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AGENDA

Milford Zoning Board of Adjustment-Special Meeting
Milford Town Hall - Board of Selectmen's Meeting Room
January 15, 2026
6:00 PM 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: 869 6740 8911 or log in via www.zoom.com, using <https://us02web.zoom.us/j/86967408911>

To locate a digital copy from our website for the meeting materials, please visit: <https://www.milford.nh.gov/zba>

We will also be live streaming the meeting on Granite Town Media, Government Channel 8: <https://gtm.milford.nh.gov/internetchannel/watch-now?site=2&query=&fullText=false>

I. Public Hearings:

A. Continues (two) Cases from the December 18, 2025 ZBA Hearing:

1. Case #2025-19-Variance Request-The applicant, Thomas F. Quinn, Esq. for the owners, Thomas H. Garby & Jenny L. Garby-Co-Trustees for an additional (3rd) multi-family unit for the existing Two-Unit Condominium lot, located within the Residence "A" Zoning District, located at 88 & 90 Souhegan Street, M27 L3-C2

The representative applicant, Thomas F. Quinn, Esq., is seeking a Variance to allow for a third (3rd) "multi-family" unit for the existing .516-acre approved Two-Family lot (i.e. two Condominium units, located @ 88 & 90 Souhegan Street, respectively). The additional residential unit is proposed to be an attached portion to the existing unit at 90 Souhegan Street. Multi-family & Two-Family Units are not presently allowed in the Residence "A" Zoning District, pursuant to Section 5.02 of the Milford Zoning Ordinance; thus, a Variance is being requested.

2. Case #2025-20-SE Request: The representative applicant, Thomas F. Quinn, Esq., requesting a required Front Setback Reduction Special Exception ("SE") for the lot at 90 Souhegan Street, M27 L3-C2.

Only should the above scheduled Case #2025-19-Variance be approved by the Milford Zoning Board of Adjustment, the applicant shall also be required to seek a Front Setback reduction of ten (10') feet for the existing corner lot (Double Frontage lots require 30' front setbacks), located along the eastern side of the unit @ 90 Souhegan Street; thus, leaving a final front setback of only twenty (20') feet.

B. Case #2025-21-Variance, Applicant Katelyn Brown, 47 North Street, Map 22 Lot 53

The applicant, Katelyn Brown is seeking a Variance from Section 10.02.6: A.1.c, to exceed the current maximum allowed gross floor area of 750 square feet for a proposed detached Accessory Dwelling Unit (ADU), for a requested, expanded floor area of 1,200 sq feet, wherein, the existing detached structure is presently comprised of a 960 sq ft. garage & two flanking 160 sq ft. screened-in rooms, both under the garage's hard roof.

C. Case #2025-22-Variance, Applicant Katelyn Brown, 47 North Street, Map 22 Lot 53

Should the previous Variance case (#2025-21) be approved by the Milford Zoning Board of Adjustment, a second Variance Request is being made where the applicant, Katelyn Brown also seeks relief from Section 10.02.6.A:1.b, of the Milford Zoning requirement requiring the lot owner to physically reside in either the existing (or planned) primary residence, or within the proposed Accessory Dwelling Unit (ADU).

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

Public Notice

Wilton-Lyndeborough Cooperative School District

Candidates for School District Office shall file their declaration of candidacy with Mary-Jane Ryan at the SAU Office no earlier than January 21, 2026 or later than 5:00 p.m. on January 30, 2026.

The following officers to be elected are:

- One (1) School Board Member (At-Large Lyndeborough) with a 3-year term
- One (1) School Board Member (Lyndeborough) with a 3-year term
- One (1) School Board Member (Wilton) with a 3-year term
- One (1) School District Moderator with a 1-year term
- One (1) Budget Committee Member (At-Large Lyndeborough) with a 3-year term
- One (1) Budget Committee Member (Lyndeborough) with a 3-year term
- One (1) Budget Committee Member (Wilton) with a 3-year term
- One (1) Budget Committee Member (Wilton) with a 1-year term

MILFORD PLANNING BOARD AGENDA

January 20, 2026

Full Meeting TOWN HALL- SELECT BOARD ROOM

6:30 PM

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>

To locate a digital copy from our website for the meeting materials, please visit:

<https://www.milford.nh.gov/planningboard?def1=gscn%2FcEXHG%252B22r610nghHQ%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: <https://gtm.milford.nh.gov/internetchannel/watch-now?site=2&query=&fullText=false>

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:

A. Public Hearings:

1. Initial Public Hearing for the Milford Master Plan Update-Envision Milford 2035

2. Case #2025-08-Sheila White Trust, Minor Sub Division for a proposed Lot Split, 33 Ruonala Road, Map52 L93

The applicant is proposing a Minor Sub Division to divide off a two (2) acre portion of the existing 7.8-acre Residence "B" zoned lot (M52L93), located along Ruonala Road. The newly proposed two-acre lot shall be labeled as Map 52 Lot 93-3. The remaining lot (M52 L93) shall become 5.8 acres in size.

3. Case SP#2025-09, Marmon Utilities, LLC, Map 14, Lots 7, 7-1 & Lot 8, located at 53, 79 & 83 Old Wilton Road, for a proposed 28,286 sq ft industrial expansion facility addition straddling the referenced three lots

The applicant is requesting Major Site Plan Approval of a proposed 28,286 sq ft. ("Phase 2") industrial facility expansion that shall straddle three of their lot holdings along the western end of the existing Marmon industrial complex. Lots 7-1 & 8 are both zoned Industrial ("I") under Section 5.06; while Lot 7 is zoned "Integrated Commercial Industrial" ("ICI"), under Section 5.08 of the Milford Zoning Ordinance. Due to the nature of the proposed facility expansion, a formal Waiver is also being sought for complete relief from Section 6.05.4 (Table of Off-Street Parking Requirements) of the Milford Development Regulations.

4. Case SP#2025-10, South Street Storage, LLC, located @ 323 South Street, Map 43 Lot 16-1. Major Site Plan Request to construct a +/- 66-unit ground level self-storage warehouse facility

The applicant, South Street Storage, LLC, is seeking Major Site Plan Approval to construct a +/- 66 unit (single floor) self-storage warehouse facility on the +/- 2.62 acre lot, located within the Commercial ("C") Zoning District, under Section 5.05 of the Milford Zoning Ordinance. The lot lies along the western end of South Street, & north-south flowing Great Brook comprises its western lot boundary. The lot is also contained with the Groundwater Protection Level 2 Protection Area, under Section 6.01.0 of the Milford Zoning Ordinance.

The full text of all of the proposed changes can be reviewed in the Town Hall at the Community Development Office or Town Clerk's Office by appointment or on the town website at www.milford.nh.gov. For information call (603) 249-0620.