



ZONING BOARD OF ADJUSTMENT AGENDA

**Milford Town Hall - Board of Selectmen's Meeting Room
November 7th, 2024 – 6:00 PM**

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>

A digital copy of the meeting materials can be found on the Town website at:
<https://www.milford.nh.gov/zoning-board-adjustment/agenda/zba-agenda-07November2024>.

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>.

Notice is hereby given for a Public Hearing to be held November 7, 2024 **at 6:00 PM (new time)** in the Board of Selectmen's Meeting Room on the following case:

1. Public Hearing:

A. **Case #2024-16: Variance Request to allow for Increased Multi-Family Density at 31 & 37 Union Square, Map 26, Lots 184 & 184-1- Continuation from the October 3, 2024 ZBA Mtg.**

The applicant, 31 Union Square, LLC, for the properties located in the one building structure at both 31 & 37 Union Square, is proposing the two separate lots to be merged. The applicant is also requesting a needed Variance to approve one additional multi-family unit for each adjoining lot, through the elimination of the first floor 1,000 sq feet of retained commercial space at 37 Union Square; while also proposing the elimination of approximately 1,200 square feet of remaining commercial space in 37 Union Square to facilitate the addition of one more multi-family unit in its first-floor area. The singular building lies on both lots, which is zoned Commercial (pursuant to Section 5.05.0) and also lies within the Oval Sub-District (Section 5.05.7). The newly proposed multi-family units for each lot will be on the first-floor level within the current commercially-designated areas. A Variance is therefore required to allow for the two additionally-proposed multi-family dwelling units, pursuant to the Commercial (& its corresponding Residence "B") Zoning Regulations, providing for a maximum of five (5) total units per acre within the Commercial Zoning District.

2. Other Business: TBD

3. Mtg. Minutes Approval: 8/15/2024 & 9/19/2024

4. Next Meeting(s): October 17, 2024 & November 7, 2024

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