



AGENDA

February 15, 2011

Board of Selectmen's Meeting Room - 6:30 PM

REGULAR MEETING

PUBLIC HEARING:

In accordance with the requirements of NH RSA 675:7, the Milford Planning Board will hold a Public Hearing on Tuesday February 15, 2011, at 6:30pm in the Board of Selectmen's meeting room at the Town Hall to amend the following sections of the Town of Milford Development Regulations:

1. Article IV, Section 4.013, Revocation of Approval,
2. Article VII, Section 7.01, Roadways - General
3. Article VIII, Section 8.01, Posting of Performance Securities

MINUTES:

4. Approval of minutes from the 1/25/11 meeting.

NEW BUSINESS:

5. **Cahill Place, LLC – Nashua St – Map 32, Lot 4.** Public Hearing for a proposed site plan amendment to amend the age requirements for an existing 49 unit senior housing development.
(new application)

OLD BUSINESS:

6. **Soiland, Inc/H2O Waste Disposal Services, LLC – Jennison Rd – Map 8, Lot 38.** Major site plan to construct a private recycling facility with associated site improvements.
(tabled from 1/25/11)

OTHER BUSINESS:

Future meetings:

03/15/11 Regular meeting

03/22/11 Worksession with BOS, Conservation, TIF and ZBA

The order and matters of this meeting are subject to change without further notice.

January 26, 2011

STAFF REPORT

Community Development Department

RE: Development Regulations amendments

Public Worksessions: February 1, 2011
Public Hearings: February 15, 2011
Board Action: TBD

Based on a recent review of some of the Development Regulations with Town Counsel several recommendations have been made to update Section 4.013 Revocation of Approval; Article VII: Roadway Regulations and Article VIII: Performance and Maintenance Securities. Staff would like to review the following with the Planning Board and make any necessary modifications, with the hope of posting this information for a public hearing on February 15th at the regularly scheduled meeting. In addition to the below edits, Staff would like to include the administrative update of sub-numbering the paragraphs in all sections with these updates.

PROPOSED REVISIONS:

Section 4.013 Revocation of Approval

A site plan, subdivision or other approval which has been filed with the appropriate recording official may be revoked by the Planning Board in accordance with RSA 676:4-a, as amended. for the following reasons:

- ~~A. At the request of, or by agreement with, the applicant or the applicants successor in interest~~
- ~~B. When an applicant or applicant's successor in interest has performed work, erected a structure(s) or established a use of land which fails to conform to the statements, plans or specifications upon which the approval was based, or has materially violated any requirement or condition of such approval~~
- ~~C. When the applicant or applicant's successor in interest has failed to perform any condition of the approval within a reasonable time specified in the approval or development agreement, or if no time was specified within State Regulations~~
- ~~D. When the time period specified by State Four-Year Exemption statutes (RSA 674:39, as amended) has elapsed without any vesting of rights, and the plan or other approval no longer conforms to applicable ordinances or regulations~~
- ~~E. When the applicant or applicant's successor in interest has failed to provide for the continuation of adequate security until such time as the work secured thereby has been completed~~

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Article VII: Roadway Regulations, Section 7.01 Roadways - General

~~A. As part of safe and efficient roadways-~~ Ithe Town encourages safe and efficient roadway designs which facilitate walking, cycling and social interactions as well as the movement of vehicles. All landscaping along roadways, and included in roadway design, shall be safe for pedestrians as well as traveling vehicles. Traffic calming techniques to promote the safe movement of people and vehicles along roadways are encouraged. The minimum design and construction standards for roadways and points of access are as follows:

A- 1. For a complete listing of standards please see **Error! Reference source not found.** TOWN DOCUMENT RESOURCES LIST Department of Public Works Infrastructure, Design, Construction and Administration Standards – document available at the Department of Public Works office at 289 South Street or; in the Community Development Office or online.

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9. All proposed roadways, access points, fire lanes, and ancillary improvements for non-residential and multi-family developments shall be constructed in accordance with the Department of Public Works Infrastructure Design, Construction and Administration Standards. The Planning Board may waive the above-referenced standards based upon the review and recommendation of the Milford Department of Public Works.

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B. All new roads shall meet the minimum standards as shown in **Error! Reference source not found.** ROADWAY REGULATIONS and shall become part of the Town road map, whether public or private.

C. All construction within a Town right-of-way or future right-of-way should be done in consultation with ~~consult~~ the Department of Public Works to determine if an on-site inspector shall be required during construction; the cost of which shall be borne by the applicant or developer.

D. No road shall be recommended for acceptance by the Board of Selectmen until it has been approved by the Planning Board, Community Development Director, and the Director of Public Works in accordance with this ~~Ordinance~~ Regualtion. (See **Error! Reference source not found.** ROADWAY ACCEPTANCE INFORMATION)

E. New roads shall be so laid out as to accommodate the continuation of the principal roads in adjoining subdivisions or for their proper protection when adjoining property is not subdivided.

F. Private Roads shall be built in accordance with **Error! Reference source not found.** ROADWAY REGULATIONS. Private roads shall remain in private ownership and the developer shall provide legal instruments to insure their continued maintenance and ownership is not the responsibility of the Town to be recorded at the Registry of Deeds.

G. All proposed roads and/or utilities agreed to be maintained by the Town upon formal acceptance, shall be maintained by the developer, or successor in interest, until such time as formal acceptance by the Board of Selectmen. Maintenance of these improvements shall be performed to the satisfaction of the Director of Public Works and Town Administrator. Until all applicable improvements have been accepted, the Town assumes no responsibility for all maintenance, including but not limited to snow removal, nor any liability for damage resulting from the use of the road, utilities and improvements.

H. All development with roads and/or utilities agreed to be maintained by the Town upon ~~completion~~ formal acceptance, shall ~~have a post-a~~ sign(s) posted by the developer regarding developer responsibilities for maintenance. Sign(s) shall be posted as follows prior to the first Certificate of Occupancy being issued and shall remain until formal Town acceptance. The required wording on the sign shall be: "This road has not been accepted by the Town of Milford. Until the road has been accepted, the Town assumes no responsibility for maintenance including snow removal, nor any liability for damage resulting from use of this road. Posted By Town of Milford. RSA 674.41."

Article VIII: Performance and Maintenance Securities

8.01 POSTING OF PERFORMANCE SECURITIES

A. At the discretion of the Planning Board, Community Development Director and the Director of Public Works, all proposed Commercial, Industrial and Residential development shall require completion assurances to cover costs such as, but not limited to, ~~of~~ the following: drainage, landscaping, work involving public roadways or utilities, offsite improvements, paving, erosion control measures, bounds and other areas that may be deemed necessary.

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B. The Planning Board will accept the following methods of posting a performance security:

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1. Cash deposited with the Town ~~Treasurer~~ Finance Director
2. A bond issued by a guarantee company authorized to do business within the State of New Hampshire, in an amount and manner acceptable to the Planning Board
3. An irrevocable letter of credit in an amount and manner acceptable to the Planning Board after consultation with Town Counsel

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C. A performance or maintenance security is required to be sufficient to cover the cost of all construction and improvements; including materials, labor and inspections.

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— Performance securities shall be submitted to the Town prior to the construction of any road, utility work, and public improvement or to obtaining a building permit on a new road.

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~~Failure to maintain proper completion assurances shall result in the denial of a Certificate of Occupancy and the revocation of all building permits outstanding for the subdivision. This does not pertain to any lots within the subdivision that have previously received a Certificate of Occupancy.~~

E. Proper performance or maintenance securities shall be maintained at all times by the developer or successor in interest. A developer or successor in interest's insolvency, commencement of foreclosure proceedings against, appointment of a receiver or petition into bankruptcy shall constitute default of security and shall entitle the Planning Board to draw upon any Letter of Credit or other securities unless reasonable and comparable assurances regarding the completion of all improvements have been provided to the Town.

F. Failure to maintain performance or maintenance securities for any reason, shall result in the denial of a Certificate of Occupancy and the revocation of all building permits outstanding for the subdivision. This does not pertain to any lots within the subdivision that have previously received a Certificate of Occupancy.

