



**MILFORD PLANNING BOARD  
AGENDA  
May 20, 2025  
Town Hall-Board of Selectmen Room  
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](https://us02web.zoom.us/j/88511051921?pwd=pR0R0jNgA38ElgWMzIWaFjS5oxX7L.1) 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. Public Hearings:**

**A. Case SD#2025-04, Minor Sub Division Request, (Lot Split) for the Charlotte P. Annand Revocable Trust of 2006, 123 Ball Hill Road, Map 51 Lot 5**

The applicant, the Charlotte P. Annand Revocable Trust of 2006, has requested a Minor Sub Division Approval in the form of a singular lot split to create two residential lots. The overall lot is approximately 18.9 acres, on Map 51 Lot 5; @ 123 Ball Hill Road. The existing residence shall remain as M51 L5, and shall retain 13.91 acres (606,033 sq ft.) of the overall lot; with approximately 1,150.81 linear feet of road frontage along Ball Hill Road. The new southerly lot would become Map 51 Lot 5-2 upon approval, and shall be allocated a total of 4.96 acres (215,852 sq. ft.), with 550.03 linear feet of road frontage along Ball Hill Road. The entire lot is presently zoned as Residence "R", in accordance with Section 5.04 of the Milford Zoning Ordinance; and Sections 5.05 and 5.06 of the Milford Development Regulations.

**B. Case SP#2025-02, Major Site Plan Approval and Change of Use for Robert LaMattina, located at 16 & 18 Hammond Road, Map 43 Lot 73**

The applicant, Robert LaMattina, has requested a Major Site Plan Amendment to construct a two-story eastern addition onto the existing ("Condominium Unit #4"), known as Tokyo Joe's Karate Studio *commercial use* two-story building. Each floor shall contain an additional 576 square feet (approx. 24' x 24') of floor area; equaling a total of 1,152 additional square feet of building space. The overall lot is zoned Commercial ("C"), under Section 5.05 of the Milford Zoning Ordinance, with a total of 1.377 acres (59,982 sq. ft.). With the requested Major Site Plan Amendment approval, the second-floor level of "Unit #4" (both the existing & additional floor space areas) shall undergo a requested "*Change of Use*" to convert the entirety of the 2<sup>nd</sup> floor area of the Tokyo Joe's studio two-story space into a new residential (rental) unit with approximately 1,716 sq. ft. This enlarged second-floor area shall remain as a portion of the of the existing "Unit 4" condominium unit, as approved on March 18, 2025 (as Case SD#2025-01) by the Milford Planning Board.

**III. EDAC Update**

**IV. Other Business: TBD**

**V. Approval of Meeting Minutes: May 6, Work Session**

**VI. Upcoming Mtgs.: June 3, 2025 (Work Session) and June 17, 2025 Planning Board Regular Mtg.**

**VII. 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](mailto:tdolan@milford.nh.gov)