

ARTICLE 2 – BALLOT VOTE – ZONING CHANGES

To vote on Planning Board proposed zoning changes and amendments.

Ballot Title: Family Day Care Home-Zoning District Criteria Revisions

Ballot Vote No. 1

- 1. Are you in favor of the adoption of Amendment #1 as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:**

AMENDMENT #1: Amend the Zoning Ordinance, Article IV, Definitions and Article V Districts, Section 5.0 (Zoning Districts & Regulations) and Article VII, Supplementary Standards, Section 7.12.6 (Home Businesses) by amending several Zoning Districts to provide additional “*Allowable Uses*” to provide for “Family Day Care Homes”.

Topical Description of Proposed Amendment: The proposal, which affects several sections of Milford's ordinances, will make "Family Day Care Homes" acceptable in any zone where primary residential uses are permitted. Further, the facilities will no longer be subject to local site plan review or special exception process. The proposed changes bring Milford into compliance with changes mandated by the state in 2024 that facilitate the addition and availability of childcare spaces.

The Planning Board supports Amendment #1 by a unanimous vote 7-0.

Ballot Title: Junkyards-Article IV (Section 4.01): Amendment to the Definition of Junkyards

Ballot Vote No. 2

- 2. Are you in favor of the adoption of Amendment #2 as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:**

AMENDMENT #2: Amend the Zoning Ordinance, Article IV, (Definitions- Section 4.01) by amending the definition of “Junkyards” to include “any lots”.

Topical Description of Proposed Amendment: This change provides consistency and clarification within our zoning ordinance language for compliance with the State of New Hampshire’s RSA-mandated language for “Junkyards”.

The Planning Board supports Amendment #2 by a unanimous vote 7-0.

Ballot Title: Open Space and Conservation District

Ballot Vote No. 3

3. **Are you in favor of the adoption of Amendment #3 as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:**

AMENDMENT # 3: Amend the Zoning Ordinance, Article VI Open Space and Conservation District, Section 6.04.4 (Location and Scope of Authority) by removing all references to the number of dwelling units.

Topical Description of Proposed Amendment: The proposal removes all references to the number of dwelling units in the Open Space and Conservation District language to eliminate confusion and ambiguity regarding the ordinance's intent.

The Planning Board supports Amendment #3 by a unanimous vote 7-0.

Ballot Title: Manufactured Home Park Expansion

Ballot Vote No. 4

4. **Are you in favor of the adoption of Amendment #4 as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:**

AMENDMENT #4: The proposal amends Zoning Ordinance, Article VII, Supplementary Standards, Section 7.05.1, Allowable Uses, to allow for the reasonable expansion of manufactured home parks.

Topical Description of Proposed Amendment: The proposal amends Article VII, Allowable Uses, to allow for the reasonable expansion of existing manufactured housing, both internal to an existing approved manufactured housing park site, and to include adjacent lands; providing that full compliance with existing national fire code criteria shall be met. This provides for full consistency with RSA mandated zoning ordinances within the State of New Hampshire.

The Planning Board supports Amendment #4 by a unanimous vote 7-0.

Ballot Title: Reduce the Residence “R” Zoning District Lot Size and Minimum Road Frontage to allow for increased residential density.

Ballot Vote No. 5

5. Are you in favor of the adoption of Amendment #5 as proposed by the Milford Planning Board for the Town of Milford Zoning Ordinance as follows:

AMENDMENT #5: Milford Residence “R” Zoning District: Amend the Milford Zoning Ordinance, (*Article V, Section 5.04.4.A Lot Sizes and Frontages*), to reduce the minimum required lot size & road frontage for a single-family dwelling or a single-family manufactured home unit in the Residential “R” Zoning District from the current 2 Acre (87,120 square feet) minimum lot size, to 40,000 SF or greater, with a reduction of the current minimum 200 feet linear feet of road frontage to a revised minimum of 150 linear feet of frontage along a Class V or better road.

Topical Description of Proposed Amendment: The proposal, which impacts approximately 12,100 acres of the town's overall 16,300 acres, will allow landowners to subdivide their properties of two acres or more into lots of less than one acre (minimum of 40,000 square feet, dependent upon soil and slope conditions).

The proposed minimum lot size and road frontage requirements will essentially revert to the former lot standards that were in place in the town’s designated Residence “R” Zoning District prior to November 2000.

The proposal enables additional dwelling units and increased densities; thus, providing a tool to help address the State’s current housing challenges.

The Milford Planning Board supported this zoning amendment by a 5-2 Vote.

The Milford Economic Development Committee (EDAC) strongly supports this proposal.

