



**MILFORD PLANNING BOARD
AGENDA
Town Hall-Board of Selectmen Room
October 15, 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 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-15October2024>

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. Scenic Road Public Hearing:

Notification of upcoming tree dead tree removal along certain town-designated Scenic Roads: In accordance with NH RSA 231:157 & 158, the Milford Planning Board will hold a Public Hearing for the Town of Milford to undertake dead tree removal, as part of an identified road right of way maintenance program, along the following designated Scenic Roads: @ 755 North River Road, 428 Osgood Road & 162 Mason Road.

b. Town Projects Update: Jerry Guthrie

- **Milford Vietnam War Memorial**
- **Keyes Memorial Park East Entrance Landscape Enhancements**

c. Case #2024-20 Conditional Use Permit (CUP)-Eversource Energy Ground-Mounted Solar Farm, 778 NH Rt. 13 South, Map 52 Lot 53-along the Milford-Brookline Town Line

The applicant, the Public Service Company of New Hampshire, (dba Eversource Energy), has applied for a required Conditional Use Permit Approval for a 4.99 MWAC, fixed-tilt (ground-mounted) solar farm, to be constructed along the western-most +/-23 acres of the overall 57.46-acre Lot. This Lot is zoned Residence "R". Eversource Energy owns the Lot that is situated to the north of the existing "W170 Major Transmission Line Corridor", immediately north of the Brookline Town Line. The solar farm will wholly be within the Milford town boundaries. No wetland impacts are being proposed.

d. Case SP #2024-19, Tuck-It-Away Self-Storage Commercial Suites, Powers Street, Map 43 Lot 30

The applicant, Tuck-It-Away Self-Storage, LLC, has requested Major Site Plan Approval for a Commercial Office Suite Building Complex comprised of two commercial suite buildings. These two buildings shall be 19,800 & 12,600 square feet in total floor area, respectively. The Commercial Suite Complex is proposed to be along the western side of Powers Street, @ Map 43 Lot 30. This 3.07-acre Lot is zoned Industrial ("I"), under Section 5.06 of the Milford Zoning Ordinance.

e. Case SP #2024-12: Tarpon Towers III, LLC Site Plan Approval, 476 NH Rt. 13 South, M 48 Lot 11

The applicant, Tarpon Towers III, LLC, has requested Site Plan Approval for a new 135-foot high (above ground level) mono pole-styled cell tower, w/ attached 10' whip antennae, to be located at 476 NH Route 13 South, Map 48 Lot 11. This 2.57-acre Lot is zoned Integrated Commercial-Industrial ("ICI). The newly proposed cell tower was granted a Variance from the Milford Zoning Board of Adjustment (ZBA) on September 5, 2024, from three requirements contained within its Zoning Ordinance, Telecom Facilities (Section 7.09.4.A.3), related to cell tower clearance above avg. tree canopy, & Section 7.09.4.A(4&5) seeking relief from the cell tower fall zone requirements for encroachment onto off-site properties, as well as requirements for a Fall Zone Easement.

f. Case SD#2024-11-Salt Creek Properties, LLC- Minor Subdivision Approval Request, Map 43 Lot 20-South Street & Nathaniel Drive

The applicant has proposed the overall 18.407-acre Lot, located at South Street and Nathaniel Drive (Map 43 Lot 20), be sub-divided to split off its easterly-most 2.44 acres, (located and separated from the remainder of the Lot by the existing and bisecting 100' wide Public Service Company of New Hampshire (PSNH) major transmission line corridor). Map 43 Lot 20 shall result with a revised total land area of 15.963 acres (remaining zoned as Limited Commercial Business "LCB"); while the new divided Lot portion shall be referred to as Map 43 Lot 20-3 (remaining zoned as a Commercial ("C"))

Lot). This proposal shall also provide the Town of Milford with an additional 8,720 sq. feet of right of way area at the southern terminus of Webster Street for safer emergency vehicle turn-around needs.

III. Other Business: TBD

IV. Approval of Meeting Minutes: 9/03/2024 Work Session & 9/17/2024 Mtgs.

V. Upcoming Mtgs.

- 11/05/2024 Work Session
- 11/19/2024 Planning Board Full Mtg.

VI. Adjournment

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