



AGENDA
Milford Zoning Board of Adjustment
Milford Town Hall - Board of Selectmen's Meeting Room
September 17, 2026
6:00 PM Mtg.

You may attend this meeting in person at the Milford Town Hall, Board of Selectmen's Meeting Room. If you would like to participate in the public meeting remotely, please call this number from home: +1 646-558-8656 and enter the Meeting ID: 869 6740 8911 or log in via [www.zoom.com](https://us02web.zoom.us/j/86041069909), using <https://us02web.zoom.us/j/86041069909>

To locate a digital copy from our website for the meeting materials, please visit <https://www.milford.nh.gov/zba>

We will also be live streaming the meeting on Granite Town Media, Government Channel 8: <https://gtm.milford.nh.gov/internetchannel/watch-now?site=2&query=&fullText=false>

I. Public Hearings:

a. Continued Case #2026-08-VAR: Required public hearing to approve a series of two (2) required Variance Requests related to a needed reduction of the required minimum road right of way lot frontage & a reduction of required lot acreage to allow for a Two-Family Unit in the Residence "R" Zoning District; located @ 259 Federal Hill Road, Map 56 Lot 58-3

The applicant & lot owner, John Philbrick, located at 359 Federal Hill Road, is required to seek two Variances to then seek a Special Exception (Case #2026-07-see below subsequent case to follow) to create a Two-Family Unit on his respective lot. The first Variance request is to allow for a reduction of the required minimum lot frontage "right of way" length, currently required to be a minimum of 300 linear feet on a Class V Road for a Two-Family residence in the Residence "R" Zoning District; wherein, the existing & approved lot only contains 200 linear feet of road frontage. The second Variance request is to allow for the (existing) lot size of 3.31 acres to suffice for the proposed Two-Family Unit; wherein, the minimum req'd lot size is four (4) acres for a Two-Family Unit. Both requests are considered Variances to Section 5.04.4 (Lot Sizes & Frontages) of the Milford Zoning Ordinance, for Residence "R" lots.

b. Continued Case #2026-07: Creation of a "Two-Family" rental apartment dwelling unit, as a Special Exception Request in the Residence "R" Zoning District to allow for a second rental apartment unit on the second level of an existing barn structure where one (1) long-term apt. unit presently exists, located @ 259 Federal Hill Road, Map 56 Lot 58-3

The applicant, John Philbrick, is seeking a required Special Exception, under Section 5.04.2.A.1 of the Milford Zoning Ordinance, to allow for a second rental apartment unit on the second level of a barn building structure, where there is one unit, presently. A second residential unit is allowed via the approval of a "Special Exception" for a "Two-Family" Structure in the "R" Zoning District, under Section 5.04. Upon completion, each rental unit shall be 1,287 square feet of living space.

- II. Other Business: TBD
- III. Mtg. Minutes Approval: 08/20/2026 Mtg.
- IV. Next Mtg. TBD
- V. Adjournment

Please call or e-mail Terrence Dolan with any questions or concerns at 603-249-0620, or email at tdolan@milford.nh.gov.