

**Town of Milford**  
ZONING BOARD OF ADJUSTMENT



**NOTICE OF HEARING**

Town Hall  
1 Union Square  
Milford, NH 03055-4240  
(603) 249-0620  
Fax (603) 673-2273  
www.milford.nh.gov  
TDD Access:  
Relay NH 1-800-735-2964

Notice is hereby given for a Public Hearing to be held on June 7, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

The applicants Robert and Jessica Macleod along with Raisanen Homes Elite, LLC, owner of 45 Cadran Crossing, Map 51, Lot 3-10, in the Residence "R" district, are requesting a Special Exception from Article V, Section 5.04.2:A.15, in accordance with Article X, Section 10.02.6, to construct an Accessory Dwelling Unit (ADU) in a new single family residence.

Case # 2012-10

Dated: May 31, 2012

*Kevin Johnson*  
Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.



Special Exception	
Date Received:	<u>4/27/12</u> <i>ms</i>
Case #:	<u>2012-09</u>
Rehearing #:	_____
	<u>6/7/12</u>

**Town of Milford  
Zoning Board of Adjustment  
Application for Special Exception**

Name of Applicant: Robert & Jessica MacLeod Phone #: [REDACTED]

Email: [REDACTED]

Address: 29 Joppa Rd, Merrimack, NH 03054

Owner: [Signature]  
(If same as applicant, write "Same")

Owner's Address: PO Box 748 Nashua N.H. 03061  
(If same as applicant, write "Same")

Property Location: 45 Cadran Crossing Map 57 Lot 3-10  
(Number and Street)

Description of property: 1.017 acres, buildable lot

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: \$75.00 per case plus abutter fees, including owner and representative (if applicable).

**Town of Milford New Hampshire**  
One Union Square · Milford, NH 03055 · Phone (603) 249-0620 · Fax (603) 673-2273  
[www.milford.nh.gov](http://www.milford.nh.gov)

Section 1 - APPLICATION FOR SPECIAL EXCEPTION

in accordance w/ 10.02.6

A Special Exception, as specified in Article V Section 5.04.2.A.15 of the Zoning Ordinance, is requested to permit:

An accessory dwelling unit for my parents,  
within our home (to be built)

Explain how the proposal meets the Special Exception criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

The ADU would be a place for my parents to  
live as they age and have family to care for  
them. Also, my parents would be able to enjoy and  
help their grandchildren. The primary dwelling will be  
owner occupied.

B. The specific site is an appropriate location for the proposed use because:

We are building a new home and can have  
the ADU built at the same time while  
accommodating all required regulations. The neighborhood  
is a single family home subdivision.

C. The use as developed will not adversely affect the adjacent area because:

The ADU will be used only for my aging  
parents who will enjoy the neighborhood setting.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

My parents will have parking on our driveway  
and drive respectfully through neighborhood.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

Adequate sewage, well, hot water will be  
made larger to accommodate the extra use.



## ABUTTER LIST

**Abutter** – Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board. The term “abutter” shall also include the owner and the applicant.

Map	Lot	Property Owner	Mailing Address	Town	State	Zip Code
51	3-10	<del>Raisanen</del> Homes Elite LLC	PO Box 748 <del>Nashua</del>	Nashua	NH	03061
51	3-10	Robert + Jessica Macleod	29 Joppa Rd	Merrimack	NH	03054
51	3-9	Raisane Homes ELITE LLC	PO Box 748	NASHUA	NH	03061
51	3-11	↓	↓	↓	↓	↓
51	3-6	↓	↓	↓	↓	↓
51	3-7	↓	↓	↓	↓	↓
51	3-12	↓	↓	↓	↓	↓
51	3	↓	↓	↓	↓	↓

The above abutter listing reflects the most current assessing records and the Milford Zoning Board of Adjustment is released from any responsibility for inaccurate information or incorrect abutter notification.

*[Signature]*  
Signature of Applicant

4/19/12 4/19/12  
Date

51 / 3-10  
Map & Lot

Town of Milford

Zoning Board

Article V section 5.04.2:A.15 in accordance  
w/ 10.02.6

## Accessory Dwelling Unit

My husband and I decided to move our family to Milford in order to be close to extended family who live here. We also love the character of the town.

We are building a home at Cadran Crossing, lot 10. As my parents age we thought this would be the perfect time to create a space for them within our home.

Building an ADU in conjunction with our total home build creates a place for my parents to live with some independance, as well as proximity to my husband and I to care for them as their age progresses. My parents also will be able to have a close relationship with their grandchildren and help with childcare as needed.

Our intention is to create a fully legal ADU which complies with the town of Milford regulations. We do not plan to ever rent the ADU, but use it only for my parents.

All facilities will be created to accommodate the extra use; such as well, septic, hot water heater, etc.

We appreciate your thoughtful consideration.