MILFORD PLANNING BOARD MEETING (Draft)
January 25, 2011 Board of Selectmen's Meeting Room, 6:30 PM

Members present:

Janet Langdell, Chairperson
Tom Sloan, Vice chairman
Paul Amato
Kathy Bauer, BOS representative
Chris Beer
Steve Duncanson
Judy Plant

Excused:

Gary Williams, Alternate member
Paul Amato

Susan Robinson, Alternate member

Staff:

Sarah Marchant, Town Planner
Bill Parker, Community Development Director
Shirley Wilson, Recording Secretary
Feral McEleavy, Videographer

PRESENTATION:

2011 Milford Planning Board Distinguished Site Award.

PUBLIC HEARING: (postponed from 1/18/11)

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold Public Hearings on Tuesday, January 25, 2011, at 6:30pm in the Board of Selectmen's meeting room at the Town Hall. The purpose of the public hearing is to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

Modifications to Article VI, Overlay Districts, Sections 2 and 4, Wetlands Conservation District, and Open Space and Conservation Zoning District.

Revisions to Article V, Zoning Districts and Regulations relative to Acceptable Uses, Acceptable Uses by Special Exception, and changes in terminology.

Add to Article X, Administrative Relief, Section 7, to allow Office use by special exception in the Residence A and B districts.

MINUTES:

Approval of minutes from the 12/21/10 and 1/18/11 meeting and from the 12/14/10, 1/4/11 and 1/11/11 public hearings.

OLD BUSINESS:

Soiland, Inc/H2O Waste Disposal Services, LLC – Jennison Rd – Map 8, Lot 38. Major site plan to construct a private recycling facility with associated site improvements. (tabled from 12/21/10)

Chairperson Langdell called the meeting to order at 6:30PM and introduced the board members and staff.

PRESENTATION:

2011 Milford Planning Board Distinguished Site Award.

J. Langdell explained that last year the Planning Board initiated this award to honor and recognize specific sites within the Town of Milford that add to the beauty, the business climate, the vibrancy of this wonderful place to live. This year six nominations were received; Contemporary Chrysler Dodge on Elm St, United Auto Body, Salon South, and Papa Joe's Humble Kitchen on South St, Giorgios on Nashua St, and the winner, Milford Veterinary Hospital on Elm St. J. Langdell presented the 2011 Distinguished Site Award to Drs. Anderson and Kalb in recognition of a commercial site whose thoughtful design, layout and site maintenance can serve as a model of what makes our town attractive, diverse and a vibrant place to live work and play. J. Langdell quoted from the nomination form that "you've set a high standard for continued west Elm St development."

Dr Kalb thanked the Board and her dad, Ray Ambrogi who maintains this site, almost singlehandedly year round.

PUBLIC HEARING: (postponed from 1/18/11)

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Modifications to Article VI, Overlay Districts, Sections 2, Wetlands Conservation District, and Section 4 Open Space and Conservation Zoning District.

Chairperson Langdell explained that a public hearing was held on 1/4/11, but no actions were taken and that there have been extensive discussions with the Conservation Commission on both items in preparation for this. She then opened the discussion for public comment. There being none, the public portion was closed. There were no comments from the Board.

S. Duncanson made a motion to post and send the proposed amendments, as written, to the March 2011 warrant. C. Beer seconded and all in favor.

Revisions to Article V, Zoning Districts and Regulations relative to Acceptable Uses, Acceptable Uses by Special Exception, and changes in terminology.

Chairperson Langdell explained that these modifications are to add office space as an allowable use by Special Exception in the Residence A and Residence B districts. She then opened the discussion for public comment. There being none, the public portion was closed. There were no comments from the Board.

C. Beer made a motion to post and send the proposed amendments, as written, to the March 2011 warrant. J. Plant seconded and all in favor.

Add to Article X, Administrative Relief, Section 7, to allow Office use by special exception in the Residence A and B districts.

Chairperson Langdell explained this item will define the criteria for office use from a Special Exception. She then opened the discussion for public comment. There being none, the public portion was closed. There were no comments from the Board.

K. Bauer made a motion to post and send the proposed amendments, as written, to the March 2011 warrant. C. Beer seconded and all in favor.

MINUTES:

C. Beer made a motion to accept the minutes, as written, from the 12/14/10, 1/4/11 and 1/11/11 public hearings. J. Plant seconded. T. Sloan abstained and everyone else voted in favor.

C. Beer made a motion to accept the minutes, as written, from the 12/21/10 meeting. J. Plant seconded. T. Sloan abstained and everyone else voted in favor.

J. Langdell explained that the meeting on 1/18/11 was held by email due to the inclement conditions and the only business conducted was to postpone the public hearing to tonight's meeting. The minutes should reflect that Steve and Chris's affirmative votes were received after the official voting had been closed. They should read "J. Langdell, J. Plant, P. Amato, T. Sloan and K. Bauer voted in the affirmative to postpone the meeting. C. Beer and S. Duncanson also voted in the affirmative, but the emails came in after the meeting was closed."

S. Duncanson made a motion to approve the minutes, as amended, from the 1/18/11 electronic meeting. J. Plant seconded and all in favor.

OLD BUSINESS:

Soiland, Inc/H2O Waste Disposal Services, LLC – Jennison Rd – Map 8, Lot 38. Major site plan to construct a private recycling facility with associated site improvements.

No abutters were present.

S. Duncanson made a motion to table the application to the 2/15/11 meeting, per the applicant's request to insure that the plans are updated and reviewed per the meeting with staff on 1/13/11. T. Sloan seconded and all in favor.

PRESENTATION:

Chairman Langdell recognized:

Bill Parker, Community Development Director

John McCormack, Milford resident and TIFD Advisory Board Chairman

Jim DeStefano, Grubb & Ellis, Northern New England

B. Parker distributed an informational sheet for the proposed warrant articles with a chronology of the 270 acre Brox dated 1/17/11. He then outlined the history and explained how the Tax Increment Finance district (TIFD) works.

There is development potential for the industrial/commercial portion of the property; however, there are significant constrains with the lack of access, only one from Perry Rd to the north, the lack of public water, sewer and improved roadways, and the current economy. The Milford Industrial Development Corporation (MIDC) looked at many ways to market and encourage development of the property and came up with the idea to create the TIF District. The TIFD advisory board, established in 2006, took over the reins to market and develop the industrial/commercial portion of the property. The TIFD Board, with the approval of the Selectmen, hired a professional real estate and development broker and is currently working with Jim DeStefano of Grubb & Ellis, Northern New England, a very reputable established firm. Jim has been very helpful in guiding the Board and the town to get the property out to the public and potential developer. A well-known, very experienced development group approached the TIFD Board about a year and a half ago to look into their potential acquisition of the Brox property and that is the reason we have three proposed warrant articles written as a result of negotiations with this development group. Whether or not the deal with this group goes through really has no affect on the need to put these warrant articles into effect because they will be utilized as tools to further market the property in case this particular deal doesn't go through. B. Parker added that each of these warrant articles have been reviewed and worked through by the town attorney.

The first warrant article is to establish the Brox Properties Public Infrastructure Improvement Fund to allow a separate mechanism for a trust fund for monies that can come in from various sources to be used to fund infrastructure for the TIF District. If this passes, monies from the sale of the former police station property can be paid into this development fund to be used as seed money to start the infrastructure. It won't cover all the work, but certainly pays for a portion of the upfront work.

The second warrant article gives the Selectmen authorization to place the proceeds from the sale of the former police station property into that fund.

The third warrant article is a housekeeping measure. When the Selectmen were given authority to sell the Brox property, the area was zoned industrial and in 2007 that area was rezoned to ICI-2 which allows more mixed commercial/industrial uses out at that location to accommodate what we see for long range planning in that part of town.

B. Parker explained that the conceptual map being used for the presentation was commissioned by the TIF Board and done by Meridian Land Services, Inc. It is used as a marketing tool to show how much development could occur out in the TIF district. It is based on a 2003 preliminary engineering plan and shows upwards to 1M SF of potential developable building footprint. That is quite a significant addition to the tax base and the intent of these warrant articles is to creating another way to get things going on the 120 acre industrial portion of the Brox property that the Town owns. The community land portion to the south is approximately 150 acres and that was master planned out in 2004/2005 for community uses. The Planning Board played a large role in planning it out for the next thirty years. There is room set aside for schools, recreation areas, cemeteries, and other town facilities as needed, conservation areas with a significant wetland bog, and trail systems that would all be tied in together. There was also gravel and sand resources in the community lands area that the town has gotten significant value from.

