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\$100 or Less

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LEGAL NOTICES

MILFORD PLANNING BOARD AGENDA

February 17, 2026 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

To locate a digital copy from our website for the meeting materials, please visit: https://www.milford.nh.gov/planningboard?def1=gscn%2FcEXHG%252B22610nghHQ%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:

Public Hearings:

B. Case SP #2026-01 Corey R. Chappell Family Revocable Trust of 2020, Major Site Plan Approval Request for construction of a new replacement Storage Building & Sawmill Structure, with Waiver Request, located @ 17 Federal Hill Road, Map 48 Lot 19

The applicant, The Corey R. Chappell Family Revocable Trust of 2020, has applied for Major Site Plan Approval for a proposed 5,600 square foot building. This new structure shall replace an existing storage building structure & former sawmill with an updated facility for both continued uses; as contained within the overall lot equaling 91.405 acres in size, listed at 17 Federal Hill Road (Map 48 Lot 19). The lot is zoned Residence "R", subject to Section 5.04 of the Milford Zoning Ordinance. The applicant proposes to construct a storage building of approximately 4,000 sq feet, with an attached, outdoor (under roof overhang) 1,600 sq foot sawmill area. A Waiver Request is also being requested for relief from Sections 6.08.0 of the Milford Zoning Regulations, in regards to general landscaping requirements due to the use of the existing storage building location within the overall site.

C. Planning Board Update from Choice Properties Management, LLC (dba MD Trash- (Case SP#2025-01)

As required of the applicant at the August 19, 2025 Pl. Bd. Mtg, a six-month extension deadline (Feb. 15, 2026) was granted to the applicant in order to return & brief the Board on their future intentions for the previously-approved Major Site Plan use of their lot located along the south side of Old Wilton Road, Map 7 Lot 18

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. Please call or e-mail Terrey Dolan with any questions or concerns at 603-249-0620 x246 or at tdolan@milford.nh.gov.

