



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 September 20, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

The applicants, Kim and Steve Roberge, along with the owner, Dudley Family Trust, of 388 Nashua St, Map 31, Lot 12, in the Residence "A" district, are requesting a Special Exception from Article II, Section 2.03.1:C, to alter an existing non-conforming structure by constructing a handicap ramp.

Case # 2012-17

Dated: September 7, 2012

Kevin Johnson
Kevin Johnson, Chairman

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



Town of Milford
Zoning Board of Adjustment

TOWN OF MILFORD
RECEIVED
AUG 30 2012
PB ZBA Office

Date Received: 8/30/12
Case #: 2012-17
Application #: 20120941
Payment amount: _____
Date: _____ By: _____

Application for Special Exception

Name of Applicant: Kim, STEVE ROBERGE / STEVE DUDLEY Phone #: [REDACTED]

Email: [REDACTED]

Address: 35 SALSBURY RD PO Box 164 Mont Vernon NH 03057

Owner: DUDLEY FAMILY TRUST
(If same as applicant, write "Same")

Owner's Address: 2 COVANT AVE Mont Vernon, NH 03057
(If same as applicant, write "Same")

Property Location: 388 NASHUA STREET Map 31 Lot 12
(Number and Street)

Description of property: _____

(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).

Section 1 - APPLICATION FOR SPECIAL EXCEPTION

A Special Exception, as specified in Article II Section 2.03.1: C of the Zoning Ordinance, is requested to permit:

allow construction of handicap accessible ramp as
required to meet ADA specifications for small
professional office

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 surrounding professional offices have handicap
accessible ramps to meet ADA requirements

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

proposed ramp will be built more than 48' from closest
side lot line, 26' from front lot line and 40' from rear lot
line and imposes no other impact on site except for
approx 100 sq ft less green space.

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

proposed handicap ramp will be constructed and designed
in such a manner as to blend with existing building
and architecture period

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

ramp proposed will be accessible from designated handicap
parking space, away from entering or departing traffic and
more than 40' from sidewalk / road (pedestrians / vehicles)

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

proposed ramp will be designed and constructed to
meet code requirements therefore will insure proper
operation for 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
✓31	15	LOUIS J AMADIO	386 NASHUA STREET	Milford	NH	03055
✓31	13	RONALD & EVELYN	PO Box 7468	Nashua	NH	03060
✓31	11	Cole-Bower, Judy Lynn Trustee	11 Robin Drive	Hudson	NH	03051
✓30	40	PAEKKAEW PISMAI Trustee	2 Vine Street	Milford	NH	03055
✓31	12	Dudley Family Trust	2 Conant Ave	Mont Vernon	NH	03057
✓31	12	Kim & Steve Roberge	PO Box 114 35 SALISBURY Rd	Mont Vernon	NH	03057
✓30	37	Scott Cornet Jr	384 NASHUA ST	Milford	NH	03055