J. McCormack said that the MIDC, driven by Al Hicks, worked for six years to market and develop this property and the TIF creation was part of that effort. Al continues to provide good background and advice as a member of the TIF Advisory Board. J. McCormack reiterated that the challenges of this property were the lack of infrastructure and the single access which were quickly identified by developers and anyone interested in the land. We brought in Grubb & Ellis about two and a half years ago and their progress has been well thought out and executed. The conceptual plan was also done to confirm wet areas of the land and the town also cleaned up the property to make it more marketable. This property will be difficult to develop and the particular developer we are working with has a vision and plan in mind, but no one is certain of the outcome and it will be a period of exploration. They do see this area and some of the adjacent property as the entrance to west end of Milford and potentially part of a larger master plan for this area. Part of the approach of this developer is to work with the town officials, especially the Planning Board, to move ahead with development in a fairly expeditious fashion, if they can move forward. In order to properly develop this property and provide enough access, there is probably not enough land to justify the expense, so this project could go out 10, 15 or 20 years and may include some adjacent parcels. We are still in negotiations with the developer, but this would represent an opportunity for us to better understand what the potential is for that property and we would be the beneficiary of any investigation or findings. After more than four years of trying to market this TIF property, this will be an excellent learning opportunity. While the warrant articles were written with a particular developer in mind, they make sense no matter who we work with in the future.

J. DeStefano said they have had this listing for three years and it has been a long effort. Any information on the current industrial/commercial real estate market in the Northeast would be meaningless as it relates to this property, because we are looking at a long term approach to developing the Brox property. There is certainly enough of an industrial base to attract other users to this area, but we are marketing raw land. A huge benefit of this proposed agreement will be to find out what can be developed out there and the town will be left with the all the research that the developer put into this property. We can't really get into any specifics; however, the developer certainly knows the Souhegan Valley and sees the vision of how this property is situated between Manchester and Keene. There is plenty of land for developers to choose from in southern New Hampshire including Hooksett and Londonderry's large master planned multi-use developments, but this developer would hopefully come in and do their best to create a master plan that would maximize the tax base with a quality grade, environmentally sensitive development and essentially become a partner to work with. Hopefully we will have positive results.

B. Parker said we did a quick analysis of property revenues when we were looking at re-zoning this property and on commercial/industrial development it roughly came to \$1 per SF of building/site development for property tax

revenues. We are looking at 800 to 1M square feet in future development in this area alone, although it wouldn't happen overnight as this is long range project and right now we'd be lucky to get 20,000 to 30,000 SF every three years. We are looking ahead to when the developer or end users are identified, so that they could work quickly with the town to put up a building that meets the town's guidelines and requirements. Also its not just tax revenue we're looking at; jobs go along with development. It just makes sense to do all we can to assist the Economic Development Advisory Council's efforts to promote the economic development and vitality of Milford.

J. Langdell said the stars are coming into alignment, because in addition has been discussed, we are also at the start of the cycle for the next ten-year transportation plan revisions for the State of New Hampshire. We could promote changes for this area, possibly moving forward with a new access point off 101. B. Parker said both the Selectmen and Planning Board have sent letters of recommendation and we are working through the Nashua Regional Planning Commission, to get to the State. If an additional access off 101 is a high priority for the town that makes it an even greater priority on a regional level and if it get into the state's ten-year plan, you never know what might come along; not that the State has any money for funding. If we can get all the pieces together ahead of time and if this agreement goes through, this particular development group will look at a feasibility study for that access. The town certainly doesn't have those funds, perhaps this developer does and they are well versed in working with the State. That information will certainly help us with the long range development of this area in a good way.

K. Bauer inquired if this plan would even be feasible without the access from the bypass. B. Parker replied it would be feasible in a whole different way. Commercial/industrial users would like easy access on and off, but there may be other users that don't need that access and this would all be part of the developer's due diligence. J. Langdell said this is not a new concept, tied to this particular plan; we've been talking about an additional access in that area for many years. B. Parker said we even have an access point that has been identified from a traffic study ten years ago. There is a spot conceptually located to the east of Perry Rd that may serve a greater need. K. Bauer brought up State resistance. B. Parker said he never spoke directly with the State but had heard that the State wanted to keep it limited access between the lights at 101A, but times have changed and the State is aware that they have to promote economic development and make development easily accessible. There has been discussion about an east-west highway and maybe the State would be supportive because this issue probably hasn't been looked at since the bypass went in during the 1970's. J. Langdell said we are all on the same page, we just need to convince the folks in Concord and it behooves our NRPC commissioners and TTAC representatives to get support from our regional representatives so we can promote this as one of the priorities for our region. B. Parker said that's important because our access would go up against projects already in the ten-year plan like the southbound exit across the state line to get to Pheasant Lane Mall, the three lane widening project for Rte 3, 101A improvements, the Hudson circumferential highway, and the rail corridor. Our access is very critical to us and we have to make sure it is as important at a regional level to compete with the other projects.

K. Bauer said as word of this general concept has gotten out, it has raised reactions from people who live on that side of town again about west end traffic. She referenced the Land Quest workforce proposal from a few years ago, and said there were concerns with traffic at the 101/Wilton Rd/Savage Rd intersection. How would this development affect the traffic? B. Parker said that's where master planning this whole area would come in. The developer working with the Planning Board doing the necessary traffic studies, and knowing what the impacts from potential development to come up with ways to get the funding to make the necessary improvements. That is what happens with growth and development. J. McCormack said it's very clear that right from the outset we'd identified the access constraint this property had. It was also quickly identified by the developer that in order for this to be successful it would need access other than from Old Wilton Rd. The ideal situation would be access off 101 and if that doesn't happen, we would probably be limited a much smaller development or some subset, but maybe that will be all that we can sell. Kathy's right, this will not be attractive to the investor or the end user if there is poor access; they will not develop there. Better transportation and better access will have to happen for this to move forward. B. Parker added that if we're so fortunate to get another access off 101, that would relieve some of the traffic congestion at the Market Basket intersection. What's always been a constraint, especially since the elementary school was built, is that there is only one access and all the traffic uses Mason Rd or Savage Rd to get to Whitten Rd. We've always shown a road extending from Perry Rd to Heron Pond Elementary School which would allow a lot of traffic to use another access point. That would all be incorporated into a future master

plan as well as possible links to Mason Rd from the east and more alternatives we have for vehicles, theoretically the less congestion we will have in other areas. K. Bauer asked if the developer would pay for water/sewer. J. McCormack said we have an assessed value for that former police station property of \$500K and that wouldn't begin to fund the infrastructure for the TIF property, but it would be seed money. Our target would be for the developer to pay for the infrastructure and we would get it back through the sale of the land; ultimately it has to be cash flow positive for us and it has to make sense.

F. Elkind said the Conservation Commission was grateful for the opportunity to be able piggy back onto this good discussion. The things we will be discussing are not of a particular weight, but we would like to plant the seeds and direct some future thinking. He then presented a map showing properties under the control of Milford or adjacent towns that provide opportunities for interconnecting trails and outdoor enjoyment experiences that we think are very important. There is good effort to try to get coverage across the entire town through existing trails, future connections, and protected areas. It would be ideal for every neighborhood in Milford to gain access to these properties through a trail system in one form or another. Our successes have been good and appreciated; the trails are highly used. The Conservation Commission would like you to think about trails and connections as development of the Brox property moves forward. We need to maintain access through these properties, not by limiting their use, but to be able to work with the developer ensuring those trails and accesses for future enjoyment of the land. There are some unofficial trails within the Brox property right now and the Selectmen recently gave the Conservation Commission some authority to maintain those trails with the understanding that things can change in the future, but recognizing the importance of the trail system there. There is also the potential for a trail at the former police station property that would run along the Souhegan River. As that property develops it will be critical for access through that property if we are to see a trail that follows the southern boundary of the Souhegan River. We'd rather see a trail along the river's edge than a roadblock to pedestrian traffic through that area. J. Langdell inquired if there are trails on any of the adjacent properties now. C. Costantino replied yes, there is an unofficial trail all along the river from the new bridge down to the former police station and we want to protect what's there. The public is not aware of this, but there are users. F. Elkind said we will need help to make it official as time goes on. There are also properties such as the rail trail towards the oval that we'll be coming to the Planning Board suggesting the need for easements. J. Langdell said the timing is good and if we do start moving forward on the west end of Milford, Conservation will be at the table and we will consider the best comprehensive picture for the Town of Milford.

