #2024-09-Well Heart Chartered Public School -Major Site Plan Approval Request**

The applicant, Dr. Traci Korhonen, has requested Major Site Plan & Change of Use Approval for a proposed Chartered Public School for an estimated maximum of 227 students; to be located at 52 Federal Hill Road, Map 48 Lot 42. The approximately five (5) acre site is presently being utilized as a restaurant facility. Pursuant to Section 5.020 of the Milford Development Regulations, a series of two Waivers are being requested with regard to site lighting & landscaping requirements, due to the existing development site conditions (see Sections 5.04.X & 5.04. KK)

**f. Other Business: TBD**

**g. Upcoming Meetings:**

06/4/24- Planning Bd. Work Session

06/18/24- Planning Bd. Full Meeting

**h. Adjournment**

Please call or e-mail Terrey Dolan with questions or concerns at 603-249-0620 x246, or via e-mail at [tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)