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 of Applicant

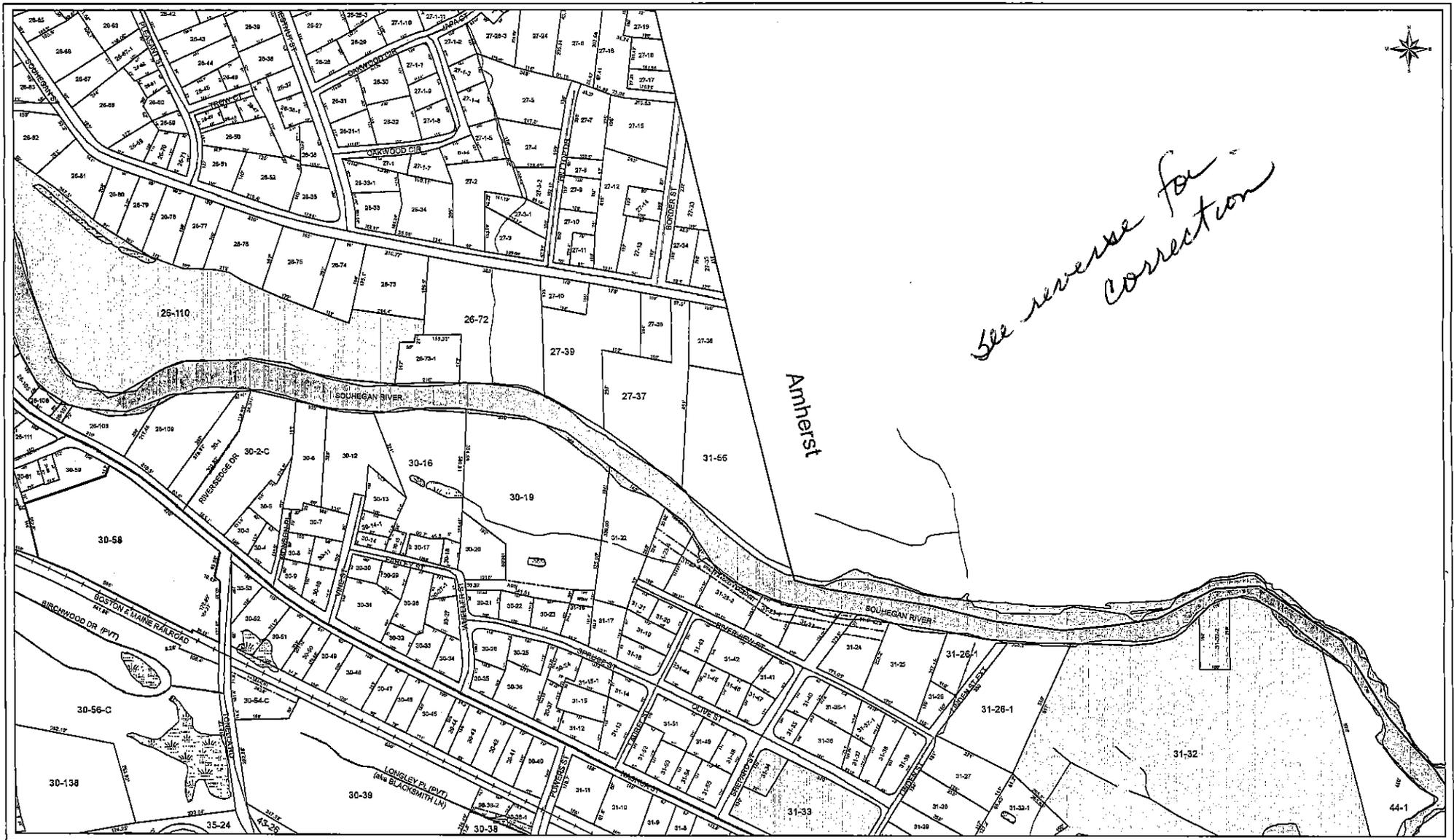
8/2/12
Date

31-12
Map & Lot

abutters
40.60
75.00 ZBP
115.60

10.02.7 OFFICE IN THE RESIDENCE A AND B DISTRICTS (2011)

- A. In all cases involving offices in the Residence A and Residence B districts, the following shall be minimum performance standards for approval by the Zoning Board of Adjustment:
1. The specific site of the proposed office use will be located in an existing building that is an appropriate location for the proposed use;
 2. The use as proposed will not adversely affect adjacent areas;
 3. There will be no nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting;
 4. There will be no outside storage; and
 5. The use shall require site plan approval by the Planning Board, subsequent to Zoning Board approval.