T. Sloan thanked the Conservation Commission for presenting these conceptual ideas to the Board and to the people behind this project to let them know that there are opportunities for corporate stewardship and that they can certainly advertise that they are proponents and partners with the Conservation Commission in trying to maintain properties with regard to the environment and to the enjoyment of the community at large. This also invites others, like the developers and industries who choose to locate here, to be a part of the ecological stewardship. J. Langdell asked if the map was on the website. F. Elkind said he would make sure it was. B. Parker said as a follow up to Tom's mention of opportunity for corporate partnership and stewardship, this particular developer does have a substantial record of being an environmentally sensitive developer. This is a huge opportunity for the Town and the Planning Board to really master plan a good development for the future.

T. Sloan said he appreciated the warrant article presentation and is in support of the warrant articles as described. He wondered if there would be other funding opportunities available once the fund is created, such as community development block grants or other grants? And, is it dependant on the existence of the fund for monies from other groups. B. Parker said, per Attorney Drescher, the Town does need to establish this particular fund that would go specifically for Brox and TIF district infrastructure, but that's not to say that other money couldn't be found and we will certainly continue to pursue any funding opportunity. This fund is essential to appropriate funds specifically from the sale of the former police station. T. Sloan asked if the funds would be limited to just money from the sale of that property or will the mechanism of creating this fund be used as a means of securing additional funds. B. Parker said the fund would not be limited to just the proceeds of the sale and it could be a mechanism to secure matching funds from other sources.

J. Langdell asked for a consensus from the Board regarding the three warrant articles. S. Duncanson said he needed more information in order to make a decision. K. Bauer, J. Plant, C. Beer, T. Sloan and J. Langdell said they would be very much in favor of supporting all three warrant articles.

OTHER BUSINESS:

T. Sloan asked Fred if the Conservation Commission had discussed the need for an additional member for the SorLac? F. Elkind replied that they are in the preliminary stages of feeling their way through the change in Diane's involvement.

J. Langdell asked if there had been any response to Tom's email dated 1/24/11 regarding the School Water Testing Project through the USDA. T. Sloan noted that Sarah had forwarded it on to those responsible and best likely to facilitate cooperation in the program.

There was no other business and the meeting was adjourned at 8:30PM.

MINUTES OF THE JAN 25, 2011 PLANNING BOARD MEETING APPROVED _____, 2011

Motion to approve: _____

Motion to second: _____

Signature of the Chairperson/Vice- Chairperson:

Date: _____

DRAFT



STAFF MEMO

Planning Board Meeting

February 15, 2011

Agenda Item #5: Cahill Place, LLC – Nashua St – Map 32, Lot 4

Public Hearing for a Site Plan Amendment

Background:

A site plan for a 49 bedroom Senior Housing development on 1.65 acres (lot 32/4) was approved in 2002 under Article 7.07.0 Senior Housing Development. In 2006, the owner of the property came back to the Planning Board for approval to convert the facility into condominiums. Since its original approval and conversion to condominiums, the project has been built out and occupied.

In March of 2010 the Town approved a petition warrant article to reduce the age limit of Senior Housing Developments from 62 to 55. The owner's of Cahill Place are before the Board to bring their site plan and property into compliance with the new Senior Housing age limits. Currently, their facility is restricted to persons 62 and older.

The applicant has submitted a revised site plan, amending note #20 to read 55 & up instead of 62 & up. In addition, the applicant is revising condominium documents to reflect the 55 and over age limit.

Staff finds the application complete and recommends acceptance by the Board.

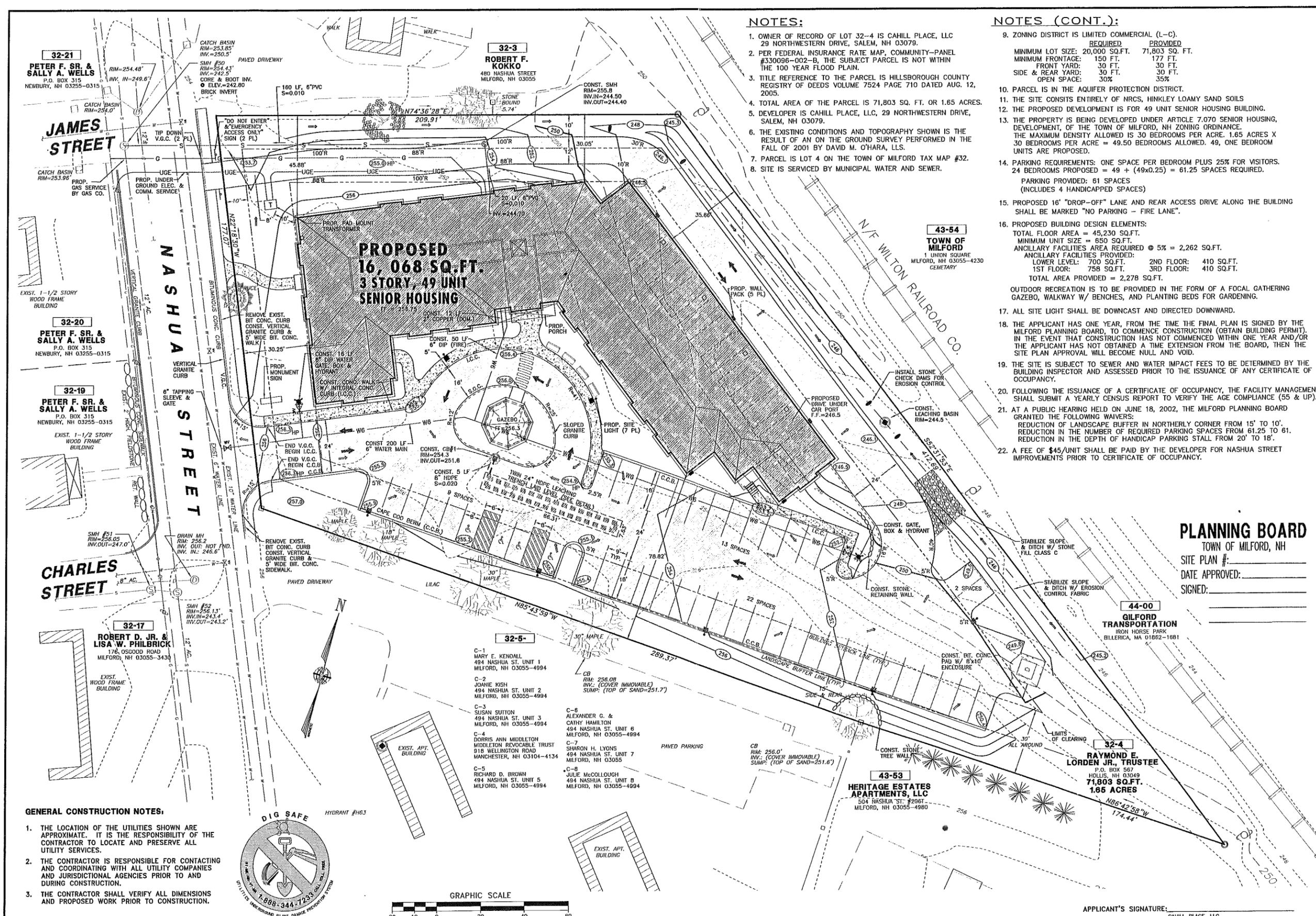
Staff Recommendation:

Staff has no issues with the application. There are no changes proposed to the structure, grounds, or approved plan beyond the age limit of the people who live in this facility.

If the Board chooses to grant conditional approval the following details will need to be finalized prior to Planning Board signature:

1. The "Proposed" be removed from the building on the site plan
2. All owners/abutters be updated on the site plan.
3. Owner submit copies of recorded condo documents specifying the conversion of the units from 62 and over, to 55 and over housing units.





NOTES:

- OWNER OF RECORD OF LOT 32-4 IS CAHILL PLACE, LLC 29 NORTHWESTERN DRIVE, SALEM, NH 03079.
- PER FEDERAL INSURANCE RATE MAP, COMMUNITY-PANEL #330096-002-B, THE SUBJECT PARCEL IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- TITLE REFERENCE TO THE PARCEL IS HILLSBOROUGH COUNTY REGISTRY OF DEEDS VOLUME 7524 PAGE 710 DATED AUG. 12, 2005.
- TOTAL AREA OF THE PARCEL IS 71,803 SQ. FT. OR 1.65 ACRES.
- DEVELOPER IS CAHILL PLACE, LLC, 29 NORTHWESTERN DRIVE, SALEM, NH 03079.
- THE EXISTING CONDITIONS AND TOPOGRAPHY SHOWN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED IN THE FALL OF 2001 BY DAVID M. O'HARA, LLS.
- PARCEL IS LOT 4 ON THE TOWN OF MILFORD TAX MAP #32.
- SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.

