



MILFORD PLANNING BOARD
AGENDA
Town Hall-Board of Selectmen Room
March 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 using the meeting ID and Password above: <https://us02web.zoom.us/j/88511051921?pwd=pR0R0jNgA38ElgWMzIWaFjS5oxX7L.1>

To locate a digital copy from our website for the meeting materials, please visit:

<https://www.milford.nh.gov/planningboard?defl=gscn%2FcEXHG%252B22r610nghHQ%3D%3D>

and then please scroll down to appropriate Planning Board Meeting folder

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. Presentation on current Economic Trends:** Mr. Phil Sletten, Research Director, New Hampshire Fiscal Policy Institute

III. Public Hearings

- a. 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, Map 43 Lot 20**

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 02/18/2025 Mtg.)**

- b. Continuation of Case SD #2025-01, Robert LaMattina Revocable Trust, Condominium Conversion for Five Units, located at 16 & 18 Hammond Road, Map 43 Lot 73: Revised Request**

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 16 & 18 Hammond Road, Map 43 Lot 73. This Condominium Conversion Request has now been revised & reduced (from 5 proposed Condominium Units), to now limit the request for approval of a total of four (4) 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.

- c. Case SD#2025-03, - Soucy Family Revocable Trust, Lot Line Adjustment Request, involving lots located at 18 & 24 Souhegan Street M26, Lots 67 & 68**

The applicants/owners, The Soucy Family Revocable Trust & NCH Management, LLC, have requested a Lot Line Adjustment (LLA) Approval under Section 5.05 & 5.06 of the Milford Development Regulations. The LLA is for two adjacent lots, located @ at 18 & 24 Souhegan Street. The existing .868-acre Lot 68 (located at 24 Souhegan Street) shall receive a .08-acre (rear lot area) portion from the existing .425-acre Lot 67 (located at 18 Souhegan Street). The revised Lot totals shall result in .345-acre for Lot 67, and .948-acre for Lot 68. Both Lots are zoned Residence “A” in accordance with Section 5.02 of the Milford Zoning Ordinance, and Section 5.06 of the Milford Development Regulations.

IV. EDAC Update

- V. Other Business: TBD**

VI. Approval of Meeting Minutes:

2/04/2025 Mtg. & 2/18/2025 Mtg.

VII. Upcoming Mtgs.

April 1, 2025-Work Session & April 15, 2025-Full Planning Bd. Mtg.

VIII. Adjournment

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