



ZONING BOARD OF ADJUSTMENT AGENDA

Milford Town Hall - Board of Selectmen's Meeting Room
April 4, 2024 – 7:00 PM

MEETING POSTPONED UNTIL THURSDAY, MAY 2, 2024 DUE TO WEATHER HAZARDS

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room with all Covid protocols in place. If you would like to participate in the public meeting, please call this number from home: +1 646-558-8656 and enter the Meeting ID: 822 1768 6560 and Password 568170 or log in via www.zoom.com using the Meeting ID and Password above.

A digital copy of the meeting materials can be found on the Town website at:
<https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda-04April2024>.

We will also be live streaming the meeting on Granite Town Media, Government Channel 8:
<http://gtm.milford.nh.gov/CablecastPublicSite/watch/?channel=2>.

The Town of Milford Board of Adjustment will conduct a Public Meeting beginning at 7:00 p.m. to consider and review the following item listed below:

1. **Call to Order**
2. **Mtg. Minutes Approval:** 3/7/2024 Mtg.
3. **Public Meetings:**
 - a. **Case #2024-03**

The applicant, Marmon Utility, LLC, is seeking approval of a Variance in regards to the Milford Zoning Ordinance, Article V, Sections 5.06.6 (Open Space Requirements), for their existing manufacturing plant property located @ 53 Old Wilton Road, Milford Tax Map 14, Lot 8 & 9 (both zoned Industrial "I"). The Variance request is to allow for the utilization of the applicant's two adjoining vacant lots located on the south side of Old Wilton Road, (Map 38-6 and Map 7, Lot 16-1). Both lots are zoned "ICI-2" and directly across from the existing Marmon plant lot, located on the north side of Old Wilton Road. Portions of both identified South Lots are being proposed for supplementing the required open space needs for the developed northern lot's proposed expansion needs. The proposed portion of the two adjoining Marmon-owned South Lots (41.97 total acres) is to be 5.0 acres. This acreage is proposed to be permanently set-aside in preservation. The proposed preservation acreage along the Tucker Brook portion of the two South Lots are to be dedicated for serving as the necessary allocated acreage, providing to serve as the existing manufacturing plant's (north lot) required Minimum 30% Open Space. As well, a fifteen (15) foot wide general public accessible pedestrian public trail within this set-aside preservation area is proposed.

- b. **Case #2024-02**

The applicant, Marmon Utility, LLC, is seeking a Special Exception in regards to the Milford Zoning Ordinance, Article V, Sections 5.06.5 (Set-Backs-Yard Requirements), for their property located @ 53 Old Wilton Road, Milford Tax Map 14, Lot 8 & 9 (both Lots are zoned Industrial "I"-Section 5.06.0). The applicant's request is for a reduction of the required front setback buffer in order to construct a 51,000 square foot addition onto the southern side of the existing facility structure on their manufacturing plant site. This proposed building expansion shall create a building encroachment into their existing req'd thirty (30) foot front set-back buffer area, along Old Wilton Road, consisting of approximately 3,300 square feet.

4. **Other Business:** TBD
5. **Next Meeting(s):** May 2 & May 16, 2024

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