NOTES (CONT.):

- ZONING DISTRICT IS LIMITED COMMERCIAL (L-C).

REQUIRED	PROVIDED
MINIMUM LOT SIZE: 20,000 SQ.FT.	71,803 SQ. FT.
MINIMUM FRONTAGE: 150 FT.	177 FT.
FRONT YARD: 30 FT.	30 FT.
SIDE & REAR YARD: 30 FT.	30 FT.
OPEN SPACE: 30%	35%
- PARCEL IS IN THE AQUIFER PROTECTION DISTRICT.
- THE SITE CONSISTS ENTIRELY OF NRCS, HINKLEY LOAMY SAND SOILS
- THE PROPOSED DEVELOPMENT IS FOR 49 UNIT SENIOR HOUSING BUILDING.
- THE PROPERTY IS BEING DEVELOPED UNDER ARTICLE 7.070 SENIOR HOUSING DEVELOPMENT, OF THE TOWN OF MILFORD, NH ZONING ORDINANCE. THE MAXIMUM DENSITY ALLOWED IS 30 BEDROOMS PER ACRE. 1.65 ACRES X 30 BEDROOMS PER ACRE = 49.50 BEDROOMS ALLOWED. 49, ONE BEDROOM UNITS ARE PROPOSED.
- PARKING REQUIREMENTS: ONE SPACE PER BEDROOM PLUS 25% FOR VISITORS. 24 BEDROOMS PROPOSED = 49 + (49x0.25) = 61.25 SPACES REQUIRED.

PARKING PROVIDED: 61 SPACES (INCLUDES 4 HANDICAPPED SPACES)
- PROPOSED 16" "DROP-OFF" LANE AND REAR ACCESS DRIVE ALONG THE BUILDING SHALL BE MARKED "NO PARKING - FIRE LANE".
- PROPOSED BUILDING DESIGN ELEMENTS:

TOTAL FLOOR AREA = 45,230 SQ.FT.
 MINIMUM UNIT SIZE = 650 SQ.FT.
 ANCILLARY FACILITIES AREA REQUIRED @ 5% = 2,262 SQ.FT.

ANCILLARY FACILITIES PROVIDED:
 LOWER LEVEL: 700 SQ.FT. 2ND FLOOR: 410 SQ.FT.
 1ST FLOOR: 758 SQ.FT. 3RD FLOOR: 410 SQ.FT.
 TOTAL AREA PROVIDED = 2,278 SQ.FT.
- OUTDOOR RECREATION IS TO BE PROVIDED IN THE FORM OF A FOCAL GATHERING GAZEBO, WALKWAY W/ BENCHES, AND PLANTING BEDS FOR GARDENING.
- ALL SITE LIGHT SHALL BE DOWNCAST AND DIRECTED DOWNWARD.
- THE APPLICANT HAS ONE YEAR, FROM THE TIME THE FINAL PLAN IS SIGNED BY THE MILFORD PLANNING BOARD, TO COMMENCE CONSTRUCTION (OBTAIN BUILDING PERMIT). IN THE EVENT THAT CONSTRUCTION HAS NOT COMMENCED WITHIN ONE YEAR AND/OR THE APPLICANT HAS NOT OBTAINED A TIME EXTENSION FROM THE BOARD, THEN THE SITE PLAN APPROVAL WILL BECOME NULL AND VOID.
- THE SITE IS SUBJECT TO SEWER AND WATER IMPACT FEES TO BE DETERMINED BY THE BUILDING INSPECTOR AND ASSESSED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- FOLLOWING THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE FACILITY MANAGEMENT SHALL SUBMIT A YEARLY CENSUS REPORT TO VERIFY THE AGE COMPLIANCE (55 & UP).
- AT A PUBLIC HEARING HELD ON JUNE 18, 2002, THE MILFORD PLANNING BOARD GRANTED THE FOLLOWING WAIVERS:

REDUCTION OF LANDSCAPE BUFFER IN NORTHERLY CORNER FROM 15' TO 10'.
 REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES FROM 61.25 TO 61.
 REDUCTION IN THE DEPTH OF HANDICAP PARKING STALL FROM 20' TO 18'.
- A FEE OF \$45/UNIT SHALL BE PAID BY THE DEVELOPER FOR NASHUA STREET IMPROVEMENTS PRIOR TO CERTIFICATE OF OCCUPANCY.

PLANNING BOARD
 TOWN OF MILFORD, NH
 SITE PLAN #:
 DATE APPROVED:
 SIGNED:

32-21
PETER F. SR. & SALLY A. WELLS
 P.O. BOX 315
 NEWBURY, NH 03255-0315

32-3
ROBERT F. KOKKO
 480 NASHUA STREET
 MILFORD, NH 03055

43-54
TOWN OF MILFORD
 1 UNION SQUARE
 MILFORD, NH 03055-4230
 GEMETARY

32-20
PETER F. SR. & SALLY A. WELLS
 P.O. BOX 315
 NEWBURY, NH 03255-0315

32-19
PETER F. SR. & SALLY A. WELLS
 P.O. BOX 315
 NEWBURY, NH 03255-0315

32-17
ROBERT D. JR. & LISA W. PHILBRICK
 176 OSOOD ROAD
 MILFORD, NH 03055-3430

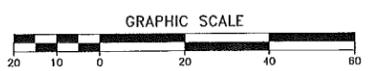
32-5
 C-1 MARY E. KENDALL
 494 NASHUA ST. UNIT 1
 MILFORD, NH 03055-4994
 C-2 JOANIE KISH
 494 NASHUA ST. UNIT 2
 MILFORD, NH 03055-4994
 C-3 SUSAN SUITON
 494 NASHUA ST. UNIT 3
 MILFORD, NH 03055-4994
 C-4 DORRIS ANN MIDDLETON
 MIDDLETON REVOCABLE TRUST
 918 WELINGTON ROAD
 MANCHESTER, NH 03104-4134
 C-5 RICHARD D. BROWN
 494 NASHUA ST. UNIT 5
 MILFORD, NH 03055-4994
 C-6 ALEXANDER G. & CARY HAMILTON
 494 NASHUA ST. UNIT 6
 MILFORD, NH 03055-4994
 C-7 SHARON H. LYONS
 494 NASHUA ST. UNIT 7
 MILFORD, NH 03055-4994
 C-8 JULIE MCCOLLOUGH
 494 NASHUA ST. UNIT 8
 MILFORD, NH 03055-4994

43-53
HERITAGE ESTATES APARTMENTS, LLC
 504 NASHUA ST. #206T
 MILFORD, NH 03055-4980

32-4
RAYMOND E. LORDE JR., TRUSTEE
 P.O. BOX 567
 HOLLIS, NH 03049
71,803 SQ.FT.
1.65 ACRES

44-00
GILFORD TRANSPORTATION
 IRON HORSE PARK
 BILLERICA, MA 01862-1681

- GENERAL CONSTRUCTION NOTES:**
- THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.



MERIDIAN
Land Services, Inc.
 31 OLD NASHUA ROAD, AMHERST, NH 03055-0119
 MAILING ADDRESS: PO BOX 118, MILFORD, NH 03055-0119
 TEL 603-973-1141 FAX 603-973-1584 E-MAIL MERIDIAN@GLOUCESTER.NH.US
ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

REV	DATE	DESCRIPTION
F	12/14/01	REVISION NOTES
E	10/23/02	ADD NOTE #22 PER P.B.
D	6/17/02	REVISED PER FIRE CHIEF
C	5/29/02	REVISED PER ARCHITECT
B	4/9/02	REVISED PER NEW ORDINANCE
A	12/17/01	DRAINAGE & GRADING

AMENDED SITE PLAN
 ELDERLY HOUSING

MAP 32, LOT 4
 MILFORD, NEW HAMPSHIRE

CAHILL PLACE, LLC

DATE: NOVEMBER 26, 2001
 SCALE: 1" = 20' HORZ.

S-2
 SHEET

FILE 427001E
 PROJECT 4270.00
 SHEET NO. 2 OF 6



STAFF MEMO

Planning Board Meeting

February 15, 2011

Agenda Item #6: Soiland, Inc/H2O Waste Disposal Services, LLC – Jennison Rd – Map 8, Lot 38

Continuation of a Public Hearing for a Major Site Plan

Background:

The applicant is before the Board for a Major Site Plan to construct a private 6,000 SF recycling facility off of Jennison Rd. The proposed facility will house roll-off containers for the collection and transfer of pre-sorted recyclable materials and eventually a bailer. The facility is planned to be two levels to facilitate materials moving from the trucks into the roll-off containers and the future bailer. The facility will not have a full time staff presence but will include bathroom facilities supported by a new septic system.

The Planning Board granted two waivers in December, 2010. The first was from Section 5.01 Scope of Review, to allow for the applicant to map only the proposed facility area of 1.5 acres, instead of the entire 11 acre parcel. The second was from Section 6.08 Landscaping Standards, as the facility is located at the end of a private dead-end road. The applicant has proposed to loam and seed areas around the facility and to plant Christmas Trees on a portion of the property, in lieu of submitting a full landscaping plan.

Since the December meeting the applicant met with Code Enforcement, Stormwater and Planning Staff to hash out a reasonable stormwater plan. The applicant submitted revised plans and drainage calculations in February based on the discussion from that meeting.

There are no wetlands on this site and more than a sufficient amount of green space on the overall 11 acre site.

There was no signage plan submitted with the application, as the applicant does not intend to have signage.

Please find the attached revised plan set.

Interdepartmental Reviews:

Code Enforcement, DPW and Stormwater Coordinator –

1. The revised plans reasonably reflect the discussions from our January 13th meeting. Staff is okay with the revised plans as presented.
2. The building specs sent in email will not meet State building code for snow or wind loads. It is recommended the applicant get an architect involved to help facilitate the building process.

Community Development Director/Zoning Administrator

1. I believe the NH DES permit dated January 13, 2010 was granted for Map 8 Lot 39. An amended permit should be obtained by the business owner and the new permit # should be indicated on the plan with a note such as: ‘The collection center for select recyclables is permitted by the NH Department of Environmental Services Solid Waste Management Bureau Permit _____ dated _____. All terms and conditions of this permit shall be complied with.’
2. Is there a need to formalize / record / note on the plan any conditions associated with the proposed 50’ access easement that is shared between 8/38 and 8/39? See note #20, Sheet 2 of 2.
3. Add dimensions that delineate the extent of the proposed collection/recycling center boundary – would also recommend an added note that states: “ The Milford Zoning Board of Adjustment granted approval for a private recycling center on not more than 2.5 acres of land. If and when the recycling center expands beyond the 1.5 +/- acres indicated on this plan, the owner of the collection/recycling center shall confer with the Town Planner prior to expansion to determine if the extent and purpose of the expansion requires additional Planning Board approval.”

Fire Department – Proposed facility is in compliance with NH State Fire Code NFPA. Fire Department can offer approval.

Water Utilities - If Town Water will be supplied to the proposed building a permit application must be submitted to the Water Utilities Dept.

Ambulance - No issues anticipated for ambulance operations.

Police Department - Do you know the frequency of the truck traffic? Also what would be the traffic pattern when the vehicles leave the site? Trying to understand if this is

going to impact more large truck traffic in the downtown area, trying to negotiate the Oval etc.

Staff Recommendation:

The applicant's revised plans comply with the Stormwater Ordinance and the necessary information for a Stormwater Permit has been submitted. The notes proposed from Interdepartmental Reviews have been added to the plan, although some require additional input as detailed below.

Code Enforcement has recommended the proposed structure will not meet State Building Codes for snow and wind loads. The applicant should be prepared to work with an architect and Code Enforcement through the building permit process to meet all applicable State Building Codes.

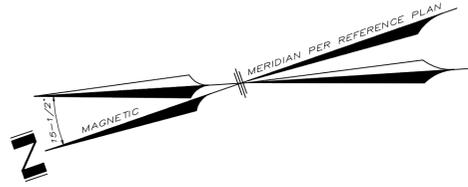
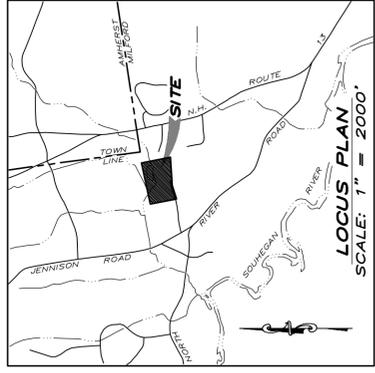
Traffic was discussed at the last meeting. As H2O Waste Disposal Services is already operating out of lot 8/38 there is no additional traffic impact expected. Future expansion of the vehicle fleet is proposed to be no more than one additional daily driving truck, creating a very minimal impact on current traffic patterns.

If the Board chooses to grant conditional approval the following details will need to be finalized prior to Planning Board signature:

- 1) Note #20 be amended to include the revised NHDES Permit by Notification for Collection Center for Select Recyclables approval date and permit number.
- 2) Note #25 be amended to include the NHDES Subsurface System Approval number.
- 3) Access easement be finalized and provided for recording with the final plan set.
- 4) All exterior lighting shall be detailed on the plan or a note added stating all lighting shall be downcast.
- 5) The applicant detailed some of the required brief history of the property in note 12 on page 1, however brief information detailing the purpose and background of the onsite 'monitoring wells' should be supplied to the Board as well to support the inability of the applicant to dig on the property and produce test-pit data.



Image taken April, 2010



ABUTTERS LIST

- 5-35 THOMAS E. CURTIS
MILFORD, NH 03055
- 8-36 AQUELINE T. GRUIGNALE, JR.
MILFORD, NH 03055
- 8-37 RICHARD W. ALLTOP
MILFORD, NH 03055
- 8-39 STANLEY E. TROMBLEY, TRUSTEE
TROMBLEY LAND TRUST
MILFORD, NH 03055
- 8-69-1 STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
STATE HOUSE ANNEX
CONCORD, NH 03301

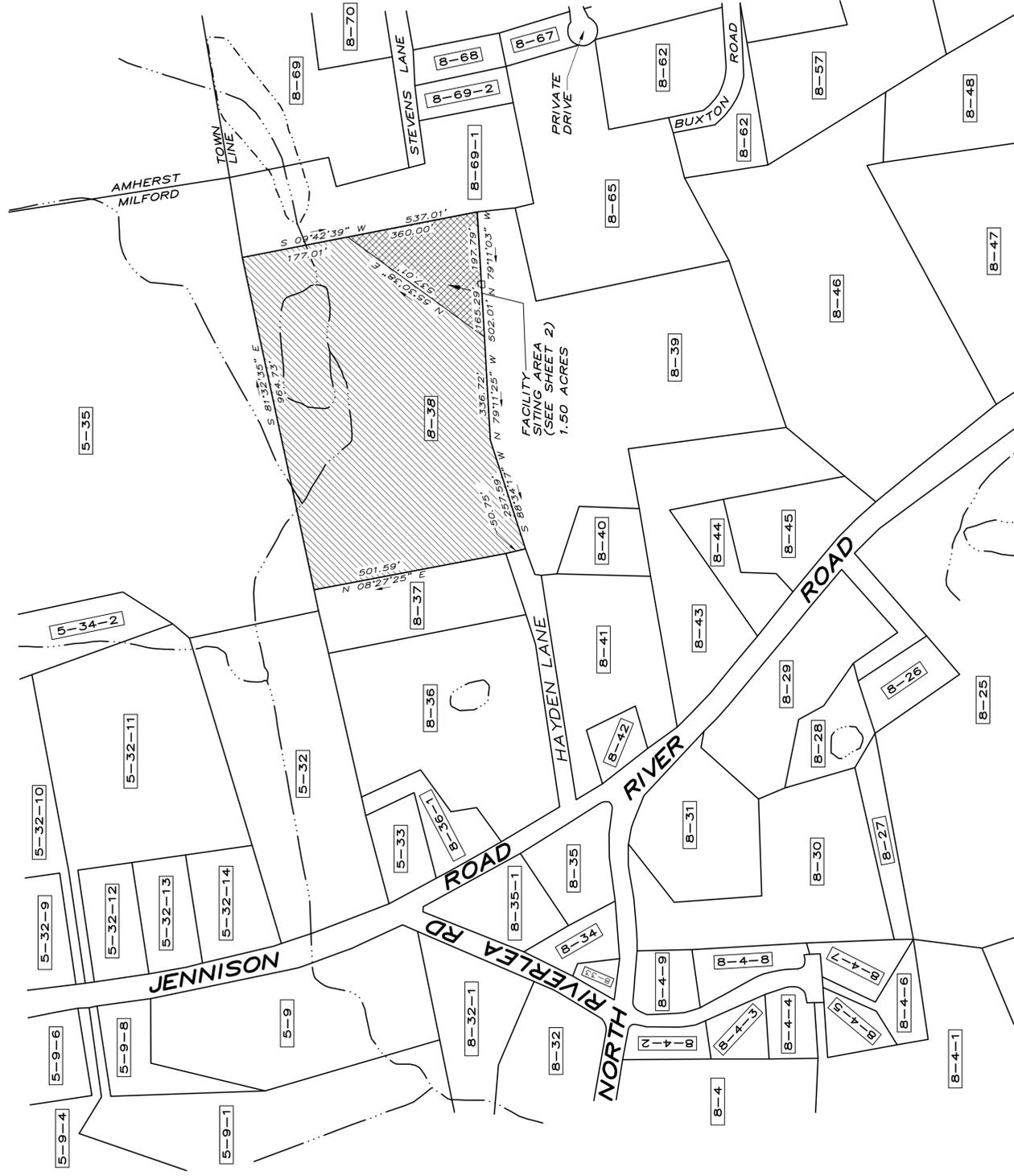
LEGEND

- 8-39 TAX MAP—LOT NUMBER
STREAMS/BROOKS PER TAX MAP
100 YEAR FLOOD LINE
PARCEL ON WHICH FACILITY IS LOCATED

REV.	DATE	DESCRIPTION	DR	CK
1	1/31/11	GENERAL REVISIONS	DBT	DBT

FILE	1575	TYPE	SITE	IDX	1575SITE	FB	209

TRACING FROM MILFORD TAX MAP
MAP SHEET C4
(FOR INFORMATIONAL PURPOSES ONLY
NOT THE RESULT OF AN ON-SITE SURVEY)



OWNER'S SIGNATURES LOT 8-39
SOILAND, INC. _____ DATE _____
APPLICANT SIGNATURE LOT 8-38
H2O WASTE DISPOSAL SERVICES, LLC _____ DATE _____



REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND IN MILFORD, N.H., BELONGING TO AQUELINE GRUIGNALE" SCALE: 1" = 100' DATED DECEMBER 20, 1976 PREPARED BY ROLAND E. CAMPBELL, R.L.S. (HCRD PLAN NO. 10981).

NOTES:

1. OWNER OF RECORD OF LOT 8-38 IS SOILAND, INC., 5 JENNISON ROAD, MILFORD, NH 03055.
2. TITLE REFERENCE TO LOT 8-38 IS HCRD BOOK 5088 PAGE 1947 DATED AUGUST 14, 1988.
3. APPLICANT/OPERATOR IS H2O WASTE DISPOSAL SERVICES, LLC, P.O. BOX 867, MILFORD, NH 03055. MARTIN BRIEN, MEMBER IS THE OPERATOR.
4. TOTAL AREA OF LOT 8-38 IS 11.55± ACRES.
5. ZONING DISTRICT IS RESIDENCE R. THE SITE IS WITHIN THE GROUNDWATER PROTECTION DISTRICT LEVEL II.
6. MINIMUM FRONTAGE — 200 FEET ON A CLASS V OR BETTER ROAD
7. MINIMUM BUILDING SETBACKS
SIDE — 15 FEET
REAR — 15 FEET
FRONT — 30 FEET
MINIMUM BUILDING HEIGHT — 30' OF LOT AREA
MAXIMUM BUILDING HEIGHT — 35 FEET
8. THE FACILITY IS NOT LOCATED WITHIN THE COMPREHENSIVE SHORELAND PROTECTION OR DESIGNATED RIVER PROTECTION ACTS.
9. THERE ARE NO WETLANDS WITHIN THE PROPOSED FACILITY AREA. THIS OFFICE HAS NOT DELINEATED WETLANDS FOR THE ENTIRE PROPERTY.
10. BOUNDARY INFORMATION SHOWING HERSON WAS TAKEN FROM THE REFERENCE PLAN AND IS NOT THE RESULT OF A SURVEY BY THIS OFFICE.
11. THE LOT LIES PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANEL 456 OF 701, COMMUNITY-PANEL 456. THE FACILITY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA.
12. THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED PRIVATE RECYCLING FACILITY.
13. ALL STORAGE OF RECYCLABLE MATERIAL AND REFUSE SHALL BE WITHIN THE PROPOSED BUILDING.
14. SINCE 1979 THE AREA FOR THE PROPOSED FACILITY HAS BEEN USED AS A RECYCLING CENTER. THE FACILITY IS TO BE REMOVED AND THE AREA IS MOSTLY GRAVEL WITH A SMALL STRIP OF TREES TO BE REMOVED FOR ACCESS. THERE IS ALSO A TRUCK AND FARM EQUIPMENT REPAIR FACILITY ON THE PROPERTY.
15. WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE UTILITIES BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
16. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
17. THE EXISTING SITE USE GRAVEL AND HAS BEEN USED FOR STORAGE OF FARM AND CONSTRUCTION MATERIALS.
18. AN ACCESS EASEMENT IS BEING PROPOSED BETWEEN LOTS 8-38 AND 8-39.
19. FACILITY IS TO BE SERVICED BY THE EXISTING ON SITE WELL ON THE PROPERTY. A NEW WATER LINE IS TO BE INSTALLED TO THE PROPOSED BUILDING.
20. FACILITY IS TO BE SERVICED BY AN ON SITE SEWAGE DISPOSAL SYSTEM FOR THE PROPOSED BUILDING.
21. ANY STUMPS SHALL BE REMOVED FROM THE PROPERTY AND PROPERLY DISPOSED OF.
22. THE NHDES PERMITS BY NOTIFICATION FOR COLLECTION CENTER FOR SELECT RECYCLABLES ORIGINALLY APPROVED IN JANUARY 13, 2010 FOR LOT 8-39 SHALL BE REVOKED PRIOR TO BEGINNING WORK ON THE NEW SITE.
23. TOWN OF MILFORD ZONING BOARD OF ADJUSTMENT CASE #12-10 DATED JUNE 17, 2010 WAS APPROVED ON MAP 8 LOT 38 IN THE RESIDENTIAL 'R' DISTRICT, FOR A VARIANCE FROM ARTICLE V, SECTION 5.04.1 TO PERMIT THE OPERATION OF A PRIVATE RECYCLING CENTER ON NOT MORE THAN 2.5 ACRES OF LAND APPROVED FOR COMMERCIAL USE.
24. THE AREA ENCOMPASSED BY THE PRIVATE RECYCLING CENTER IS SHOWN AS ONE AND ONE HALF ACRES; IF THE COLLECTION/RECYCLING CENTER IS EXPANDED BEYOND THIS AREA IN THE FUTURE THE OWNER/APPLICANT SHALL CONVEY WITH THE FACILITY TO THE TOWN OF MILFORD FOR THE PURPOSES OF ADDITIONAL PLANNING BOARD APPROVAL AS REQUIRED.
25. A DEVELOPMENT REGULATORY ARTICLE VI, SECTION 10.0 SCENARIO REVIEW, 2010 FROM THE TOWN OF MILFORD PLANNING BOARD ON DECEMBER 21, 2010 FROM DEVELOPMENT REGULATIONS ARTICLE VI, SECTION 10.0 SCENARIO REVIEW, 2010, FROM DEVELOPMENT REGULATIONS ARTICLE VI, SECTION 10.0 LANDSCAPING STANDARDS.
26. NHDES SUBSURFACE SYSTEM APPROVAL IS PENDING FOR THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

MILFORD, NH PLANNING BOARD

SITE PLAN # _____

DATE APPROVED: _____

SIGNED: _____

COVER SHEET
LOT 8-38
PREPARED FOR
H2O WASTE DISPOSAL
SERVICES, LLC
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 200' DECEMBER 3, 2010

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION - 99 MAIN ST. - PO BOX 607 - WILTON, N.H. 03086
TEL: (603) 654-2945 FAX: (603) 654-9894 WWW.MONADNOCKSURVEY.COM

LEGEND

---	EDGE OF TRAVELLED WAY
- - -	EDGE OF WETLAND
- - -	EDGE OF WATER
-----	STONE WALL
-----	TREELINE
-----	BARBED WIRE FENCE
-----	PROPOSED WATER LINE
-----	OVERHEAD UTILITY LINES
-----	LIMIT OF 100 YEAR FLOOD PLAIN
-----	BUILDING SETBACK LINE
-----	BUILDING BOUND FOUND
-----	N.H. DOT HIGHWAY BOUND
-----	UTILITY POLE
-----	MONITORING WELL

SCS SOIL LEGEND

SOIL BOUNDARIES SHOWN HEREON AS DERIVED FROM DOTTERING AND SOIL SYMBOLS WERE DEVELOPED FROM NRCS USDA WEB SOIL SURVEY.