Sincerely,

Jessica & Robert Macleod

PERMIT NUMBER

**20120070**

# TOWN OF MILFORD BUILDING PERMIT



PROPERTY LOCATION: 45 CADRAN CROSSING

MAP/LOT/PARCEL: 051.003.010.000

USE GROUP: R-3

APPLICANT: (8201) RAISANEN HOMES ELITE LLC

ADDRESS: PO BOX 748 NASHUA, NH 03061

Street / City / State / Zip

ESTIMATED COST: \$120,000

BUILDING PERMIT FEE: \$ 622.00

DRIVEWAY PERMIT FEE: \$ 30.00

STORMWATER PERMIT FEE: \$ 25.00

**TOTAL DUE: \$ 677.00**

OWNER: (916138) RAISANEN HOMES ELITE LLC

ADDRESS: PO BOX 748 NASHUA, NH 03061-0748

Street / City / State / Zip

CONTACT NAME: RAISANEN HOMES ELITE LLC

PHONE: [REDACTED]

PERMIT TO CONSTRUCT: NEW SFH

APPROVAL: Dana Macalister   
TOWN OF MILFORD BUILDING OFFICIAL

DATE ISSUED: 05/07/2012  
APPL: 20120605

All construction shall comply with all applicable Town and State building regulations.

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the Town of Milford.

The issuance of this permit does not release the applicant from the conditions of any applicable subdivision or site plan restrictions.

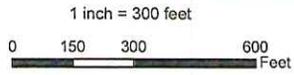
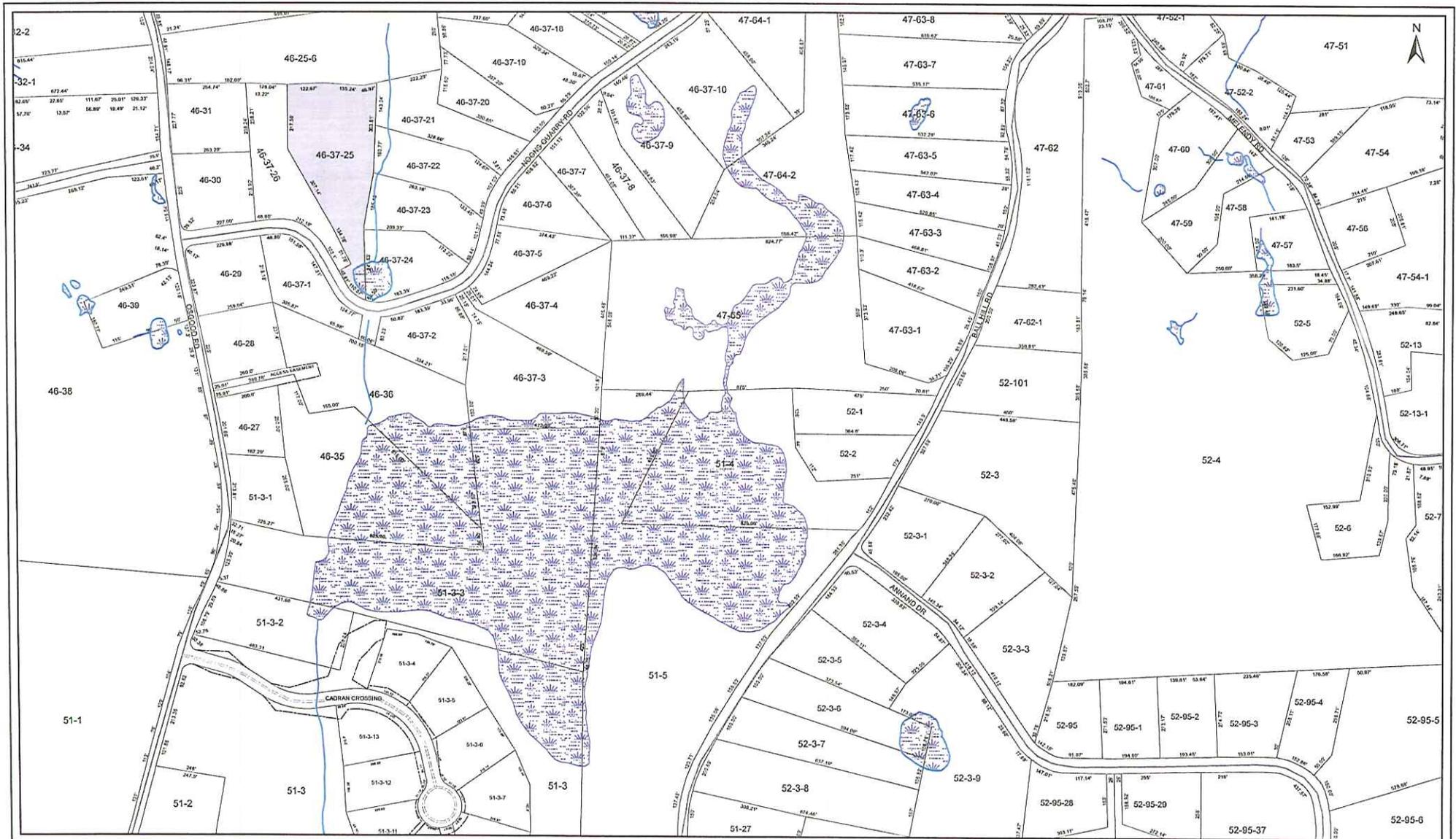
**Permit is valid for one year and must be renewed if work not completed.**

**PERMIT MUST BE POSTED IN VISIBLE LOCATION  
PROTECTED FROM THE WEATHER**

BUILDING & CODE ENFORCEMENT OFFICE  
One Union Square · Milford, NH 03055  
Phone (603) 249-0620

*pd cke #386  
5/9/12  
\$677.00  
SMU*





This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

# MILFORD, NH

The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability, or to any implied uses of this representation.

DATE:  
April 1, 2011



Street view of Cadran Crossing (no aerials available to show lots)

Map 51, Lot 3-10