

Town of Milford
ZONING BOARD OF ADJUSTMENT
Select Board Meeting Room, Town Hall
DECEMBER 5, 2024
Public Hearings

Case 2024-18: Brian Pratt, 105 Federal Hill Road, SPECIAL EXCEPTION
Case 2024-19: Amy Cowell, 362 Savage Road, VARIANCE
Case 2024-20: Amy Cowell, 362 Savage Road, SPECIAL EXCEPTION

Members

Present: Andrea Kokko Chappell, Chair
Rich Elliott, Member
Kevin Overby, Alternate

Not Present: Joan Dargie, Vice Chair
Tracy Steel, Member
Michael Thornton, Alternate

Non-Members

Not Present: Terrey Dolan, Town Planner, Community Development
David Freel, Select Board Representative
Jane Hesketh, Recording Secretary, Community Development

MEETING AGENDA

1. Call to Order

2. Public Meetings:

a. Case #2024-18: 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: Request to Continue to the January 16, 2025 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 #2024-19 (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 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.

3. Other Business:

Informational Item on Housing: E-mail Comments from resident Scott Kimball

4. Mtg. Minutes Approval: 8/15/24 & 9/19 (Continued from the Nov 7th Mtg.) and 10/03/2024 & 11/07/2024

5. Next Meetings: December 19, 2024 and January 2, 2025 both cancelled; next scheduled meeting January 16, 2025.

MINUTES OF THE ZBA MEETING DECEMBER 5, 2024

1. CALL TO ORDER

Chair Andrea Kokko Chappell opened the meeting at 6:00 pm. by welcoming everyone and introducing herself.

The Chair stated you may attend this meeting in person at the Milford Town Hall Select Board Conference Room or you can participate in the public meeting by:

Call from home:

+1 646-558-8656 and enter the Meeting ID: 874-4572-1173 and Password 088861.

OR

Log in via www.zoom.com using:

Meeting ID 82217686560 and Password 568170.

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>. We will be live streaming this meeting on Granite Town Media, Government Channel 21:

<http://gtm.milford.nh.gov/CablecastPublicSite/watch/2?channel=2>.

Roll call attendance with all present at Milford Town Hall: Kevin Overby, Rich Elliott, Andrea Kokko Chappell.

Chair stated there are 2 cases on the agenda and both have requested a continuance. Chair explained the process for a continuance.

2. PUBLIC HEARINGS

Chair read the cases into the record.

a. Case #2024-18: Special Exception Request to Continue to the January 16, 2025 Mtg.

Chair asked for a motion to continue Case #2024-18. Kevin Overby made a motion and it was seconded by Rick Elliott. A vote was taken and all were in favor.

b. Case #2024-19 (Variance) and Case #2024-20 (Special Exception) for a proposed detached Accessory Dwelling Unit (ADU). Request to Continue to the January 16, 2025

Chair asked for a motion to continue Case #2024-19 and Case #2024-20. Rick Elliott made a motion and it was seconded by Kevin Overby. A vote was taken and all were in favor.

3. **OTHER BUSINESS:** None

Motion to Adjourn

Chair asked for a motion to adjourn. R. Elliott made a motion to adjourn and it was seconded by K. Overby. A vote was taken and all were in favor. Meeting adjourned.

MINUTES OF THE ZBA MEETING DECEMBER 5, 2024

Motion to Approve:

Seconded:

Signed

Date: