



## AGENDA

### Milford Zoning Board of Adjustment Milford Town Hall - Board of Selectmen's Meeting Room January 16, 2025 – 6:00 PM

**(No ZBA Meetings to be held on either December 19, 2024 or January 2, 2025)**

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-16January2025>.

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>.

#### I. Public Hearings:

- A. **Case #2024-18 (SE): Special Exception Request by Applicant Brian Pratt to allow for an additional increased Front Setback Encroachment of approximately 1.5 feet for the reconstruction of an existing (non-conforming single family home's front porch deck), located 105 Federal Hill Road, Map 48, Lot 23: Continued from the December 5, 2024 Mtg.**

The applicant, Brian Pratt, (Owner Andrea Breton), requests a required Special Exception for the existing Single-Family Residential Lot located at 105 Federal Hill Road, in order to reconstruct & replace the front porch deck/stairs with a "Farmers Porch", in the already non-conforming front setback area, by an additional 1.5 feet of front setback encroachment, (extending from the currently established 15.2 feet into the 30' Front Setback, to a proposed 16.7 feet into the front setback area). A Special Exception is therefore required to allow for any additional encroachment in the Front Setback Area, pursuant to the Residence "R" Zoning Regulations, pursuant to Section 5.04.2.A.7.

- B. **Case #2024-17 (SE): Special Exception Request by Applicant Charles Deon, for construction of an attached 651 square foot Accessory Dwelling Unit (ADU). To be located at 69 Homestead Circle, M5 L4-19**

The applicant, Charles Deon, on behalf of the owner John Mitchell, has requested approval of a required Special Exception for a proposed attached 651 sq. foot Accessory Dwelling Unit (ADU), pursuant to Section 5.04.2.A.14 of the Milford Zoning Ordinance. The ADU shall be a One-Bedroom Unit, with kitchen & bath room; along with the use of an existing shared laundry room, all to be located on the basement (lower level) of the existing single-family residence, located at 69 Homestead Circle, M 5 L4-19.

- C. **Case #2024-19 (Variance) & corresponding Case #2024-20 (Special Exception) for a proposed detached Accessory Dwelling Unit (ADU), to be located at 362 Savage Road, M40 Lot 13: Continued from the December 5, 2024 Mtg.**

The applicant, Amy Covell, requests a required Variance to seek relief in order to exceed the maximum 750 square foot threshold (Milford Zoning Ordinance, Sec. 10.02.6.1.c), for a proposed (detached) two Bedroom Accessory Dwelling Unit (ADU). The request is for an approximate 829 square foot ADU (along with a proposed +/-158 sq foot exterior deck area & +/-58 square foot mudroom), to be constructed within an existing on-site detached garage footprint. A Special Exception is also required to approve the ADU, pursuant to Section 5.04.A.14 of the Residence "R" Zoning District.

**II. Other Business:**

- Consideration of Rules of Procedure Revision for Meeting Time Limits

**III. Mtg. Minutes Approval: 8/15/24 & 9/19 (Continued from the Nov 7<sup>th</sup> Mtg.) and 10/03/2024 & 11/07/2024 and 12/05/2024**

**IV. Next Meetings:** February 6, 2024 & February 20, 2025

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