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603.594.1218 msavoie@nashuatelegraph.com

MILFORD PLANNING BOARD AGENDA
September 16, 2025 at 6:30 PM
FULL MEETING - TOWN HALL- SELECT BOARD ROOM
If you would like to participate via phone, call 1-646-558-8656 and log in via the Zoom App at [www.zoom.com @ https://us02web.zoom.us/j/86553610979](https://us02web.zoom.us/j/86553610979)
To locate a digital copy from our website for the meeting materials, please visit: <https://www.milford.nh.gov/planningboard?def1=gscn%2FcEXHG%25B22r61OnghHQ%3D%3D> and then please scroll down to appropriate Planning Board Meeting folder.
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.
The scheduled Board Meeting shall begin at 6:30 p.m. to consider & review the following items listed:
I. Second Public Hearing for Consideration of the Draft (2026-2031) Capital Improvement Program (CIP)
The Planning Board shall hear the second of two required public hearings to consider the findings & prioritized capital project recommendations, as provided by the C.I.P. Committee.
II. Case SD#2025-06: Minor Sub Division Request (Lot Line Adjustment: Lot Split) Map 44 Lot 9, Nashua Street (no address assigned): The Town of Milford is the applicant for their purchase of a .639-acre (27,844 sq. ft.) portion of the overall 1.126-acre (49,040 sq. ft.) of Map 44 Lot 9, as owned by the State of New Hampshire (NHDOT), for the new "Nashua Street Pump Station" facilities. This lot is zoned Commercial ("C"), and the new westerly lot portion, having been acquired by the Town of Milford, contains 161.15 LF of road frontage along the northern side of Nashua Street, (aka NH 101-A). This lot lies adjacent to the eastern boundary of Shaw's Shopping Plaza. The residual eastern lot portion that remains is .487-acre (21,198 sq. ft); and shall remain under State of New Hampshire ownership (NHDOT) as Map 44 Lot 9 (Parcel "A").
The full text of the draft CIP materials can be reviewed in the Town Hall at the Community Development Office, or on the town website at www.milford.nh.gov. For information please call (603) 249-0620.

Notice of Hearing - Milford Zoning Board of Adjustment
Town Hall, 1 Union Square, Milford, NH
Board of Selectmen's Meeting Room
Thursday, September 11, 2025 6:00 PM
Postponed from the originally scheduled September 4, 2025 Mtg

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room. If you would like to participate in the public meeting remotely, please call this number from home: +1 646- 558- 8656 and enter the **Meeting ID: 874 4572 1173** and **Passcode 088861**, or log in via [www.zoom.com](https://us02web.zoom.us/j/87445721173?pwd=SSkKykuaC09h62BcBV42BaQwpGZPsk.1), using <https://us02web.zoom.us/j/87445721173?pwd=SSkKykuaC09h62BcBV42BaQwpGZPsk.1>
To locate a digital copy from our website for the meeting materials, please visit: <https://www.milford.nh.gov/zba> and then please scroll down to appropriate Zoning Board of Adjustment Meeting folder.
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>.

I. Public Hearings:
a. Case #2025-13-Variance Request-Proposed ADU expansion to 950 sq. feet-Applicant: Dale White-50 Amherst Street, Map 26 Lot 14
The applicant, Dale White, for the Laura J. White Revocable Trust, has requested a Variance to construct & expand a newly proposed Accessory Dwelling Unit (ADU) to 950 sq feet in advance of the Town of Milford voting (in March 2026) to increase the town-imposed maximum of 750 sq feet for any ADU. The Residence "A" corner lot, located @ the NW corner of Amherst St. and Dearborn St. is .465-acre in size. Section 10.02.6.A.1.c & Section 5.02.2.A.13 (Acceptable Uses) of the Milford Zoning Ordinance allows for the ADU.
b. Case #2025-12-SE- Special Exception Request- Applicant Dale White, for a Front Setback Encroachment for a reconstructed garage & new Accessory Dwelling Unit (ADU, along Dearborn Street frontage)
The applicant, Dale White, representing the Laura J. White Revocable Trust, requires a Front Setback Special Exception (should the above Variance Case #2025-13-VAR first be granted). The applicant desires to place the re-constructed existing garage in its established (historic) building footprint; as well as align & construct the more northerly ADU along its Dearborn St. frontage. Both structures shall be set back 16' from the Dearborn Street right of way, with a front-setback encroachment of 14 feet into the front buffer area). Pursuant to Section 5.02.2.A.8, a Special Exception is required to authorize any buffer setback encroachment in the Residence "A" Zoning District.
c. Case #2025-15-Variance Request: The applicant, South Street Storage, LLC, for the lot located along South Street, Map 43 Lot 16-1- (no address assigned) is seeking the approval to construct a Self-Storage Facility within the Commercial ("C") Zoning District
The applicant has requested a required "Variance" to allow for the construction a proposed multi-unit (+/-62 units) single level Self-Storage Facility. The lot is designated as Commercial ("C") under Section 5.05. The facility will be built on the 2.623-acre lot located along the west side of South Street. Any proposed self-storage facility use is governed by Section 7.13 (Self-Storage Facilities) of the Milford Zoning Ordinance; which does not allow for this proposed land use on any lot within the Commercial Zoning District. Additional land use criteria under ("C") Section 5.05.1 (Acceptable Uses) & Section 5.05.3 ("Uses Not Specified") do not allow for this proposed use; thus, requiring consideration by the ZBA as a "Variance" Request Application.
d. Case #2025-14- SE: Wetland Buffer Impact Special Exception Request, Applicant: South Street Storage, LLC located at Map 43 Lot 16-1 (no address assigned)
The applicant, South Street Storage, LLC, (providing the above Variance Request be granted for Case #2025-15), shall also require a Special Exception for wetland buffer (upland) impacts in the total amount of 5,178 sq feet (with 3,594 sq ft being permanent & 1,584 sq ft proposed as being as a temporary impact), for filtering currently untreated South Street stormwater run-off & from the potential self-storage facility 2.623-acre site. Milford Zoning Ordinance Wetland Conservation District, Section 6.02.5.B.8 specifically allows for water treatment impoundments within upland buffer areas.

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

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