



AGENDA

October 18, 2011

Town Hall, BOS Meeting Room - 6:30 PM

MINUTES:

1. Approval of minutes from the 9/20/11 meeting/public hearing.

NEW BUSINESS:

2. **Alfred E. Vigneault – Melendy Rd – Map 47, Lots 5 & 6.** Public Hearing for a proposed lot line adjustment. (New application)

OTHER BUSINESS:

3. **Soiland, Inc/H2O Waste Disposal Services, LLC - Hayden Lane - Map 8, Lot 38.** Public Hearing for the continuation of a conditionally site plan to construct a private recycling facility with associated site improvements. (Revised plans submitted)

Future meetings:

10/25/11 Worksession
11/01/11 Public Hearing for CIP/Worksession
11/08/11 Worksession
11/15/11 Regular meeting
11/22/11 Worksession

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

Members present:

Janet Langdell, Chairperson
Tom Sloan, Vice chairman
Paul Amato
Kathy Bauer, BOS representative
Chris Beer
Susan Robinson, Alternate member

Excused:

Judy Plant
Steve Duncanson

Staff:

Sarah Marchant, Town Planner
Shirley Wilson, Recording Secretary
Dan Finan, Videographer

SCENIC ROAD PUBLIC HEARING:

In accordance with NH RSA 231:158, the Milford Planning Board will hold a public hearing on the following applications:

1. **Creative Investors, LLC – Map 45, Lot 17 (proposed lots 17-1 and 17-2);** partial removal of stonewall and potential tree cutting/trimming for proposed driveways to be located on Mile Slip Rd.
2. **Carole M. Colburn Revocable Trust – Map 51, Lot 1;** partial removal of stonewall and potential tree cutting/trimming for proposed driveways to be located on Osgood Rd.

MINUTES:

3. Approval of minutes from the 8/16/11 meeting/public hearing.

NEW BUSINESS:

4. **HD Enterprises, Inc/Hillmont Properties, LLC – Elm St – Map 12, Lot 13-1.** Public Hearing for a site plan amendment to construct a 400SF addition with associated site improvements.
(New application-applicant)
5. **Carole M Colburn, trustee for Carole M Colburn Rev Trust – Osgood Rd – Map 51, Lot 1.** Public Hearing for a proposed subdivision creating three (3) new residential lots.
(New application-Meridian)

Chairperson Langdell called the meeting to order at 6:30PM, introduced the board members and reviewed the ground rules for the meeting.

SCENIC ROAD HEARING:

Carole M. Colburn Revocable Trust – Map 51, Lot 1; partial removal of stonewall and potential tree cutting/trimming for proposed driveways to be located on Osgood Rd.

T. Sloan made a motion to move this item to later in the meeting. C. Beer seconded and all in favor.

Creative Investors, LLC – Map 45, Lot 17 (proposed lots 17-1 and 17-2); partial removal of stonewall and potential tree cutting/trimming for proposed driveways to be located on Mile Slip Rd.

Chairman Langdell recognized:
Mike Plough, Fieldstone Land Consultants, PLLC.

Chairman Langdell read the notice of hearing.

M. Plough presented plans dated 8/10/11 and said this was a condition of approval from the subdivision last month. To minimize impacts to Mile Slip Rd we proposed a common driveway with an easement and a single driveway. The limit of the grading along Mile Slip Rd and the driveway centerlines have been staked and no trees will be cut for this project.

J. Langdell opened the hearing for public comment. There being none; the public portion of the meeting was closed.

T. Sloan inquired about the extent of disturbance to the stonewall. M. Plough replied that the amount of disturbance to the north would be approximately sixty (60') ft and fifty (50') ft to the south. Kent Chappell does a very nice job with landscaping around town and this site would be no different. J. Langdell said that it would be a requirement for any stones that are disturbed from the stonewall be reused either to reconstruct the remainder of the stonewall or incorporated into stonewalls on the property, preferably visible from Mile Slip Rd. P. Amato added that the stonewall was not very established in that area.

T. Sloan made a motion to allow the removal of stonewalls for the proposed driveways. K. Bauer seconded and all in favor.

MINUTES:

T. Sloan made a motion to accept the minutes from the 8/16/11 meeting. P. Amato seconded and all in favor.

NEW BUSINESS:

HD Enterprises, Inc/Hillmont Properties, LLC – Elm St – Map 12, Lot 13-1. Public Hearing for a site plan amendment to construct a 400SF addition with associated site improvements.

No abutters were present.

Chairman Langdell recognized:
Charles Hall, representing HD Enterprises, Inc. and Hillmont Properties LLC
Dawn Andrews, HD Enterprises, Inc.

P. Amato made a motion to accept the application. T. Sloan seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. C. Beer made a motion that this application did not pose potential regional impact. S. Robinson seconded and all in favor. S. Wilson read the abutters list into the record.

C. Hall presented plans dated 9/20/11 and explained that although the plans show a 400SF addition, the addition for a three-season porch will only be 204SF or 17'6" x 12'. He is in the process of purchasing the building from Hillmont Properties to open Memphis BBQ & Blues, a barbeque restaurant and blues bar. The piece of equipment to smoke the meats is rather large and there would be considerable construction to get it into the building so after numerous discussions with the Building Inspector and Fire Chief, the most reasonable approach

was to build a standard enclosed porch to house it and to give the cook protection from the weather. The computer controlled Fast Eddy FEC500 is a self-enclosed smoker that is heated by commercial grade wood pellets to 800 degrees to create the smoke and has a double-walled stainless steel flue. The Fire Chief did a walk through yesterday and we have his approval.

J. Langdell inquired how the dimensions would be different from the plan. C. Hall explained that the 17'6" dimension goes down the length of the building and the 12' goes out to be flush with the existing front of the building. The 17.6 dimension would allow him to incorporate the roofline into the existing eave. The building is in process of being repainted and the addition will match. J. Langdell asked what the planned seating capacity was. C. Hall replied that the seating capacity is 48 and we are limited by our parking area.

K. Bauer brought up the Heritage Commission's comments regarding the roofline from the email dated 9/19/11. C. Hall said that the original plan was for gable roof but there are many rooflines, hips and valleys on this building. A shed roof can be easily incorporated into the existing design and dimensions and will be attached to the soffit on the 17'6" side of the building so that the same general lines will go around the building. K. Bauer asked about the siding and windows. C. Hall said there will be screens, no windows and we will have the ability to hang panels that close the porch off in bad weather. The visual appearance will be to continue the clapboard siding along the 4 ft high wall going around the perimeter and keep the same architectural details along the roofline using the same color scheme. This is my business and it has to be appealing. K. Bauer noted that the building was a formerly a schoolhouse and she went to elementary school there. She added that the Heritage Commission was concerned that it retain some of the that original flavor. C. Hall said part of the attraction to this site was that building which was built in 1905. He then discussed some of the ongoing interior renovations including the restoration of 2" maple flooring. K. Bauer inquired about the photos of the original building. C. Hall said that he has seen some of the old photos but unfortunately the previous owners took them.

P. Amato inquired how much smoke would be created and would it affect the neighborhood. C. Hall replied there would be very little smoke with less than .60 lbs. of ash for a two hour smoke. The flue has been incorporated into the existing chimney system and it is direct vent. The Fire Department does not have any problems with the set up. There will be no effect on the neighborhood and produce no more smoke than Dunkin Donuts fryolators next door.

C. Beer referenced the staff memo comments regarding 15 ft depth for parking spaces on the plan. C. Hall said he revised the original plan which was incorrect but the measured lines are actually 18 ft. J. Langdell asked if the additional four or five compact car spaces were 18 ft and if there was 24 ft between the end of the parking and the side of the building. C. Hall said no, the spaces were 18 ft and then 18 ft to the side of the building because a compact car can make the turn. J. Langdell said our requirements are 24 ft between the end of the parking area and the obstruction. There are no separate regulations for compact cars. D. Andrews clarified that they did measure the spaces and moved them over to get the required 24 ft. J. Langdell ended a brief discussion on the parking by stating that the regulations are for public safety but the compact car spaces do make sense. K. Bauer asked if a larger car could make that turn for those spaces. C. Hall said yes, but he didn't like them that close to the building. K. Bauer said she liked the concept of compact cars but noted that from experience downtown, some people would still park there and you would have to expect that compact car signs may not always be honored. C. Hall said there will be compact car signs for each of those parking spaces and there will be cameras for both interior and exterior. The bar manager would be able to monitor the situation. He really wants to make that spot for smaller cars for patron's safety and building safety.

Chairperson Langdell opened the meeting to the public; there being no comment, the public portion of the hearing was closed.

J. Langdell reviewed staff comments from the Staff Memo dated 9/20/11.

P. Amato referenced the GIS picture and said it didn't show all the parking spaces. C. Hall said the property hasn't been maintained but the spaces are indeed there, just not lined. P. Amato asked if there are plans to pave or line the parking. C. Hall said they will line or delineate the parking spaces, at this point in time.

J. Langdell brought up the dumpster. C. Hall said the dumpster pad is actually at the end of the parking lot itself which is not shown correctly on the plan and it will be fenced in with a gate.

C. Beer asked if the deck on the plan exists. C. Hall said no, he was advised to go for all his permits and applications at once. He will first construct the porch because it's an integral part of running the business. We intend to build the deck next spring; however, we wanted the approval now. J. Langdell asked if the deck was part of the ZBA decision. S. Marchant replied no because it was not within the setback and they didn't have any information on it. K. Bauer brought up expansion of a non-conforming use. S. Marchant said a special exception was granted to alter an existing non-conforming structure by constructing a 20' x 20' addition 9 ft from the front property line. The deck would not make the building more non-conforming and this Board has copies of the ZBA minutes. J. Langdell referenced page 2 of the staff memo. S. Marchant said the structure is non-conforming but the use is conforming and discussion followed.

P. Amato inquired about the hours of operation and asked if there would be music on the deck when built. C. Hall said that the deck will really be for people who smoke as we are a non-smoking facility. There will be some seating out there, but there is no intention to put a band out there as we have an area in the bar for that. He will apply for an alcohol license for inside and outside in a controlled access area. J. Langdell asked what the width of the deck would be. C. Hall said it would be 12' wide and it will have symmetry, all lines will match up. P. Amato asked if there were any residential neighbors. J. Langdell noted the rental house in front of the Saab business and possibly Sam Proctor's house as it would be within earshot.

K. Bauer asked about the sign on the plan. C. Hall described the new location of the proposed sign shown on the plan. In summer and fall when the trees are in full leaf, you can't see the existing signage in front so this will be the best vantage point coming from east to west. The proposed sign will meet all sign regulations without cutting any maple trees.

C. Beer made a motion to grant conditional approval of the application subject to the staff recommendations listed on the staff memo dated 9/20/11 and that the plan be updated with the dimensions of the construction and parking as discussed tonight with applicant testimony. P. Amato seconded and all in favor.

Carole M. Colburn Revocable Trust – Osgood Rd – Map 51, Lot 1. Public Hearing for a proposed minor subdivision creating three (3) new residential lots.

Abutters present:

Laurana Bianco & Joshua Stirling, 546 Osgood Rd

Chairman Langdell recognized:

Randy Haight, Meridian Land Services, LLC

Carole Colburn, Owner of Map 51, Lot 1

J. Langdell made the acknowledgement that Randy Haight of Meridian Land Services, Inc. is also Sarah Marchant's father. She then read the notice of hearing into the record. C. Beer made a motion to accept the application. P. Amato seconded and all in favor. C. Beer made a motion that this application did not pose potential regional impact. T. Sloan seconded and all in favor. J. Langdell noted that the application was complete according to the staff memo. S. Wilson read the abutters list into the record.

R. Haight said the 32 lot subdivision was originally submitted to the Board back in 2007. It went through design review and we received the dredge and fill permit for the two wetlands crossings and the AOT permitting for all the drainage. The economy softened and we stopped. This is the next iteration and he submitted revised plans dated 9/19/11 to create three (3) frontage lots that keeps the integrity of the original plan. We also wanted to keep the integrity of the road placement which fits the lot really well, so we created a common driveway in the location of the future road as an access off Osgood Rd. All three (3) new lots will have more than two (2) acres and there is a provision for a conservation easement on a portion of lot 51/1-3. A plan showing the proposed driveway locations and photos of sight distance were also submitted. The treatment swale is part of the original Alteration of Terrain permit that was previously submitted and our intent is to build the common driveway to the limit of

blue on the plan. It has the same profile and cross section as the proposed road; however, we're only going to do sixteen (16') ft of travelled way for a distance of approximately 300 ft with the proposed driveways coming off. The single driveway will be located to the north near Cadran Crossing. Osgood Rd is a scenic road but narrow; the ROW is only 33ft and DPW utilized all of it so there aren't any trees. Similarly, we don't have to take any stones down but will have stones taken out in order to accommodate the grading. A note has been added to the face of the plan stating that the stonewalls will be flared along the proposed driveway and that the stones will be reincorporated into existing walls; they will do whatever works best. Per staff comments, we renamed the title to eliminate any confusion with the original subdivision. The open space subdivision can still go forward but that will be for the next iteration, not now.

J. Langdell asked if the acreage of these three (3) lots was included in the calculation for density, acreage or open space. R. Haight replied it certainly can be but that it doesn't matter. J. Langdell then referenced previous discussion from a subdivision on Jennison Rd where multiple smaller pieces were subdivided off a large piece. P. Amato added that the subdivision presented in 2007 was a good design for this piece of land and works really well. He wouldn't expect the original design to change much as the hard work has already been done.

K. Bauer brought up the concerns from Conservation and read the comments from the staff memo dated 9/20/11 *The Conservation Commission is opposed to the proposed configuration of lot 51-1-3 and does not wish to see small conservation easements located within lots.... additionally it creates a situation where the buffer is within the lot.* She also read from Community Development Director, Bill Parker's memo dated 9/15/11.. *I believe the Conservation Commission is correct in stating this easement does not meet the intent of the Open Space and Conservation District open space criteria. To meet the intent of the OSCD criteria lot 51-1-3 would need to be reconfigured to a two-acre lot that does not include the proposed conservation easement in order to meet the two acre minimum size, since it is not, as of yet part of the OSCD allowing for less than two acres.* S. Marchant clarified that the open space ordinance was changed at last year's town vote and the some of the intent was changed. The Zoning Administrator is comfortable with this lot as proposed because this is not an open space subdivision and there is no intent by the applicant to separate this wetland by the easement from the larger wetlands. It is clearly shown on the plans along with the larger open space preservation areas of the wetlands which will be directly contiguous to this. In the long run, if and when the larger subdivision happens, this could easily be a part of those larger boundaries. That is why the applicant proposed a conservation easement on this land. The wetlands buffer issue has been discussed by staff at great length and the Conservation Commission has been consistent that the wetlands buffer always be marked or posted somehow on the property and reinforced in the deed to protect that easement. K. Bauer read again from Bill Parker's memo...*bottom line recommendation, do not call this subdivision Phase I subdivision plan, call it proposed three lot subdivision tax map 51 lot 1.* S. Marchant said that by not pulling in the OSCD ordinance you don't start looking at that intent. The intent is not applicable in this instance. P. Amato added that it is not a problem to have wetlands on private subdivided lot. J. Langdell said putting the easement on that lot now is being proactive for future development. The wetland is not going to move, so it is still part of a bigger picture. S. Marchant noted that the applicant is volunteering this easement.

T. Sloan inquired about the size of lot 51/1-3 without the encumbrances. R. Haight said it is approximately 53,000SF. The open space density is based on acceptable land and our charge is then to make the lots as small as possible and to make the open space as large we can to preserve as much of the natural features as possible. That size is as small as we go in order to get state approval for on-site septic design. The frontage is 214 ft in total but of that, there is 14 ft reserved as an easement for part of the common driveway easement and future road. If the road is built, then there will be excessive frontage. T. Sloan asked where the property boundary goes on 51/1-3. R. Haight outlined the lot on the plan. P. Amato asked who would maintain the driveway. R. Haight said the land for the future road will be retained by the Colburn Trust on lot 51/1 and through covenants, maintained by the two benefiting lots. P. Amato said a common driveway was usually owned by one or both of the land owners. R. Haight said it doesn't matter because they have rights and the real reason we're creating the common driveway is to minimize the points of access on Osgood Rd. P. Amato asked what would be the disadvantage to building the common driveway to town specs now. R. Haight said we will be doing that now; all the base work now and the ditch lines will be where they are supposed to be, only we're not paving the traveled way to the full 24 ft. This design is the same as the one approved by the AOT, disturbance will be minimized, and 16 ft is plenty to maintain for winter plowing. S. Marchant said we do have a copy of the common driveway easement and it does limit the

Town from having any responsibility. R. Haight said staff also has the conservation easement language and those lots will be sold with the burdens and benefits of a common driveway.

P. Amato inquired if there would be drainage from the lot in back. R. Haight said the road drainage design and all the drainage calculations were for the entirety of the site. T. Sloan asked if that included the 15" culvert. R. Haight said that's why the treatment swale is there so that the 15" culvert is not compromised and then described the flow of the water. As Paul stated earlier, this fits the land and that is why the road works so well, it is such a small watershed and the driveway won't have the full impact. S. Marchant noted that Code Enforcement, Stormwater and DPW hadn't seen the full driveway plans when their comments were submitted for staff memo and their concerns regarding drainage mainly pertained to the 24 ft pavement. Upon seeing the driveway plans they are more comfortable with the drainage and we can pull the drainage calculations from the original subdivision to prove the swale is there and sufficient to treat the water going into the 15" culvert. The new driveway layouts were able to alleviate most of their concerns. R. Haight said this is the same road as in the AOT permit and they are not changing the entrance at all.

Chairperson Langdell opened the hearing to public comment.

L. Bianco said she is new to town and moved to Osgood Rd because she wanted country living, quiet enjoyment of her own property and privacy. She came from apartment life in a city and in the nine months since she has moved in, Cadran Crossing with ten lots has gone in right next door and now these three lots. At what point do we talk conservation and how do we balance development. She is not pleased with more development on Osgood Rd because it's such a beautiful road; it's quiet, its country. Three (3) lots are absolutely reasonable but when she hears discussion of a road and a larger subdivision with more lots, she is concerned. Is the intention of the Planning Board to continue to develop Milford and to continue to take away open space to create more and more houses? T. Sloan clarified that the Planning Board doesn't develop; the Planning Board is put in place to manage growth. L. Bianco said right now there are probably twenty properties for sale on Osgood Rd between Badger Hill, Cadran Crossing and existing, occupied homes. J. Langdell said property owners have a right to use their land, provided it's in accordance with State, Federal and local regulations. If you are interested in conservation and land use, we would invite you to volunteer for either the Conservation Commission or the Planning Board. L. Bianco said she has interest but lacks the knowledge. Her concerns are for conservation, wildlife, wetlands, and to minimize impact. J. Langdell said that is what we try to do within the confines of the plan and what the land owner or developer wants to do and we try to find that balance point to minimize impact and preserve as much of the common good as we can without stepping on property rights. P. Amato explained that we have regulations in place but if someone meets our ordinances we have no choice but to approve. L. Bianco said it sounded like these three lots are just the beginning. P. Amato said there has been a plan and discussion on the original thirty-two (32) lot subdivision, but only the three (3) lots are before us now. T. Sloan said your impetus for coming here and for moving to Milford is reflected in all the members of this board and we can say that we have implemented conservation measures in the planning process so that 40% of the development is put into conservation somehow. J. Langdell added that while it was the Conservation Commission efforts, the majority of people around the table were in support of the 456 acre purchase at the end of Mile Slip Rd that abuts additional conservation land in Wilton and Mason. As a balancing point, sometimes there are certain areas of land that need to be totally preserved. L. Bianco asked at what point does a town become a city. J. Langdell said we are wrestling with that now. S. Marchant said it is based on census determination and explained how town government works. K. Bauer added that we do have a lot of open space requirements on subdivisions and the town is land conservation conscious. Milford's ordinances and regulations are available at the Community Development Office or they can be found online. J. Langdell added that there is a lot of information on our newly redesigned website at www.milford.nh.gov.

The public portion of the meeting was closed.

S. Robinson inquired about Code Enforcement comments regarding the road names. S. Marchant explained that we are going through the E911 process of renaming resident's addresses so in being proactive, it would be better to name this common driveway now rather than renaming and renumbering these resident's properties after they move in. S. Marchant described the proposed future road layout and clarified where Woodhawk would end. The name doesn't have to be decided on now as long as it is submitted and approved by Code Enforcement prior to the

building permit process. Discussion followed and several names were suggested including Nye Dr. Carole Colburn said Nye Dr. would be fine; it was a family name.

P. Amato made a motion to grant conditional approval of the application; pending staff recommendations 1-13, signage related to the wetlands and buffer on lot 51/1-3, a deed reference for the buffer, road name and approval and counting these lots in overall determination for future subdivision. There was a brief discussion on the signage. S. Marchant said this has been done in the past on subdivisions to enhance the non-disturbance buffer idea on smaller Residential A size lots. P. Amato said he was against signs on private property. J. Langdell said if this is a small effort to increase public education on wetland and buffer importance, then at least asking for a sign to be put there to start with can be done. P. Amato asked what would prohibit the owner from removing the sign in ten years. T. Sloan said future development would have to be monitored and so it becomes less of a problem for this one single isolated piece and there is likely more stewardship with the larger piece. S. Marchant said our Conservation Commission is proactive in their monitoring efforts. More discussion followed. C. Beer seconded and all in favor.

Carole M. Colburn Revocable Trust – Map 51, Lot 1; partial removal of stonewall and potential tree cutting/trimming for proposed driveways to be located on Osgood Rd.

Abutters present:

Laurana Bianco & Joshua Stirling, Osgood Rd

Chairman Langdell recognized:

Randy Haight, Meridian Land Services, LLC

Carole Colburn, Osgood Rd

J. Langdell read the notice of hearing. C. Beer made a motion to accept the application. S. Robinson seconded and all in favor.

R. Haight presented a plan dated 9/15/11 to show the proposed location of the two driveways and the sight distances. They are not proposing to take any trees down and there is a note on the plan to reincorporate the stones, per earlier discussion.

Chairperson Langdell opened the hearing to public comment; there being none, the public portion of the hearing was closed.

C. Beer made a motion to grant approval subject to the staff recommendations from the memo dated 9/20/11. K. Bauer seconded and all in favor.

OTHER BUSINESS:

Announcements:

The Pumpkin Festival will be held on October 7, 8 & 9th

- Do-It is still looking for clothing to use for scarecrow making,
- The Planning Board, EDAC and CFC will be co-sponsoring a booth on the oval on Saturday and Sunday for public education. We will be bringing forward information on the proposed zoning changes, as well as potential plan for the proposed ambulance service facility.

The Planning Board is looking for alternate members; anyone interested in volunteering should contact Sarah Marchant, any Board member or the Community Development office for more information.

The meeting was adjourned at 8:15PM.

MINUTES OF THE SEPTEMBER 20, 2011 PLANNING BOARD MEETING APPROVED _____, 2011

Motion to approve: _____

Motion to second: _____

Signature of the Chairperson/Vice- Chairperson:

Date: _____



STAFF MEMO

Planning Board Meeting

October 18, 2011

Agenda Item #3: Soiland, Inc/H2O Waste Disposal Services, LLC – Hayden Ln – Map 8, Lot 38

Continuation of a Public Hearing for a Major Site Plan

Background:

The applicant is back before the Board to update the proposed Site Plan based on the completion of the lot line adjustment this summer and further negotiations with the Department of Environmental Services regarding the placement of a recycling facility. This Major Site Plan is to construct a private 6,000 SF recycling facility off of Jennison Rd on Hayden Lane, a private way. The proposed facility will house roll-off containers for the collection and transfer of pre-sorted recyclable materials and household trash, with future plans to add a bailer. The facility is designed at 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 and an office 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 spring the land owner purchased a portion of what was lot 8/69-1 from the State and finalized the lot line adjustment between the two lots, expanding lot 8/38 to the south and west. The applicant then went back to the State to workout facility siting details. The current site plan has a facility that is the same size as previously proposed, but flipped 90° and moved south on lot 8/38. In addition, the parking area has been moved away from the facility and a ‘proposed gravel ramp’ has been added expanding the impervious area.

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

There was no signage plan submitted with the application. The applicant has stated on Note 15 that a sign will be placed at the intersection of Jennison Rd and Hayden Lane in accordance with the Town's sign ordinance. No signage is currently proposed on the facility site.

Please find the attached revised plan set.

Interdepartmental Reviews:

Code Enforcement, DPW and Stormwater Coordinator –

1. Stormwater compliance review pending. Yet to receive SW application and associated documents.
2. The facility appears to have grown in size from the original proposal w/ separate trailer storage and loading area. Will this require containment? Is the proposed surface impervious?

Community Development Director/Zoning Administrator – no issues relative to zoning with ZBA Case # 12-10 (variance)

Fire Department – No issues or concerns.

DPW – DPW has no issues.

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

No comments were received as of 10/12/11 by Police, Ambulance, Fire, Assessing, Conservation Commission or the Heritage Commission.

Staff Recommendation:

The applicant's revised SWPP Plan in accordance with the Stormwater Ordinance and Stormwater Permit has been submitted. Code Enforcement is working on its review.

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 meeting in December 2010. 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.

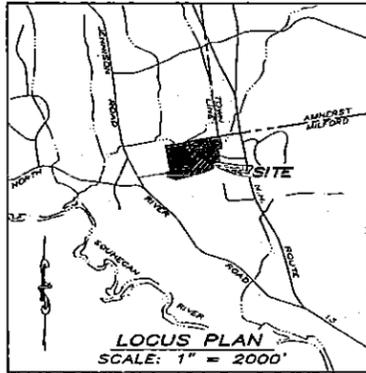
On Sheet 1, Note #11 currently says all storage of materials will be within the proposed building, however in the DES response letter it says materials will be stored in a trailer outside of the building. Please clarify if materials are or are not proposed to be stored outside of the building or if other storage options are under consideration. Any approved outside storage areas must be clearly detailed on the site plan.

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

- 1) Note #20, Sheet 1 be amended to include the revised NHDES Permit by Notification for Collection Center for Select Recyclables approval date and permit number.
- 2) A Note be added to include the NHDES Subsurface System Approval number.
- 3) Access easement be finalized and provided for recording with the final plan set.
- 4) Locate and detail any gates for the facility in accordance with DES requirements
- 5) Locate and detail 'hot load' area on site plan in accordance with DES requirements
- 6) Note #11, Sheet 1 be updated based on PB discussion
- 7) Remove Note #27, Sheet 1
- 8) The area to be planted with Christmas Trees as agreed upon in December 2010 shall be detailed on the plan.



Image taken April, 2010



5-39
THOMAS E. CURTIS
 41 JOSLIN ROAD
 MILFORD, NH 03055-4213
 2844/0492 05-26-1981

6-76
 STATE OF NEW HAMPSHIRE
 DEPT. OF TRANSPORTATION
 PO BOX 483
 CONCORD, NH 03302-0483
 2382/0289 03-19-1975

8-37
RICHARD W. ALLTOP
 7 JENNISON ROAD
 MILFORD, NH 03055-4210
 5844/0889 08-21-1987

8-38
18.659 Acres
 812,784 Sq. Ft.
 (AFTER ADJUSTMENT)

8-69
TODD MORIN
SHANNON ELIZABETH BUCK
 5 STEVEN LANE
 MILFORD, NH 03055-4228
 6163/0012 09-26-1999

8-41
CHARLES J. ALLISON
JACQUELINE A. ALLISON
 5 JENNISON ROAD
 MILFORD, NH 03055-4210
 2891/0195 12-16-1981

8-40
VITO ZILENSKI
MAE PROVENCHER
 3A JENNISON ROAD
 MILFORD, NH 03055-4210
 2702/0143 07-06-1979

8-39
THE TROMBLY LAND TRUST
STEPHEN H. TROMBLY, TRUSTEE
SEAN S. TROMBLY, TRUSTEE
 196 NORTH RIVER ROAD
 MILFORD, NH 03055-4216
 8105/370 03-31-1999

REFERENCE PLANS:

- "SUBDIVISION PLAN OF LAND IN MILFORD, N.H. BELONGING TO ADOLINE GRUGNALE" SCALE: 1" = 100' DATED DECEMBER 20, 1975 PREPARED BY ROLAND E. CAMPBELL, R.L.S. (HCRD PLAN NO. 10981).
- "LOT LINE ADJUSTMENT, PREPARED FOR, 8-38, SOILAND, INC., LOT 8-38, THE TROMBLY LAND TRUST, LOTS 8-69-1 AND 8-65 STATE OF NEW HAMPSHIRE, MILFORD, NEW HAMPSHIRE" SCALE: 1" = 100' DATED MAY 23, 2011 PREPARED BY THIS OFFICE. (HCRD PLAN NO. 37126).

NOTES:

- OWNER OF RECORD OF LOT 8-38 IS SOILAND, INC., 50 HAYDEN LANE, MILFORD, NH 03055.
- TITLE REFERENCE TO LOT 8-38 IS HCRD BOOK 5088 PAGE 1947 DATED AUGUST 14, 1985. ALSO SEE BOOK 8342 PAGE 2644 DATED AUGUST 15, 2011 FOR A PORTION OF LOT 8-38 FROM TROMBLY LAND HOLDINGS. ALSO SEE BOOK 8337 PAGE 0182 DATED JULY 22, 2011 BY WHICH A PORTION OF LOT 8-69-1 WAS TRANSFERRED FROM THE STATE OF NEW HAMPSHIRE. (SEE REFERENCE PLAN NO. 2 ABOVE).
- APPLICANT/OPERATOR IS H2O WASTE DISPOSAL SERVICES, LLC., P.O. BOX 867, MILFORD, NH 03055. MARTIN O'BRIEN, MEMBER IS THE OPERATOR.
- TOTAL AREA OF LOT 8-38 IS 18,659 ACRES.
- ZONING DISTRICT IS RESIDENCE R. THE SITE IS WITHIN THE GROUNDWATER PROTECTION DISTRICT LEVEL II. MINIMUM LOT AREA - 2 ACRES (87,120 SQ FT) MINIMUM FRONTAGE - 20 FEET ON A CLASS V OR BETTER ROAD MINIMUM BUILDING SETBACKS FRONT - 30 FEET SIDE - 15 FEET REAR - 15 FEET MINIMUM OPEN SPACE - 30% OF LOT AREA MAXIMUM BUILDING HEIGHT - 35 FEET
- THE PROPOSED FACILITY IS NOT LOCATED WITHIN THE COMPREHENSIVE SHORELAND PROTECTION OR DESIGNATED RIVER PROTECTION ACTS.
- THERE ARE NO WETLANDS WITHIN THE PROPOSED FACILITY AREA. THIS OFFICE HAS NOT DELINEATED WETLANDS FOR THE ENTIRE PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCE PLAN NO. 2.
- 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 NO. 33011C 0456D, EFFECTIVE DATE SEPTEMBER 25, 2009. THE PROPOSED FACILITY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED PRIVATE RECYCLING FACILITY.
- ALL STORAGE OF RECYCLABLE MATERIAL AND REFUSE SHALL BE WITHIN THE PROPOSED BUILDING.
- SINCE 1979 THE AREA FOR THE PROPOSED FACILITY HAS BEEN USED AS A STORAGE AREA FOR FARM AND CONSTRUCTION MATERIALS. THE EXISTING 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.
- WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- 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.
- FACILITY IS TO BE SERVICED BY AN ON SITE SEWAGE DISPOSAL SYSTEM FOR THE PROPOSED BUILDING. NHDES SUBSURFACE SYSTEM APPROVAL IS CA201103672 DATED FEBRUARY 23, 2011 FOR THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
- ANY STUMPS SHALL BE GROUND FOR EROSION CONTROL BERMS OR REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- THE NHDES PERMIT BY NOTIFICATION FOR COLLECTION CENTER FOR SELECT RECYCLABLES ORIGINALLY APPROVED IN JANUARY 13, 2010 FOR LOT 8-38 SHALL BE REVISED TO THE NEW LOCATION ON LOT 8-38 AND SHALL BE APPROVED BY NHDES PRIOR TO BEGINNING WORK ON THE NEW SITE.
- 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.
- THE AREA ENCOMPASSED BY THE PRIVATE RECYCLING CENTER IS SHOWN AS 1.50 ACRES, IF THE COLLECTION/RECYCLING CENTER IS EXPANDED BEYOND THIS AREA IN THE FUTURE THE OWNER/APPLICANT SHALL CONFER WITH THE TOWN PLANNER PRIOR TO EXPANSION TO DETERMINE IF ADDITIONAL PLANNING BOARD APPROVAL IS REQUIRED.
- A WAIVER WAS GRANTED BY THE PLANNING BOARD ON DECEMBER 21, 2010 FROM DEVELOPMENT REGULATIONS ARTICLE V, SECTION 5.01 SCOPE OF REVIEW.
- A WAIVER WAS GRANTED BY THE PLANNING BOARD ON DECEMBER 21, 2010 FROM DEVELOPMENT REGULATIONS ARTICLE VI, SECTION 6.08 LANDSCAPING STANDARDS.
- THERE SHALL BE A PROPOSED SIGN AT THE INTERSECTION OF JENNISON ROAD AND HAYDEN LANE. THE SIGN SHALL MEET THE TOWN OF MILFORD SIGN ORDINANCE REQUIREMENTS. A PERMIT SHALL BE APPLIED FOR AND ISSUED BY THE CODE ADMINISTRATOR.
- THE SITE IS PROTECTED BY TEST WELLS THAT WERE INSTALLED IN THE 1980'S BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR SITE MONITORING OF THE GROUND WATER FROM PREVIOUS ACTIVITIES ON THE SITE. THE PREVIOUS OWNERS OF THE SITE USED PART OF THE SITE AS A LANDFILL OPERATION THAT WAS TERMINATED PRIOR TO JULY 10, 1981.
- TOWN APPROVAL WAS GRANTED BY THE MILFORD PLANNING BOARD ON FEBRUARY 15, 2011. CONTINGENT ON RECEIVING NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL AND PERMIT BY NOTIFICATION FOR COLLECTION CENTER.

JENNISON ROAD

HAYDEN LANE

HAYDEN LANE

STEVENS LANE (PRIVATE WAY)

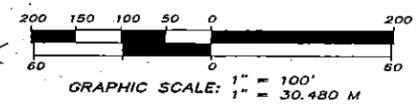
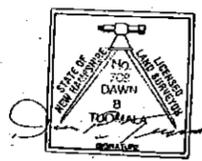
BUXTON ROAD (PRIVATE WAY)

LEGEND

[Symbol]	TAX MAP-LOT NUMBER
[Symbol]	STREAMS/BROOKS/WETLANDS
[Symbol]	100 YEAR FLOOD LINE
[Symbol]	FACILITY LOCATION W/IN PARCEL
[Symbol]	EDGE OF TRAVELLED WAY
[Symbol]	BARBED WIRE FENCE
[Symbol]	EXISTING WOOD POST & WIRE FENCE
[Symbol]	BUILDING SETBACK LINE

REV.	DATE	DESCRIPTION	DR	CK
3	8/31/11	GENERAL REVISIONS	DBT	DBT
2	2/15/11	REVISIONS PER STAFF RECOMM.	JRD	DBT
1	1/31/11	GENERAL REVISIONS	DBT	DBT

FILE	1575	TYPE	SITE	IDX	1575SITE	FB	209
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OWNER'S SIGNATURES LOT 8-38 _____ DATE _____
 SOILAND, INC.
 APPLICANT SIGNATURE LOT 8-38 _____ DATE _____
 H2O WASTE DISPOSAL SERVICES, LLC

TOWN OF MILFORD RECEIVED

MILFORD, NH PLANNING BOARD

SITE PLAN #: _____

DATE APPROVED: _____

SIGNED: _____ Office _____

SEP 09 2011

COVER SHEET
LOT 8-38
PREPARED FOR
H2O WASTE DISPOSAL SERVICES, LLC
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 100' **DECEMBER 3, 2010**

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
 WILTON STATION - 88 MAIN ST. - PO BOX 607 - WILTON, N.H. 03068
 TEL: (603) 664-2345 FAX: (603) 654-9894 WWW.MONADNOCKSURVEY.COM

LEGEND

---	EDGE OF TRAVELLED WAY
---	EDGE OF WETLAND
---	EDGE OF WATER
-----	STONE WALL
---	TREELINE
---	BARBED WIRE FENCE
---	EXISTING WOOD POST & WIRE FENCE
PW	PROPOSED WATER LINE
---	OVERHEAD UTILITY LINES
---	LIMIT OF 100 YEAR FLOOD PLAIN
---	BUILDING SETBACK LINE
□ GBF	GRANITE BOUND FOUND
□ NHHB	N.H. DOT HIGHWAY BOUND
⊙	UTILITY POLE
⊙	MONITORING WELL

SCS SOIL LEGEND

SOIL BOUNDARIES SHOWN HEREON AS DEPICTED BY DOTTED LINE AND SOIL SYMBOL (H&B) WERE DEVELOPED FROM NRCS USDA WEB SOIL SURVEY.

SYMBOL	SOIL NAME	SLOPES
H&B	HINCKLEY LOAMY SAND	J-8K
Pf	PITS, GRAVEL	
Pr	DENOTES SOIL BOUNDARY	
H&B		

TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ON-SITE SURVEY BY THIS OFFICE. VERTICAL DATUM IS NAVD 88 BASED ON NHDOT BM N 8. CONTOUR INTERVAL IS 2 FEET.

SOIL TEST PIT DATA

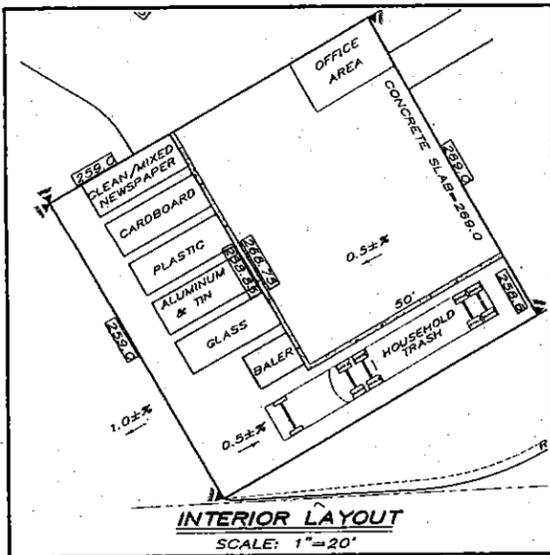
TEST PIT 1
OBS. 12-02-2010
(JRD)

DARK YELLOWISH BROWN (10YR 3/4) FINE SAND MOIST, GRANULAR, FRIABLE	3"
YELLOWISH BROWN (10YR 5/8) COARSE SAND, MOIST, GRANULAR, FRIABLE	8"
LIGHT OLIVE BROWN (2.5Y 5/8) COARSE SAND, MOIST, GRANULAR, FRIABLE	26"
PALE YELLOW (2.5Y 7/3) FINE SAND, MOIST, SUBANGULAR, FRIABLE	60"

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

PERC TEST RESULTS:
TEST PIT NO. 1 HAS A PERCOLATION RATE OF LESS THAN 1 MINUTES PER INCH @ 33 INCHES ON 12-02-2010

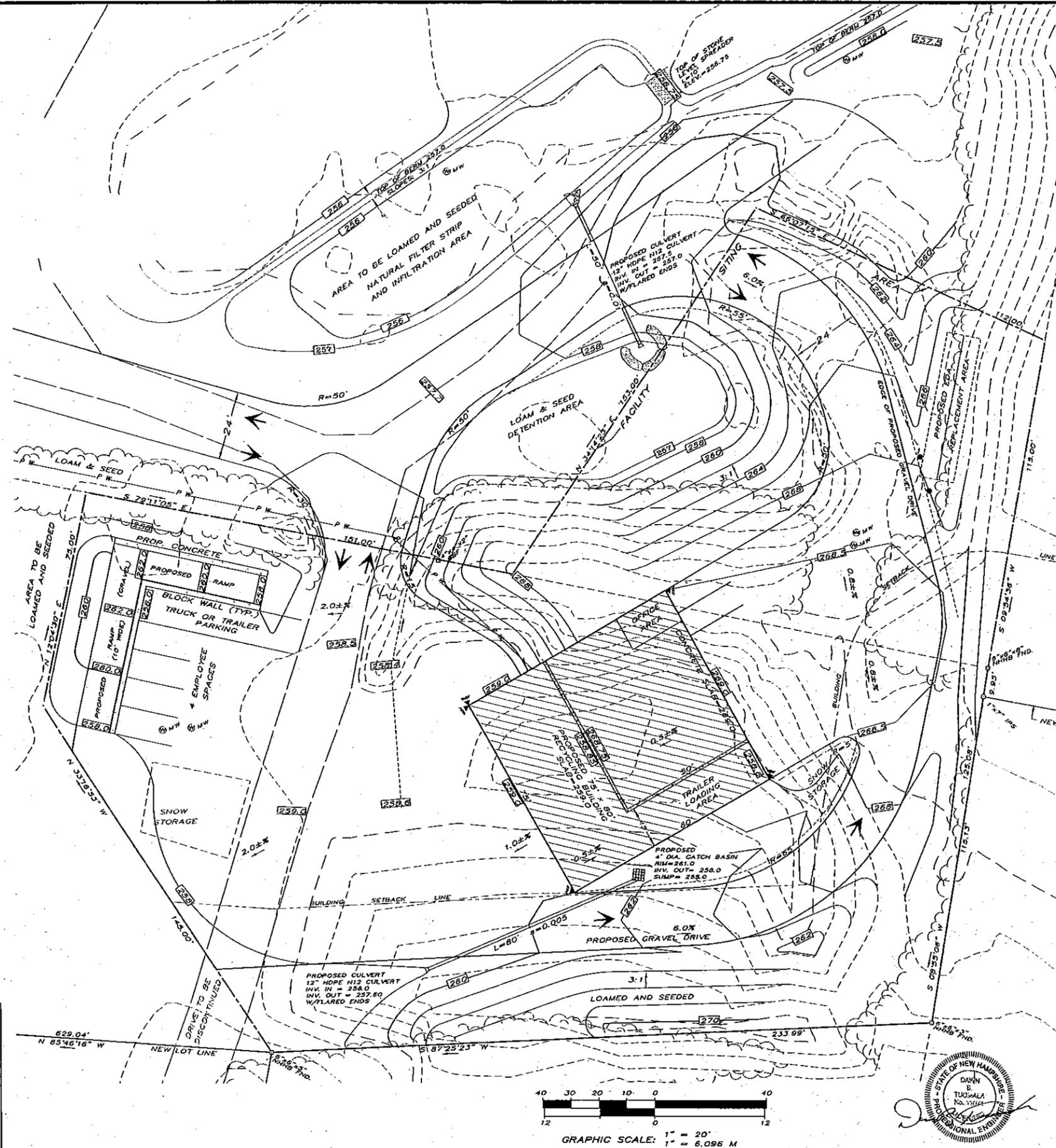
U.S.D.A. SOIL CLASSIFICATION:
H&B HINCKLEY LOAMY SAND J-8K SLOPES



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REV.	DATE	DESCRIPTION	DR	CK
3	8/31/11	GENERAL REVISIONS	DBT	DBT
2	2/15/11	REVISIONS PER STAFF RECOMM.	JRD	DBT
1	1/31/11	GENERAL REVISIONS	DBT	DBT

FILE	1575	TYPE	SITE	IDX	1575SITE	FB	209/204
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- NOTES:**
- OWNER OF RECORD IS SOILAND, INC., 50 HAYDEN LANE, MILFORD, NH 03055.
 - TITLE REFERENCE TO THE PROPERTY IS MCRD BOOK 508B PAGE 1947, DATED AUGUST 14, 1985, BOOK 8345 PAGE 2644 DATED AUGUST 15, 2011 AND BOOK 8337 PAGE 0182 DATED JULY 22, 2011.
 - APPLICANT/OPERATOR IS H2O WASTE DISPOSAL SERVICES, LLC, P.O. BOX 887, MILFORD, NH 03055. MARTIN O'BRIEN, MEMBER IS THE OPERATOR.
 - THE FACILITY IS LOCATED AT 50 HAYDEN LANE, MILFORD, NH 03055, AND IS ON LOT 38 ON MAP 6 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, PANEL 456 OF 701 COMMUNITY-PANEL NO. J3011C 03560, 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 USED FOR THIS FACILITY CARRY FIRE EXTINGUISHERS, FIRST AID KITS AND CELL PHONES FOR EMERGENCY COMMUNICATION.
 - PURSUANT TO ENV-SW 407.03 (COLLECTION CENTERS FOR SELECT RECYCLABLES), THE FACILITY IS FOR THE COLLECTION AND TRANSFER OF SELECT RECYCLABLE MATERIALS ONLY. RECYCLABLES ARE PRE-SORTED PRIOR TO COLLECTION AND MINIMAL SORTING IF ANY IS DONE ON-SITE. THERE WILL BE NO SORTING ON THE GROUND BUT ONLY WITHIN THE PROPOSED BUILDING. 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), THIS FACILITY WILL NOT INTERFERE WITH THE OPERATION OF ANY OTHER FACILITY.
 - PURSUANT TO ENV-SW 1004.03 (DRAINAGE), A WAIVER IS REQUESTED FROM THIS SECTION, DUE TO THE SIZE OF THE FACILITY AND THE NATURE OF THE MATERIALS. ALL CONTAINERS SHALL BE COVERED AT ALL TIMES, THUS MINIMIZING ANY RUNOFF.
 - PURSUANT TO ENV-SW 1102.02 (CO-EXISTENCE WITH OTHER ACTIVITIES), THE FACILITY USES ONLY A SMALL PORTION OF THE ENTIRE PROPERTY. THE OWNER USES THE REMAINDER OF THE PROPERTY FOR HIS CONSTRUCTION COMPANY, INCLUDING THE STORAGE OF MATERIALS, AGGREGATES AND EQUIPMENT, EQUIPMENT REPAIR AND FARM-RELATED ACTIVITIES.
 - PURSUANT TO ENV-SW 1103.02 (EQUIPMENT INSTALLATION), NO EQUIPMENT SHALL BE STORED OR USED WITHIN THE FACILITY, EXCEPT FOR ROLL-OFF CONTAINERS AND TRUCKS. A BALEER IS PROPOSED FOR FUTURE USE. THERE WILL NOT BE ANY CLEANING ON-SITE.
 - PURSUANT TO ENV-SW 1103.03 (ACCESS CONTROL), THE ROADS INTO THE PROPERTY ARE PRIVATE, THEREFORE THERE IS NO PUBLIC ACCESS TO THE FACILITY.
 - PURSUANT TO ENV-SW 1103.04 (SURROUNDING PROPERTIES), THE FACILITY IS LOCATED IN THE BOTTOM OF THE EXCAVATED 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), SEE SHEET 1, NOTE 26.
 - ALL DOCUMENTATION SHALL BE PLACED ON-SITE WITHIN THE PROPOSED RECYCLING BUILDING.
 - ON JUNE 17, 2010 THE MILFORD ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM ARTICLE V, SECTION 304.1 OF THE MILFORD ZONING ORDINANCE TO PERMIT THE OPERATION OF A PRIVATE RECYCLING CENTER ON NOT MORE THAN 2.5 ACRES OF LAND APPROVED FOR COMMERCIAL USE. SEE CASE #12-10.
 - ALL PROPOSED LIGHTING SHALL BE DOWNCAST.

OWNER'S SIGNATURES LOT 8-38

SOILAND, INC. DATE _____
APPLICANT SIGNATURE LOT 8-38

H2O WASTE DISPOSAL SERVICES, LLC DATE _____

MILFORD, NH PLANNING BOARD

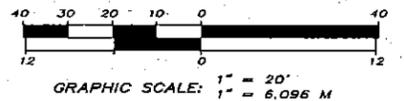
SITE PLAN # _____

DATE APPROVED: _____

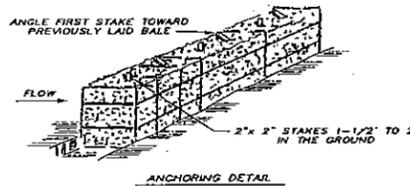
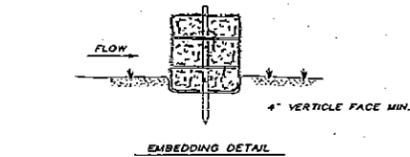
SIGNED: _____

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) 654-2345 FAX: (603) 654-9884 WWW.MONADNOCKSURVEY.COM



STRAW OR HAY BALE BARRIER



HAY BALE BARRIER

DESIGN CRITERIA

A DESIGN IS NOT REQUIRED BUT THE PLAN SHOULD SHOW THE LOCATION FOR PLACING THE BARRIER. BALES SHALL BE PLACED ON THE CONTOUR WITH ENDS PLACED UPSLOPE TO AVOID BYPASS FLOW. THEY SHALL BE EMBEDDED A MINIMUM OF 4 INCHES AND ANCHORED BY AT LEAST TWO STAKES DRIVEN THROUGH THE BALE AT LEAST 18 INCHES INTO THE GROUND.

MAINTENANCE

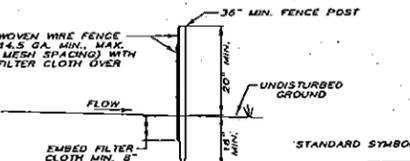
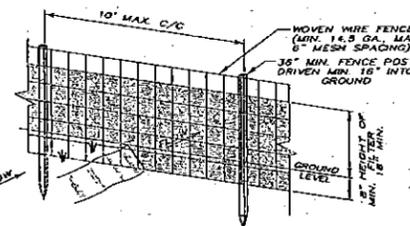
- STRAW OR HAY BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, UNDERCUTTING BENEATH THE BALES, AND FLOW AROUND THE ENDS OF THE BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE CHECKED AFTER EACH RAINFALL. THE DEPOSITS SHOULD BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF OF THE HEIGHT OF THE BALE.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN DISMANTLED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED USING THE APPROPRIATE VEGETATIVE SPECIES.

CONSTRUCTION SPECIFICATION

- BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ADJOINING.
- EACH BALE SHALL BE EMBEDDED IN THE GROUND A MINIMUM OF 4 INCHES.
- BALES SHALL BE ANCHORED IN PLACE BY AT LEAST TWO STAKES DRIVEN THROUGH THE BALE. THE STAKES SHOULD BE DRIVEN AT LEAST 18 INCHES INTO THE GROUND.
- BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
- BALES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED OF PROPERLY.

SOURCE: USDA SOIL CONSERVATION SERVICE

SILT FENCE



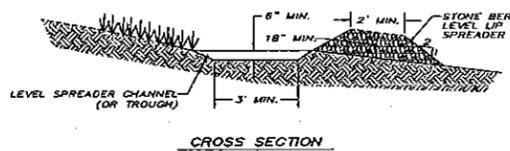
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SOURCE: USDA SOIL CONSERVATION SERVICE FIG. 7-56

STONE BERM LEVEL SPREADER

SOURCE: NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, SECTION 4-6.2



CROSS SECTION

GENERAL DESCRIPTION

A STONE BERM LEVEL SPREADER IS AN OUTLET STRUCTURE CONSTRUCTED AT ZERO PERCENT GRADE ACROSS A SLOPE USED TO CONVERT CONCENTRATED FLOW TO "SHEET FLOW." IT DISPERSES OR "SPREADS" FLOW THINLY OVER A RECEIVING AREA, USUALLY CONSISTING OF UNDISTURBED, VEGETATED GROUND. THE CONVERSION OF CONCENTRATED FLOW TO SHALLOW SHEET FLOW ALONG FUNNIF TO BE DISCHARGED AT NON-EROSIVE VELOCITIES ONTO NATURAL GROUND TO STABILIZE THE SPREADER OUTLET. A STONE BERM IS PROVIDED TO DISSIPATE FLOW ENERGY, AND HELP DISPERSE FLOWS ALONG THE LENGTH OF THE SPREADER.

CONDITIONS WHERE PRACTICE APPLIES

- THE SPREADER MUST DISCHARGE TO A VEGETATED RECEIVING AREA WITH CAPACITY TO CONVEY THE DISCHARGE WITHOUT EROSION.
- THE RECEIVING AREA MUST BE STABLE PRIOR TO CONSTRUCTION OF THE LEVEL SPREADER.

DESIGN & PLANNING CONSIDERATIONS

- IT IS CRITICAL TO INSTALL LEVEL SPREADERS AT A ZERO PERCENT GRADE ALONG THE LENGTH OF THE DISCHARGE UP. FLOW MUST DISCHARGE UNIFORMLY ALONG THE LENGTH OF THE SPREADER.
- CARE MUST BE EXERCISED IN SITING THE SPREADER, SO THAT IT DISCHARGES ONTO A GENTLY SLOPING GRADE, WHERE RUNOFF EXITING THE SPREADER WILL NOT RE-CONCENTRATE AND CAUSE EROSION. A SLOPE THAT IS CONVEX IN SHAPE (SUCH AS A SHALLOW SWALE) IS NOT SUITABLE FOR RECEIVING THE DISCHARGE FROM A LEVEL SPREADER. SUITABLE SLOPES ARE PLANK OR CONVEY IN SHAPE, SO THAT FLOW WILL CONTINUE AS DISPERSED SHEET FLOW ACROSS THE SITE.
- IT IS ESSENTIAL TO STABILIZE THE OUTLET LIP OF THE SPREADER, AND TO DISCHARGE ONTO A WELL STABILIZED RECEIVING AREA (PREFERABLY UNDISTURBED VEGETATION) TO PREVENT EROSION.

MAINTENANCE REQUIREMENTS

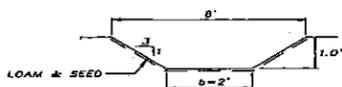
- INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL, OR DOWN-SLOPE OF THE SPREADER.
- REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
- REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
- MOW AS REQUIRED BY LANDSCAPING DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
- SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
- REPAIR ANY EROSION AND RE-GRADE OR REPLACE STONE BERM MATERIAL AS WARRANTED BY INSPECTION.
- RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADEING.

DESIGN CRITERIA TABLE	
DESIGN PARAMETER	CRITERIA
SLOPE OF RECEIVING AREA	< 15% ALONG FLOW PATH
LEVEL SPREADER GRADE	BOTTOM OF SPREADER CHANNEL AND BASE AND TOP OF BERM SHOULD BE 0% GRADE
SPREADER CHANNEL CROSS SECTION	6-INCH DEEP TRAPEZOIDAL TROUGH
SPREADER CHANNEL BOTTOM WIDTH	MINIMUM 3 FEET
SIDE SLOPES	2:1 OR FLATTER FOR LEVEL SPREADER CHANNEL AND BERM
BERM TOP WIDTH	MINIMUM 2 FEET
BERM HEIGHT	MINIMUM 18 INCHES
STONE GRADATION	SEE GRADATION TABLE
LENGTH OF SPREADER	WHEN PART OF A TREATMENT PRACTICE, THE LENGTH SHOULD BE AS REQUIRED FOR THAT PRACTICE. IF NOT, THE LENGTH SHOULD BE NO LESS THAN 5 FEET.

STONE GRADATION TABLE	
SEIVE DESIGNATION	PERCENT BY WEIGHT PASSING SEIVE
12-INCH	100%
6-INCH	84%-100%
3-INCH	68%-83%
1.5-INCH	42%-55%
NO. 4	8%-12%

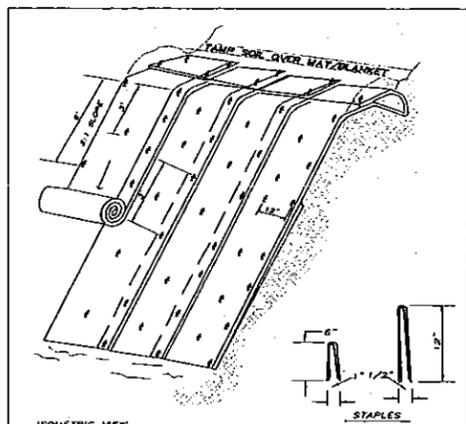


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FLAT-BOTTOM GRASSED SWALE

NOT TO SCALE



ISOMETRIC VIEW

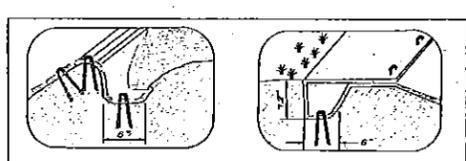
TYPICAL SLOPE SOIL STABILIZATION

NOTES

- DIMENSIONS GIVEN IN THE DRAWINGS ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

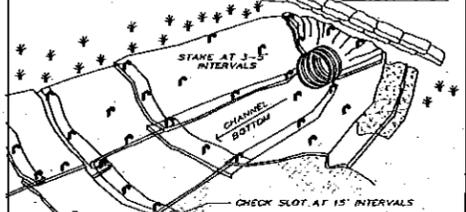
EROSION BLANKETS SLOPE INSTALLATION

ADAPTED FROM J. MCGILL 1991



LONGITUDINAL ANCHOR TRENCH

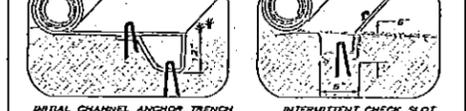
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH



ISOMETRIC VIEW

EROSION BLANKETS CHANNEL INSTALLATION

ADAPTED FROM J. MCGILL 1991



NOTES

- DIMENSIONS GIVEN IN THE DRAWINGS ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
- STAKES OR STAPLES LAYOUT PER MANUFACTURER'S SPECIFICATIONS.

WINTER CONSTRUCTION NOTES

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MHOOT ITEM 304.3.

RECLAMATION NOTES

- INSPECT AND MAINTAIN ALL PERMANENT EROSION CONTROL MEASURES. ANY SEDIMENT BUILDUP SHALL BE REMOVED UNTIL ALL SLOPES HAVE BEEN ADEQUATELY STABILIZED.
- VERIFY THAT ALL FINISHED GRADES DO NOT HAVE A SLOPE GREATER THAN 3:1 REGRADE WHERE NECESSARY.
- EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES SHALL BE REPAIRED.
- SILT DEPOSITED ON SITE SHALL BE COLLECTED AND STORED UNDER EROSION CONTROL MATTING UNTIL COMPLETION OF EXCAVATION AND THEN SHALL BE MIXED WITH TOPSOIL FOR USE DURING FINISH GRADING.
- ANY NEW EXPOSED AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- PREPARE TOPSOIL MATERIAL FOR PLACEMENT. MIX STOCKPILED TOPSOIL, SILT AND OTHER MATERIAL PRIOR TO PLACEMENT. TOPSOIL SHALL BE LOOSE, FRIABLE AND WITH NO ADMIXTURE OR REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. IT SHALL BE RELATIVELY FREE OF STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS. SUBSOIL AND ORDINARY SODS OF HERBACEOUS GROWTH SUCH AS GRASS AND NON-NOXIOUS WEEDS WILL BE PERMITTED.
- ALL DISTURBED AREAS NOT IMPROVED ARE TO BE LOAMED AND SEEDED. A MINIMUM OF 3 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN 1 POUND OF SEED PER 50 SQUARE YARDS OF AREA. FERTILIZER SHALL BE 10-10-10 APPLIED AT A RATE OF 20 LBS. PER 1,000 SQ. FT. IN ACCORDANCE WITH N.H. DEPARTMENT OF TRANSPORTATION SPECIFICATION SECTION 84.3.
- SEED SHALL BE WATER-TOLERANT AND EROSION-RESISTANT GRASSES SUCH AS NEW ENGLAND RESTORATION/EROSION CONTROL MIX FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 01002 OR EQUIVALENT.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED, MAINTAIN AND REPLACE ALL SEEDING AREAS UNTIL TURF IS ESTABLISHED. LEVEL SPREADER, SWALES, REVERSE BERMS AND DETENTION PONDS ARE TO BE PART OF THE PERMANENT EROSION CONTROL SYSTEM.
- THERE SHALL BE NO REMAINING STOCKPILES OF MATERIAL WITHIN THE FACILITY AREA.
- PROVIDE EROSION CONTROL MATTING OR MULCH ON ALL LOAMED AND SEEDED AREAS.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
 - BASE GRADES HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED, OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL AREAS SHALL BE STABILIZED WITHIN 90 DAYS OF INTIAL DISTURBANCE.

CONSTRUCTION SEQUENCE

- CUT & CLEAR TREES. DISPOSE OF STUMPS OFF SITE.
- CONSTRUCT TEMPORARY & PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
- THE DITCH SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO IT. MAINTAIN THE EXISTING DITCH UNTIL THE NEW DITCH IS STABILIZED AND FLOW CAN BE DIRECTED TO IT.
- REMOVE & DISPOSE OF ALL DEBRIS.
- STOCKPILE LOAM IN DESIGNATED AREAS FOR USE IN FINISH GRADING. PROTECT WITH SEEDING AND/OR EROSION CONTROL MATTING. STOCKPILE SHALL BE A MAXIMUM OF 20 FEET HIGH AND SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- BEGIN CONSTRUCTION ON THE ACCESS DRIVE AND ALL CUT AND FILL AREAS.
- BEGIN CONSTRUCTION ON THE BUILDING, INCLUDING FOUNDATION, AND FILL. FILL WITHIN THE BUILDING SHALL BE COMPACTED TO ASTM STANDARDS. FINISH BUILDING CONSTRUCTION AND INSTALL THE CONCRETE SLAB.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- WEEKLY OR AFTER A RAIN STORM OF 1/2 INCH OR MORE OR AS REQUIRED, INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES SUCH AS: TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS NEEDED.
- INSPECT THE DITCH TO BE SURE THAT IT IS STABILIZED. REMOVED TRAPPED SEDIMENT AS REQUIRED.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TRAPPED SEDIMENT FROM COLLECTOR DEVICES AND THEN REMOVE THE TEMPORARY EROSION CONTROL MEASURES. LOAM AND SEED THE AREA AROUND THE TEMPORARY EROSION CONTROL.

MAINTENANCE & INSPECTION

- AFTER THE CONSTRUCTION IS COMPLETED AND ESTABLISHED INSPECT THE OUTLET AND DITCHLINE YEARLY AND AFTER ANY MAJOR RAIN/RUNOFF EVENT. MAKE ANY NECESSARY REPAIRS. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR ALL CONTINUED MAINTENANCE ON THE ENTIRE SITE. THE OPERATOR OF THE FACILITY SHALL BE RESPONSIBLE FOR CONTINUED MAINTENANCE WITHIN THE FACILITY SITE AREA.
- KEEP THE DITCHLINE CLEAR OF ALL COLLECTING DEBRIS OR TRASH.
- KEEP THE LEVEL SPREADERS CLEAR OF ALL COLLECTING DEBRIS OR TRASH.

SITE DEVELOPMENT AND EROSION CONTROL NOTES

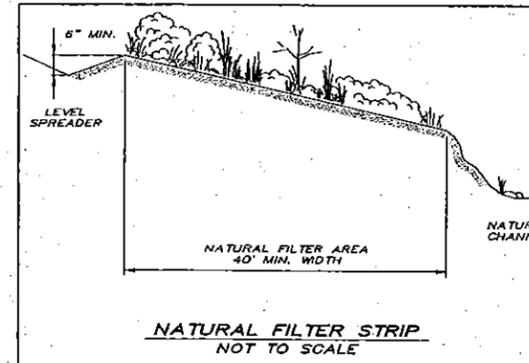
- ALL EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF N.H. DEPT. OF PUBLIC WORKS" AND "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", PREPARED BY N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES, ROCKINGHAM COUNTY CONSERVATION DISTRICT AND THE USDA SOIL CONSERVATION SERVICE, AUGUST, 1992.
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING. IN NO CASE SHALL THE DISTURBED AREA EXCEED 5 ACRES WITHOUT BEING STABILIZED.
- ALL EROSION AND SILTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE INITIATION OF EARTHWORK CONSTRUCTION. ALL DITCHES & SWALES SHALL BE STABILIZED BEFORE DIRECTING FLOW TO THEM.
- HAY BALE SEDIMENT TRAPS SHALL BE INSTALLED AS SHOWN ON THE PLANS. HAY BALE BARRIERS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEM, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED ON THE PROPERTY IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. STOCKPILES SHALL BE A MAXIMUM OF 20 FEET HIGH AND SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, STUMPS, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. ALL RESULTING DEBRIS IS TO BE DISPOSED OF PROPERLY.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 12 INCHES IN THICKNESS.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT UTILITIES, STRUCTURES, AND PIPING, ETC., SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AT OPTIMUM MOISTURE ACCORDING TO ASTM 1557-D.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTHWORK. (INSTALL PRIOR TO EARTHWORK.)
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTHWORK. (INSTALL PRIOR TO EARTHWORK.)
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EARTHWORK. (INSTALL PRIOR TO EARTHWORK.)
- ALL STUMPS REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. ALL STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL DISTURBED AREAS NOT IMPROVED ARE TO BE LOAMED AND SEEDED. A MINIMUM OF 3 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
- AREAS AROUND CATCH BASINS SHALL BE DEPRESSED TO 6" MINIMUM BELOW BIRMS DURING EARTHWORK OPERATIONS. IN ORDER TO PREVENT FLOW FROM FILLING CATCH BASIN SUMPS DURING CONSTRUCTION, MAINTAIN AS NECESSARY.
- WITHIN THREE DAYS OF FINAL GRADING IN AN AREA THAT IS IN OR ADJACENT TO WETLANDS OR SURFACE WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
- WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK.

GENERAL CONSTRUCTION NOTES

- RETAINING WALLS SHOWN ARE TO BE DESIGNED BY STRUCTURAL ENGINEER.
- FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTACT DIG-SAFE 1-888-344-7233 PRIOR TO BEGINNING CONSTRUCTION.
- VERIFY ALL APPLICABLE TOWN AND STATE PERMITS HAVE BEEN OBTAINED.

DUST CONTROL AND INVASIVE SPECIES

- DUST SHALL BE KEPT TO A MINIMUM AND CONTROLLED BY THE USE OF WATER, (TEMPORARY) VEGETATION, OR MULCHING.
- INVASIVE PLANT, INSECT AND FUNGAL SPECIES SHALL BE CONTROLLED TO PREVENT THEIR SPREAD AND TO MINIMIZE THE ADVERSE ENVIRONMENTAL AND ECONOMIC EFFECTS OF INVASIVE SPECIES TO AGRICULTURE, FOREST, WETLANDS, WILDLIFE AND OTHER NATURAL RESOURCES. THIS PROJECT IS TO MEET ALL THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. THE DISPOSAL OF PROHIBITED INVASIVE SPECIES SHALL ONLY BE IN A MANNER THAT RENDERS THEM NONLIVING AND NONVIABLE.



NATURAL FILTER STRIP

NOT TO SCALE



SWPPP PLAN LOT 8-38
PREPARED FOR
H2O WASTE DISPOSAL SERVICES, LLC
MILFORD, NEW HAMPSHIRE

SCALE: AS SHOWN DECEMBER 3, 2010

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION 99 MAIN ST. - PO BOX 807 WILTON, N.H. 03098
TEL: (603) 664-2346 FAX: (603) 664-0804 WWW.MONADNOCKSURVEY.COM

REV	DATE	DESCRIPTION	DR	CK
3	8/31/11	GENERAL REVISIONS	DBT	DBT
1	2/15/11	REVISIONS PER STAFF RECOMM.	JRD	DBT

FILE	1575	TYPE	SITE	IDX	1575SITE	FB	209
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STAFF MEMO

Planning Board Meeting

October 18, 2011

Agenda Item #2: Alfred E. Vigneault – Melendy Rd – Map 47, Lot 5 & 6

Public Hearing for a Lot Line Adjustment

Background:

The applicant was last before the Board in 2007 and 2008 for a Lot Line Adjustment between lot 47/5 and 47/6, and then to subdivide lot 47/5-1 off of 47/5. Both lots 47/5 and 47/6 have existing houses and 47/5-1 remains a vacant lot at this time. The applicant is back before the Board with a proposal to shift the lot lines between 47/5 and 47/6, shifting the 9.1 acres of 'Parcel A' from lot 47/6 to lot 47/5. No changes are proposed to the frontage portion of either property and no new lots are proposed. The new lot configurations will meet all zoning acreage requirements.

The applicant would like to sell lot 47/5 to his daughter and is looking to avoid incurring LUCT (Land Use Change Tax) penalties as the land is not proposed to be developed.

The application is ready for acceptance at this time and the plans have been signed by the owner. The perimeters of the proposed lots are highlighted on the attached plan set for easier viewing.