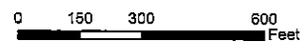


See reverse for correction

Amherst



1 inch = 300 feet



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

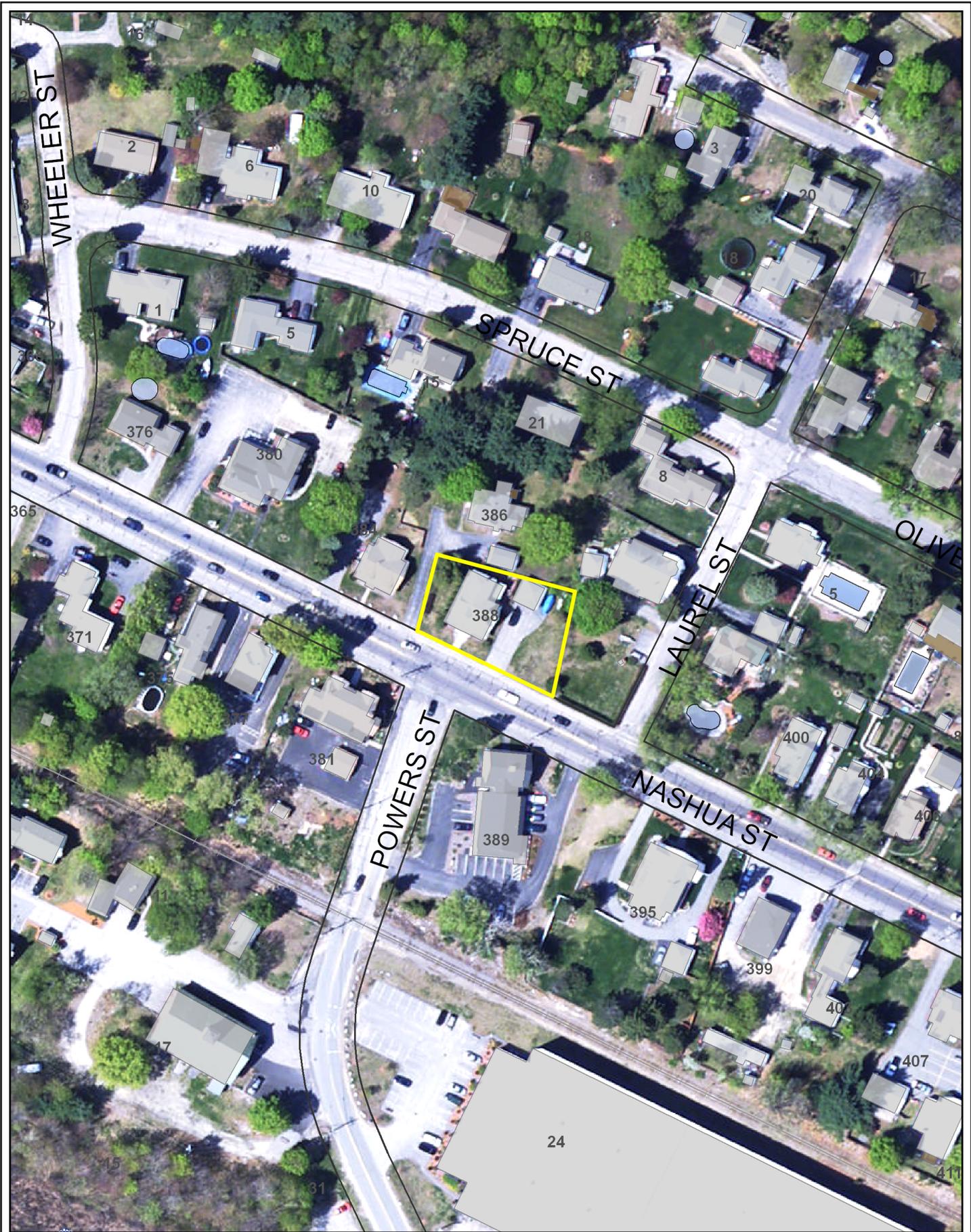
MILFORD, NH

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.

D5	D6	
E5	E6	E7
F5	F6	F7

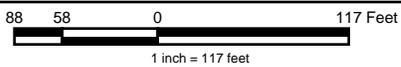
DATE:
April 2012

E6
26,27,30,31



Milford, NH

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31/12

388 NASHUA ST

PROFESSIONAL OFFICES AT 388 NASHUA STREET
 PLAN BY S. ROBERGE CONSTRUCTION LLC. MONT VERNON, N.H.

DATE: 8/7/12

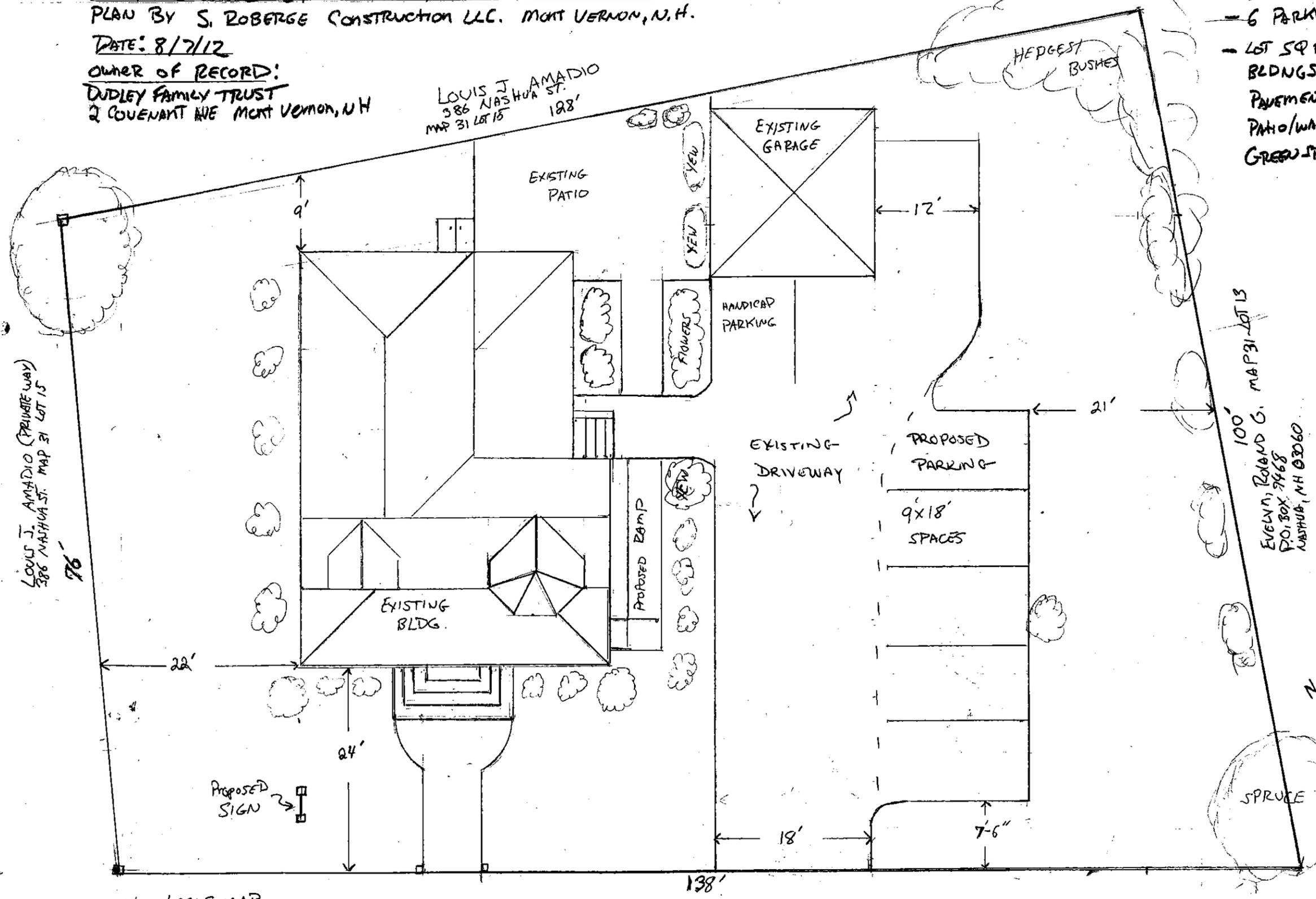
OWNER OF RECORD:
 DUDLEY FAMILY TRUST
 2 COVENANT AVE MONT VERNON, NH

LOUIS J. AMADIO
 386 NASHUA ST.
 MAP 31 LOT 15 188'

NOTES

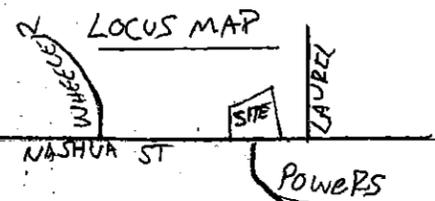
- MAP 31 LOT 12
- ZONING RESIDENTIAL A
- 6 PARKING SPACES REQUIRED
- LOT SQ FOOT 11,743 SF
- BLDG'S - 1,878 (16%)
- PAVEMENT - 2,712 (23%)
- PATH/WALKS - 681 (6%)
- GREEN SPACE - 6,472 (55%)

TOWN OF MILFORD
 RECEIVED
 AUG 17 2012
 PB ZBA Office



LOUIS J. AMADIO (PRIVATE WAY)
 386 NASHUA ST. MAP 31 LOT 15
 76'

100'
 100' ROLAND G. MAP 31 LOT 13
 EVELYN, ROLAND G. MAP 31 LOT 13
 P.O. BOX 9468
 NASHUA, NH 03060



388 NASHUA STREET

SCALE
 1" = 12'-0"
 0 12'