



**MILFORD PLANNING BOARD  
AGENDA  
Town Hall-Board of Selectmen Room  
August 20, 2024  
6:30 PM**

If you would like to participate via phone, call 1-646-558-8656 and enter the **Meeting ID 885 1105 1921** and **Password: 287245** or log in via the Zoom App at [www.zoom.com](http://www.zoom.com) using the meeting ID and Password above: <https://us02web.zoom.us/j/88511051921?pwd=pR0R0jNgA38ElgWMzIWaFjS5oxX7L.1>

Follow along using a digital copy from our website at:

<https://www.milford.nh.gov/planning-board/agenda/planning-board-agenda-20August2024>

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 meeting shall begin at 6:30 p.m. to consider & review the following items listed:

**I. Call to Order**

**II. Public Hearings:**

**a. Case SP #2024-09-Well Heart Chartered Public School -Major Site Plan Approval: Continued from the May 21, 2024 Planning Board Mtg.: New Request for Continuance to September 17, 2024**

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 is being requested with regard to site lighting & landscaping requirements, due to the existing development site conditions (see Sections 5.04.X & 5.04. KK)

**b. Case SD #2024-07-Brian Danforth, Minor Sub-Division Approval Request for Lot Map 51 Lot 17, located at 55 Young Road**

The applicant has requested a Minor Sub Division to create a second lot of 2.0-acres (87,120 square feet) from the existing 11.743-acre Lot, Map 51 Lot 17. The remaining lot (M 51 L17) shall be reduced in size to 9.743 acres (424,403 square feet). The existing lot and proposed second lot are both zoned Residence "R", pursuant to Section 5.04 of the Milford Zoning Ordinance. As proposed, both Lots shall remain in full compliance with all dimensional criteria, as set forth in the Residence "R" Zoning District criteria. This second Lot shall be referred to as Map 51 Lot 17-3.

**c. Case SD #2024-08-Marc Danforth, Minor Sub-Division Approval Request for Lot Map 51 Lot 15, located at 191 Ball Hill Road**

The applicant has requested a Minor Sub Division to create a second lot of 2.0-acres (87,120 square feet) from the existing 5.89-acre Lot, Map 51 Lot 15. The remaining lot (M 51 L15) shall be reduced in size to 3.892 acres (169,547 square feet). The existing lot and proposed second lot are both zoned Residence "R", pursuant to Section 5.04 of the Milford Zoning Ordinance. As proposed, both Lots shall remain in full compliance with all dimensional criteria, as set forth in the Residence "R" Zoning District criteria. This second Lot shall be referred to as Map 51 Lot 15-1.

**d. Case SP #2024-13-Squirrel Hill Properties, LLC, Major Site Plan Approval, 21 Emerson Road, M 48 Lot 35-2**

The applicant, Squirrel Hill Properties, LLC, has requested Major Site Plan Approval for their Lot at 21 Emerson Road, M 48 L35-2 to create three new two-unit (duplex style) buildings, for a total of six (6) multi-family residential units on their 1.566-acre Lot. The Lot is zoned Commercial ("C"), pursuant to Section 5.05 of the Milford Zoning Ordinance. The existing office building shall be renovated and converted into one to the described pairs of attached multi-family units, while the other two duplex-style buildings shall be newly-built in their entirety.

**III. Other Business: TBD**

**IV. Approval of Meeting Minutes: July 16, 2024 Mtg. Minutes**

**V. Upcoming Mtgs.**

- 09/03/2024 Work Session
- 09/17/2024 Planning Board Mtg.

## **VI. Adjournment**

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