



**MILFORD PLANNING BOARD  
AGENDA  
Town Hall-Board of Selectmen Room  
February 18, 2025  
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-18February2025>

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 scheduled Planning Board 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#2023-02, The “Q” Project Start Time Extension Request Letter, “0” Ponemah Hill Road, Map**

The applicant has requested a Time Extension Approval by the Milford Planning Board, due to the previously denied project appeal filings of the overall project, made to the NH Housing Appeals Board (NHHAB). The Major Site Plan’s Expiration Date is now set for May 8, 2025, with the applicant now requesting a Six-Month Time Extension in accordance with Section 4.07 (Site Plan Extension & Expiration of Approval) of the Milford Development Regulations.

**b. Continuation of Case SP#2024-22, Stone Ledge Major Site Plan Approval Request by Loyal Holdings, LLC, for seventy (70) multi-family townhouse-styled residential units along the northeast area of Nathaniel Drive & South Street, Map43 Lot20**

The applicant, Loyal Holdings, LLC has requested Major Site Plan Approval for a townhouse-styled rental complex to be located on approximately 15.963 acres, Map 43 Lot 20. Nine separate residential buildings shall contain a total of seventy (70) multi-family units, with a separate clubhouse building. The site is zoned Limited Commercial Business (“LCB”), pursuant to Section 5.07 of the Milford Zoning Ordinance. A singular point of primary access is being proposed for Nathaniel Drive; with an additional gated “restricted emergency access” also being proposed for the existing southern terminus of Webster Street, located along the north end of the project site. **(Hearing Continued from the 01/21/2025 Mtg.)**

**c. Case SD #2025-0, Robert LaMattina Revocable Trust, Condominium Conversion for Five Units, located at 20 Hammond Road, Map 43 Lot 73**

The applicant/owner, the Robert LaMattina Revocable Trust has requested a Condominium Conversion of the mixed-use Lot for the existing single-family home, the attached & existing two-story commercial space presently utilized as the Tokyo Joe’s Martial Arts Studio; along with the existing two multi-family (first and second floor) rental units contained within the detached garage building; located at 20 Hammond Road, Map 43 Lot 73. This Condominium Conversion is requested to approve a total of five separate condominium units, under Section 5.06 of the Milford Development Regulations. The 1.40-acre Lot is zoned Commercial (“C”), in accordance with Section 5.05 of the Milford Zoning Ordinance.

**d. Case SD#2025-02, 21 Emerson Road. LLC Condominium Conversion Request, located at 21 Emerson Road, M48, Lot 35-2**

The applicant, 21 Emerson Road, LLC, has requested a Condominium Conversion of the recently approved multi-family project, (previously known as Squirrel Hill Properties, LLC-Case SP#2024-13, approved by the Milford Planning Board on August 20, 2024). The three approved pairs of attached multi-family units have now been requested to undergo a Condominium Conversion, pursuant to Section 5.06 of the Milford Development Regulations. The 1.56-acre Lot is located at 21 Emerson Road; and zoned Commercial (“C”), in accordance with Section 5.05 of the Milford Zoning Ordinance.

**e. Formal Public Hearing for proposed Planning Board Rules and Procedure Revisions**

**III. Other Business: tbd**

**IV. Approval of Meeting Minutes:**

1/21/2025 Mtg.

**V. Upcoming Mtgs.**

March 4, 2025-Work Session & March 18, 2025- Full Planning Bd. 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)