REAL ESTATE TRANSACTIONS

| City        | Address                   | Seller                                         | Buyer                                          | Date       | Price   | Property type |
|-------------|---------------------------|------------------------------------------------|------------------------------------------------|------------|---------|---------------|
| Amherst     | 1 Aspen Ct Unit 1         | Lawrence J. and Coleen E. Wysocki              | Kaitlyn E. and Abiola A. Ajaka                 | 01/16/2026 | 485000  | Condominium   |
| Amherst     | 37 Baboosic Lake Rd       | Lora L. and Frederick M. Sargent               | Samuel G. Royston and Joanna C. Brady          | 01/13/2026 | 512000  | 1-Fam Res     |
| Amherst     | 16 Captain Danforth Ln    | Brian J. and Rachael T. Mccarthy               | Nicholas and Paige A. Cota                     | 01/14/2026 | 555000  | 1-Fam Res     |
| Amherst     | 36 Mack Hill Rd           | Karen Arsenault                                | Mary R. Delude                                 | 01/15/2026 | 524933  | 1-Fam Res     |
| Amherst     | N/A Lot 16-2-4            | Ryan M. and Anissa Burns                       | Cartus Financial Corp                          | 01/16/2026 | 865000  |               |
| Bedford     | 6 Merry St                | 21 Pinecrest Dr Rt and Ryk M. Bullock          | R & J Court St LLC                             | 01/14/2026 | 337000  | 1-Fam Res     |
| Bedford     | 40 S River Rd             | Nancy I Robator Lt and Nancy I. Robator        | Jg Paolilli Nh LLC                             | 01/14/2026 | 165400  |               |
| Bedford     | 40 S River Rd             | Nancy I Robator Lt and Nancy I. Robator        | Jg Paolilli Nh LLC                             | 01/14/2026 | 166600  |               |
| Bedford     | 282 Wallace Rd            | Thomassen Ft and Bradley E. Thomassen          | Steven and Emma Dimartino                      | 01/15/2026 | 525000  | 1-Fam Res     |
| Derry       | 8 Birch St                | Kerri A. Herman                                | Mark A. Hagopian                               | 01/14/2026 | 555000  | Mxu Com+Othr  |
| Derry       | Birch St                  | Berkal Brenda D Com RET and Brenda D. Berkal   | 4 Birch Street LLC                             | 01/13/2026 | 193000  |               |
| Derry       | 167 Chester Rd            | Andrew and Marie Trapani                       | Paulina E. and Joshua Giampietro               | 01/16/2026 | 575000  | 1-Fam Res     |
| Derry       | 7 Dexter St               | Jp Crowley RET and Dennis J. Crowley           | Dorothea N. Smith                              | 01/15/2026 | 599933  | 1-Fam Res     |
| Derry       | Marlboro Rd               | Lme Nt and Judith Evans                        | 4 Marlboro Road LLC                            | 01/14/2026 | 350000  |               |
| Derry       | N High St                 | 603 Investment Prop LLC                        | Gutry Ft and Judy A. Gutry                     | 01/14/2026 | 545000  |               |
| Derry       | 2 South Ave               | Charles H. Evans                               | 2 South Ave LLC                                | 01/14/2026 | 800000  | 4-8 Unit Apt  |
| Derry       | 5 Tsienneto Rd Unit 41    | Tina M. Guillmette                             | Jennifer Jones                                 | 01/14/2026 | 390000  | Condominium   |
| Derry       | 8 Visa Ave                | Dakota J. Monteiro and Cameron R. Hughes       | Dolraj and Shobha L. Pokhrel                   | 01/14/2026 | 452000  |               |
| Derry       | N/A                       | Gino J. Spero                                  | Ringdahl Heather A RET and Kenneth N. Ringdahl | 01/16/2026 | 850000  |               |
| Greenville  | 988 Greenville Rd         | Edward L. and Lisa L. Tully                    | Charles F. 2nd and Katelyn D. Irwin            | 01/12/2026 | 540000  | 1-Fam Res     |
| Greenville  | N/A                       | Raymond Desrosiers                             | Johnos Grmville Commons L                      | 01/13/2026 | 90000   |               |
| Hollis      | 58 Dow Rd                 | Mac Milford Realty LLC                         | Jason Pierce and Dina Kuch-Pierce              | 01/12/2026 | 575000  |               |
| Hollis      | 3 Wood Ln                 | Brian & D A Kilinski RET and Brian R. Kilinski | Jarid Brogan                                   | 01/16/2026 | 570000  | 1-Fam Res     |
| Hudson      | 40 Brackett Ln Unit B     | David J. and Lynda K. Riccio                   | Steger Ft and Edwige G. Steger                 | 01/16/2026 | 604000  | Condominium   |
| Hudson      | 9 Doveton Ln Unit B       | Marie A. Henrikson                             | Suzanne H Eaton RET and Suzanne H. Eaton       | 01/16/2026 | 575000  | Condominium   |
| Hudson      | 54 Dracut Rd              | Beatrice I. Duchesne                           | Kph LLC                                        | 01/16/2026 | 350000  | Resid-Other   |
| Hudson      | 4 E St                    | Mg Holdings LLC                                | David and Fernanda Aznavoorian                 | 01/14/2026 | 459000  | 1-Fam Res     |
| Hudson      | 1 Old Coach Rd            | Wilkie Lt and David J. Wilkie                  | Justin A. Silva                                | 01/12/2026 | 559000  | 1-Fam Res     |
| Litchfield  | 12 Louise Dr              | Fw Holdings LLC                                | Shaylyn C. and Bryanna L. Bourbeau             | 01/15/2026 | 561000  | 1-Fam Res     |