Interdepartmental Reviews:

Code Enforcement – Code Enforcement and Health have no issues with the proposed lot line adjustment.

Assessing – The applicant should come and discuss with Assessing the best way to transfer the LUCT.

The Zoning, Fire and Water Utilities Departments have no comment on this application.

No comments have been received as of 10/12/11 by DPW, Conservation Commission, Ambulance, Heritage Commission or Police.

Staff Recommendation:

This is a simple lot line adjustment involving backland. Staff has no issues with this application. If the Board decides to approve this application Staff recommends the following change prior to final approval:

1. Note 8 be removed as the Town only has a Groundwater Protection District as listed in note 9.



REFERENCE PLANS:

1. "LOT LINE REVISION - TAX MAP PARCELS 47-5 & 47-6 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, NEW HAMPSHIRE", SCALE: 1" = 100' DATED OCTOBER 16, 2007, LAST REVISED 11/20/07 BY THIS OFFICE (H.C.R.D. PLAN #35841).
2. "SUBDIVISION PLAN - TAX MAP PARCEL 47-5 - PREPARED FOR - ALFRED E. VIGNEAULT - MILFORD, NEW HAMPSHIRE", SCALE: 1" = 100' DATED SEPTEMBER 5, 2008 REVISED THROUGH 11/18/08 BY THIS OFFICE (H.C.R.D. PLAN #36233).

NOTES:

1. THE OWNER OF RECORD FOR LOTS 47-5 & 47-6 IS ALFRED E. VIGNEAULT, 131 MELENDY ROAD, MILFORD, N.H. 03055. DEED REFERENCES ARE VOL. 7844 PG. 1180 DATED 4/25/07 & VOL. 3115 PG. 504 DATED 1/3/84, RESPECTIVELY, IN THE HCRD.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP PARCELS 47-5 AND 47-6.
3. THE TOTAL AREA OF THE SITE IS 11.101 ACRES OR 661,565 SQ.FT. WITH 579.13' OF ROAD FRONTAGE.
4. **47-5** DENOTES TAX MAP PAGE AND PARCEL NUMBER.
5. ZONING FOR THE SITE AND ABUTTING PARCELS IS RESIDENCE "R". MINIMUM LOT SIZE IS 87,120 SQ.FT. WITH 200' OF FRONTAGE. BUILDING SETBACKS ARE 30' FRONT 15' SIDE AND REAR WITH 25' FROM WETLANDS.
6. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLANS CITED AND AN ONSITE BOUNDARY SURVEY PERFORMED DURING THE MONTH OF MARCH, 2005.
7. ALL LOTS ARE SERVICED BY ONSITE SEPTIC SYSTEMS AND WELLS.
8. THIS SITE IS LOCATED OUTSIDE THE AQUIFER PROTECTION DISTRICT.
9. THIS SITE IS LOCATED OUTSIDE THE GROUNDWATER PROTECTION DISTRICT.
10. EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #33011C04700, SHEET 470 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.
11. TOPOGRAPHIC INFORMATION IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE AND CONTOURS EXPANDED FROM THE USGS MILFORD QUADRANGLE.

AREA CHART

LOT NO.	EXISTING	PROPOSED
47-5	2.000 ACRES 87,120 S.F.	11.901 ACRES 479,580 S.F.
47-6	11.187 ACRES 487,325 S.F.	2.178 ACRES 94,884 S.F.

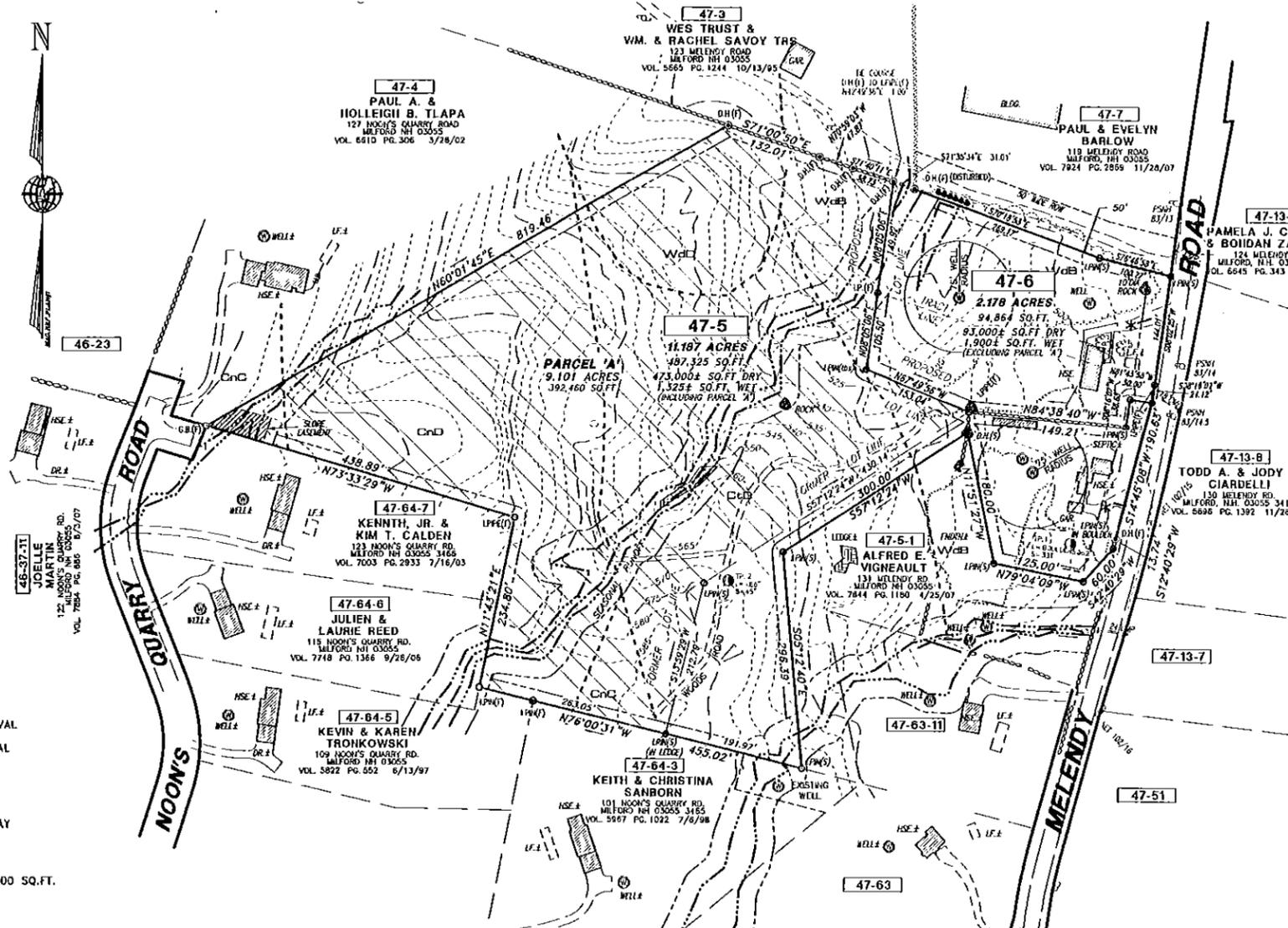
LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVE
- STONE WALL
- FORMER STONE WALL
- EDGE OF WETLANDS
- BUILDING SETBACK LINE
- PREFERRED DRIVEWAY LOCATION
- PROPOSED STUMP COMPOSTING AREA
- IRON PIN TO BE SET OR DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TEST PIT
- * PREFERRED DRIVEWAY LOCATION
- SEPTIC AREA - 4000 SQ.FT.
- 75' WELL RADIUS

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	9/28/11	REVISE LOTS & NOTES, UPDATE ABUTTERS	AEV	RAH	
A	11/20/07	ADD MONUMENTS SET	MPB	MDP	RAH

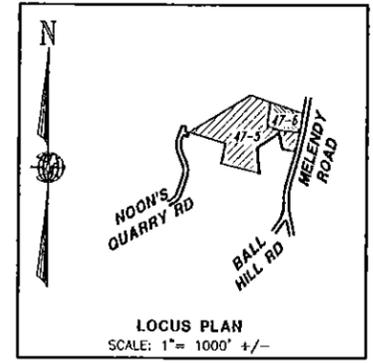


SOILS LEGEND:

- U.S.D.A. S.C.S. SOIL BOUNDARY
 - CnC - CANTON VERY STONY FINE SANDY LOAM 8-15% SLOPES
 - CnD - CANTON VERY STONY FINE SANDY LOAM 15-35% SLOPES
 - CnD - CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX 15-25% SLOPES
 - WdB - WINDSOR LOAMY SAND, 5-8% SLOPES
 - WdD - WINDSOR LOAMY SAND 15-35% SLOPES
 - LvA - LEICESTER-WALPOLE COMPLEX STONY 0-8% SLOPES
- REFERENCE U.S.D.A. S.C.S. SOIL SURVEY HILLSBOROUGH COUNTY, EASTERN PART SHEET #21 ISSUED OCT., 1981

CERTIFICATION:

WETLANDS WERE DELINEATED BY DAVID M. PETTIT, APPRENTICE WETLAND SCIENTIST, AND FIELD VERIFIED BY TIMOTHY J. FERWERDA, C.W.S. IN MARCH, 2005. ACCORDANCE WITH "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987."



APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #:
DATE APPROVED:
SIGNED:

AE Vigneault 9/30/2011
OWNER OF LOTS 47-5 & 47-6 DATE

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (PLAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."
DATE: 9-26-11



LOT LINE REVISION PLAN
TAX MAP PARCELS 47-5 & 47-6
PREPARED FOR

ALFRED E. VIGNEAULT
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 100' OCTOBER 16, 2007

MERIDIAN
Land Services, Inc.
ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS
OFFICE: 31 OLD HASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

TOWN OF MILFORD RECEIVED
SEP 27 2011
PB ZBA Office

Sep 26, 2011 - 3:51pm RAH Land Desktop 2005 - LDTS
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