

## Terrence Dolan

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**From:** Doug MacGuire <doug@thedubaygroup.com>  
**Sent:** Friday, October 25, 2024 11:38 AM  
**To:** Terrence Dolan; Justin PMA; jessica@pmapropertygroup.com  
**Cc:** Darlene Bouffard; Randy Knowles  
**Subject:** RE: Master Plan - Tonight's Meeting additional Master Plan materials  
**Attachments:** 2024-10-25 Updated Variance Criteria.pdf; ZBA Graphics-reduced.pdf; Building Floor Plans.pdf

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Hi Terrey,

As represented to the Zoning Board at their last meeting, we have updated our application to address some of their concerns raised.

Specifically, we have amended our proposal to include first floor commercial. The two existing commercial spaces are proposed to be combined internally providing one larger commercial user which would span across the entire first floor building façade. This hopefully will address the concerns Board members raised regarding the desire to maintain a true mixed-use development, specifically with commercial space fronting on the street.

As part of this revision, we have updated our building renderings, eliminated the proposed porches, and proposed new full storefront glass windows. We updated proposed signage to be central and consistent with a single commercial user.

The criteria has been updated to reflect maintaining the commercial and also including some references to the master plan in the criteria.

Despite maintaining the commercial on the first floor, a variance is still required because the applicant is asking for one additional 1-bedroom unit within the building. This is accommodated in the layout revisions associated with the combining of the commercial spaces. Commercial square footages are maintained through the proposal of adding a stairwell and additional commercial space in the basement of the building accessed through the commercial unit.

Please find the updated criteria attached and updated renderings and let me know if you need anything further once you have a chance to review.

Thanks!

**Doug MacGuire, P.E.**  
Vice President  
**The Dubay Group Inc.**  
Engineers | Planners | Surveyors

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**From:** Terrence Dolan <tdolan@milford.nh.gov>  
**Sent:** Thursday, October 3, 2024 4:22 PM  
**To:** Justin PMA <justin@pmapropertygroup.com>; Doug MacGuire <doug@thedubaygroup.com>

**Cc:** Darlene Bouffard <dbouffard@milford.nh.gov>

**Subject:** FW: Master Plan - Tonight's Meeting additional Master Plan materials

Gentlemen,

FYI, the ZBA Chair has just requested the attached information be provided to the Board for tonight.

Terrey Dolan

**Terrence (Terrey) Dolan**

Town Planner

Town of Milford

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**From:** Terrence Dolan

**Sent:** Thursday, October 3, 2024 4:21 PM

**To:** 'Andrea Kokko Chappell' <[andrekokko@kokkorealty.com](mailto:andrekokko@kokkorealty.com)>; Camille Pattison <[cpattison@milford.nh.gov](mailto:cpattison@milford.nh.gov)>

**Cc:** Joan Dargie <[joan.dargie@milford.nh.gov](mailto:joan.dargie@milford.nh.gov)>

**Subject:** RE: Master Plan - Tonight's Meeting additional Master Plan materials

Andrea,

I was under the impression this had been accomplished. I just printed multiple copies, and placed the highlighted information at each Board member's chair for tonight.

FYI,

Terrey

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**From:** Andrea Kokko Chappell <[andrekokko@kokkorealty.com](mailto:andrekokko@kokkorealty.com)>

**Sent:** Thursday, October 3, 2024 4:11 PM

**To:** Camille Pattison <[cpattison@milford.nh.gov](mailto:cpattison@milford.nh.gov)>; Terrence Dolan <[tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)>

**Cc:** Joan Dargie <[joan.dargie@milford.nh.gov](mailto:joan.dargie@milford.nh.gov)>

**Subject:** Master Plan - Tonight's Meeting

Hi Terrey and Camille,

I just pulled up the case for tonight and the master plan information hasn't been uploaded and I just want to make sure that wording is going to be in our packets tonight.

Please confirm.

Thanks,

Andrea

Kokko Chappell, Realtor Andrea®

Associate Broker | Managing Agent

Kokko Realty, Inc.

603.673.7000 x12 | 603.801.5213

[www.kokkorealty.com](http://www.kokkorealty.com)



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