| Litchfield  | 31 Tallarico St           | Signature Homes LLC                            | Ioan and Mariem Diaconu                        | 01/12/2026 | 900933  |               |
| Londonderry | 27 Buckingham Dr          | Jbc Construction LLC                           | Jonathan and Desiree Young                     | 01/16/2026 | 990000  | 1-Fam Res     |
| Londonderry | 88 High Range Rd          | Belize Re Holdings LLC                         | Dyana and Stephen O. Pacios                    | 01/16/2026 | 999933  | Res Dev Land  |
| Londonderry | Parmenter Rd              | Axis Realty Group LLC                          | Chpi Holdings LLC                              | 01/14/2026 | 168000  |               |
| Merrimack   | 22 Colonial Dr Unit B1    | Adam Gies                                      | Lisa Masse and Andrew Moulaison                | 01/15/2026 | 300000  | Condominium   |
| Merrimack   | 98 Indian Rock Rd Unit 98 | Raymond A. Leboeuf                             | Jeffrey Peterson                               | 01/16/2026 | 370000  | Condominium   |
| Merrimack   | Merrimack Condo Unit 35   | Myra Khan                                      | Sarah and Anthony Santoriello                  | 01/12/2026 | 338000  | Condominium   |
| Merrimack   | Parker Vlg At Mmk C #44   | David C Audette RET and Diane Mellor           | Mellor Ft and Diane Mellor                     | 01/13/2026 | 166466  | Condominium   |
| Merrimack   | 23 Pondview Dr Unit 23    | R & Tammy Mack Ft and Tammy A. Mack            | Wendy Jackson-Ciarci                           | 01/16/2026 | 450000  | Condominium   |
| Merrimack   | 49 Pondview Dr Unit 49    | Robert Surtees                                 | Jason R Cartwright RET and Jason R. Cartwright | 01/16/2026 | 415000  | Condominium   |
| Merrimack   | 6 Stearns Ln Unit 201     | Belanger Ft 2018 and Joseph G. Belanger        | Sharon Y. Thompson                             | 01/15/2026 | 355000  | Condominium   |
| Merrimack   | 40 Turkey Hill Rd         | Laura and Joseph Merimonde                     | Jenna Grunvald and Davide Sylvester            | 01/16/2026 | 560000  | 1-Fam Res     |
| Milford     | 36 Berkeley Pl            | Irene G Prunier RET 1994 and Irene G. Prunier  | Brien Beamer and Amanda Grinley                | 01/13/2026 | 600000  | 1-Fam Res     |
| Milford     | Elm St                    | Tucker Mccarthy                                | Joshua Brown                                   | 01/12/2026 | 166933  |               |
| Milford     | 285 Nashua St             | Elyas & Son Inc                                | Titanium Real Estate LLC                       | 01/15/2026 | 500000  | Gas/Serv Sta  |
| Milford     | 24 Spaulding St           | Cascade Funding Mtg T Hb1                      | Rheume Realty LLC                              | 01/15/2026 | 250000  | 2-Fam Res     |
| Nashua      | 64-1/2 Bowers St          | P & M Damboise RET and Paul Damboise           | Rosangel D. Tejada and Oniel G. Munoz          | 01/12/2026 | 640000  | 3-Fam Res     |
| Nashua      | 2 Broadcrest Ln           | Christina C. Fernandez                         | Todd Reynolds                                  | 01/15/2026 | 615000  | 1-Fam Res     |
| Nashua      | 30 Burgess St             | P C D RET and Joseph Dejardins                 | Matthew J. and Briana R. Perry                 | 01/16/2026 | 525333  | 1-Fam Res     |
| Nashua      | 74 Cannongate 3 Unit 74   | Daniel J. Coleman                              | Krysteena Koller                               | 01/14/2026 | 373000  | Condominium   |
| Nashua      | Concord St                | Beverly C Joyal RET and Elise A. Doolin        | Crimson Properties LLC                         | 01/12/2026 | 575000  |               |
| Nashua      | 25 Cortez Dr Unit 25      | Fu and Kan Chen                                | Madison M. Pape                                | 01/16/2026 | 380000  | Condominium   |
| Nashua      | Hall Ave                  | Beverly C Joyal RET and Elise A. Doolin        | Crimson Properties LLC                         | 01/12/2026 | 575000  |               |
| Nashua      | 41 New Dunstable Rd       | Martineau Shirley W Est and Mark J. Martineau  | Fernando N. Mendoza                            | 01/12/2026 | 410000  | 1-Fam Res     |
| Nashua      | 23 Parkhurst Dr           | Matthew White                                  | Gabriele and Jakob Scopelites                  | 01/15/2026 | 660000  | 1-Fam Res     |
| Nashua      | 7 Robert Dr               | John F. Jr and Rosa O. Skinner                 | Andrea M. and Robert A. Calo Jr                | 01/16/2026 | 700000  | 1-Fam Res     |
| Nashua      | 7 Saint James Pl Unit 724 | Susan Gomez-Baer                               | Wen Bai and Ting Zhang                         | 01/15/2026 | 285000  | Condominium   |
| Nashua      | 8 Saint James Pl Unit 803 | Snow Ft 2025 and Timothy D. Bowker             | Heather A Merrill RET and Heather A. Merrill   | 01/12/2026 | 220000  | Condominium   |
| New Ipswich | 230 Old County Rd         | Kathleen D. Rhoads                             | Eric and Denise Haartz                         | 01/15/2026 | 1350000 |               |
| New Ipswich | 359 Poor Farm Rd          | James J & J K Traffic RET and James J. Traffic | Joshua M. Cayea and Tamara L. Castagnaro       | 01/16/2026 | 845000  | 1-Fam Res     |
| New Ipswich | River Rd                  | Kathleen D. Rhoads                             | Eric and Denise Haartz                         | 01/15/2026 | 1350000 |               |

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