SYMBOL	SOIL NAME	SLOPES
H8B	HINCKLEY LOAMY SAND	3-8%
P8B	PITS, GRAVEL	-

..... DENOTES SOIL BOUNDARY

TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ON-SITE SURVEY BY THIS OFFICE. VERTICAL CONTOUR INTERVAL IS 2 FEET.

SOIL TEST PIT DATA

TEST PIT 1
Obs. 12-02-2010 (GR)

DARK YELLOWISH BROWN (100% 3/4) FINE SAND	3"
MOIST, GRANULAR, FRABLE	
YELLOW BROWN (50% 5/8) FINE SAND	8"
MOIST, GRANULAR, FRABLE	
LIGHT OLIVE BROWN (25% 7/3) SAND	26"
MOIST, GRANULAR, FRABLE	
PALE YELLOW (25% 7/3) SAND	60"
SUBANGULAR, FRABLE	

ROOTS - MANY TO 8 INCHES
MOTTLES - NONE
MOTTLES - NONE
ESTIMATED SEASONAL HIGH WATER - < 60 INCHES
PERCUSSION

PERC TEST RESULTS:
TEST PIT ANCHOR INCL. 55 INCHES ON 12-02-2010
1 MINUTES PER INCH @ 55 INCHES ON 12-02-2010

U.S.D.A. SOIL CLASSIFICATION:
H8B HINCKLEY LOAMY SAND 3-8% SLOPES



CALL BEFORE YOU DIG
IT'S THE LAW
1-888-DIG-5SAFE
1-888-344-7235
www.dig5afe.com

REV.	DATE	DESCRIPTION	DR	CK
1	1/31/11	GENERAL REVISIONS	DBT	DBT

FILE	15/25	TYPE	INDEX	15755SITE	FB	209
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NOTES:

- OWNER OF RECORD IS SOILAND, INC., 5 JENNISON ROAD, MILFORD, NH 03055.
- TITLE REFERENCE TO THE PROPERTY IS HCRD BOOK 5088 PAGE 1947, DATED AUGUST 14, 1985.
- APPLICANT/OPERATOR IS H2O WASTE DISPOSAL SERVICES, LLC, P.O. BOX 867, MILFORD, NH 03055. MARTIN O'BRIEN, MEMBER IS THE OPERATOR.
- THE FACILITY IS LOCATED AT 5 JENNISON ROAD, MILFORD, NH MAPS, AND IS ON LOT 38 ON MAP 8 OF THE MILFORD TAX MAPS.
- THE FACILITY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY-PANEL NO. 33011C 0356D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- PURSUANT TO ENV-SW 403 (SITING REQUIREMENTS), THE FACILITY IS 50 FEET OR MORE FROM ANY PROPERTY LINE.
- PURSUANT TO ENV-SW 404.03 (DESIGN FEATURES AND APPURTENANCES), A HOT LOAD AREA IS NOT PROPOSED DUE TO THE NATURE OF THE MATERIAL BEING COLLECTED. ALL TRUCKS AND TRAILERS ARE PRE-SORTED PRIOR TO COLLECTION, AND RECYCLABLES ARE PRE-SORTED PRIOR TO COLLECTION, AND NO EMPLOYEES OR CONTRACTORS WILL BE SORTING MATERIALS AT THIS FACILITY. THERE WILL BE NO LANDFILLING AT THIS FACILITY.
- PURSUANT TO ENV-SW 407.03 (COLLECTION CENTERS FOR RECYCLABLES), THE FACILITY IS NOT A COLLECTION AND TRANSFER OF SELECT RECYCLABLE MATERIALS ONLY. RECYCLABLES ARE PRE-SORTED PRIOR TO COLLECTION, AND NO EMPLOYEES OR CONTRACTORS WILL BE SORTING MATERIALS AT THIS FACILITY. THERE WILL BE NO LANDFILLING AT THIS FACILITY.
- PURSUANT TO ENV-SW 1002 (UNIVERSAL ENVIRONMENTAL PERFORMANCE REQUIREMENTS), NO POLLUTANTS SHALL BE DISCHARGED ON THE PROPERTY AND WILDLIFE SHALL NOT BE ADVERSELY AFFECTED.
- PURSUANT TO ENV-SW 1003 (UNIVERSAL SITING REQUIREMENTS), ANY OTHER FACILITY.
- PURSUANT TO ENV-SW 1004.03 (ORAINAGE), A WAIVER IS REQUESTED FROM THIS SECTION, DUE TO THE SIZE OF THE FACILITY AND THE NATURE OF THE MATERIALS. ALL STORAGE OF MATERIALS, APPURTENANCES AND EQUIPMENT, SHALL BE MINIMIZING ANY RUNOFF.
- PURSUANT TO ENV-SW 1102.02 (CO-EXISTENCE WITH OTHER ENTIRE PROPERTY), THE OWNER USES THE REMAINDER OF THE PROPERTY FOR HIS CONSTRUCTION COMPANY, INCLUDING THE STORAGE OF MATERIALS, APPURTENANCES AND EQUIPMENT.
- PURSUANT TO ENV-SW 1103.02 (EQUIPMENT INSTALLATION), NO EXCEPT FOR ROLL-OFF CONTAINERS AND TRUCKS. A BAILER IS PROPOSED FOR FUTURE USE. THERE WILL NOT BE ANY CLEANING ON-SITE.
- PURSUANT TO ENV-SW 1103.03 (ACCESS CONTROL), THE ROADS SHALL BE MAINTAINED FOR THE FACILITY. THEREFORE THERE IS NO PUBLIC ACCESS TO THE FACILITY.
- PURSUANT TO ENV-SW 1103.04 (SURROUNDING PROPERTIES), THE FACILITY IS LOCATED ON THE BOTTOM OF A GRAVEL EMBANKMENT, AND SHOULD HAVE NO IMPACT ON SURROUNDING PROPERTIES.
- PURSUANT TO ENV-SW 1104 (ADDITIONAL CONSTRUCTION REQUIREMENTS), THE SITE PRESENTLY EXISTS. THE BUILDING TO HOUSE THE ROLLOFFS IS BEING PROPOSED.
- PURSUANT TO ENV-SW 1105.05 (SIGNS AND POSTINGS), THERE SHALL BE NO SIGNS OR POSTINGS FOR THIS FACILITY.
- ALL DOCUMENTATION SHALL BE PLACED ON-SITE WITHIN THE EXISTING OWNER'S TRAILER.
- ON JUNE 17, 2010 THE MILFORD ZONING BOARD OF 3015 JENNISON ROAD, MILFORD, NH 03055, GRANTED THE OPERATION OF A PRIVATE RECYCLING CENTER ON NOT MORE THAN 3.4 ACRES OF LAND APPROVED FOR COMMERCIAL USE. SEE CASE #12-10.
- THERE SHALL BE A SHARED ACCESS EASEMENT WITH LOT 8-39.

OWNER'S SIGNATURES LOT 8-38

SOILAND, INC. _____ DATE _____

APPLICANT SIGNATURE LOT 8-38

H2O WASTE DISPOSAL SERVICES, LLC _____ DATE _____

MILFORD, NH PLANNING BOARD

SITE PLAN # _____

DATE APPROVED: _____

SIGNED: _____

SITE PLAN
LOT 8-38
PREPARED FOR
H2O WASTE DISPOSAL
SERVICES, LLC
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 20' **DECEMBER 3, 2010**

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION - 99 MAIN ST. - PO BOX 607 - WILTON, N.H. 03086
TEL: (603) 654-2545 FAX: (603) 654-9894 WWW.MONADNOCKSURVEY.COM

