



## AGENDA

February 19, 2013

**Town Hall BOS Meeting Room - 6:30 PM**

### **MINUTES:**

1. Approval of minutes from the 1/15/13 meeting.

### **NEW BUSINESS:**

2. **Crown Castle/Crown Atlantic Company LLC – McGettigan Rd – Map 10, Lot 1-1;** Public hearing for a site plan to replace the existing 185ft self-support tower and construct, in-kind, a new 185ft self-support tower. *(New application)*
3. **Tom Richards dba Fred Richards Auto Sales/Barbara Livoli aka Berkeley Trust Realty – 212 South St – Map 30, Lot 131.** Public hearing for a site plan amendment for a change of use from retail to motor vehicle sales with retail/display spaces. *(New application)*

### **OLD BUSINESS:**

4. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Design review for a proposed senior housing development consisting of twenty-four (24) independent units.  
*(Tabled from 1/15/13)*

### **OTHER BUSINESS:**

5. **St. Joseph Hospital – Nashua St – Map 31, Lot 32;** Discussion on proposed conceptual design.

### **Future meetings:**

*02/26/13 Worksession*

*03/05/13 Worksession*

*03/19/13 Regular Meeting*

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

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~  
2 January 15, 2013 Board of Selectmen's Meeting Room, 6:30 PM

3  
4 Present:

5  
6 **Members:**

7 Janet Langdell, Chairperson  
8 Paul Amato  
9 Kathy Bauer  
10 Chris Beer  
11 Steve Duncanson  
12 Malia Ohlson, Alternate  
13 Judy Plant

**Staff:**

Jodie Levandowski, Town Planner  
Shirley Wilson, Recording Secretary  
Zac Steinbrekker, Videographer

**Excused:**

Tom Sloan

14  
15  
16  
17 **PUBLIC HEARING:**

- 18 1. In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing. The  
19 purpose of the public hearing is to discuss proposed amendments to amend language relative to Accessory Dwelling  
20 Units under Article IV and Article X of the Town of Milford Zoning Ordinance, *Definitions and Administrative Relief*.

21  
22 **MINUTES:**

- 23 2. Approval of minutes from the 12/18/12 meeting.

24  
25 **NEW BUSINESS:**

- 26 3. **CoorsTek, Inc. – Powers St – Map 43, Lot 29;** Public Hearing for a site plan amendment to construct a  
27 3,000 SF addition with associated site improvements; and waivers from Development Regulations Article V,  
28 Section 5.04.KK, Landscaping Plan and Section 5.04.LL, Stormwater Plan.  
29 (*Meridian Land Services, Inc*)  
30  
31 4. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Public Hearing for  
32 design review of a proposed senior housing development consisting of twenty-four (24) independent units.  
33 (*Meridian Land Services, Inc.*)  
34  
35

36 Chairperson Langdell called the meeting to order at 6:30PM. She then explained the process for the public  
37 hearing, introduced the Board and Staff and read the agenda.

38  
39 **PUBLIC HEARING**

40 In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing. The purpose  
41 of the public hearing is to discuss proposed amendments to amend language relative to Accessory Dwelling Units under  
42 Article IV and Article X of the Town of Milford Zoning Ordinance, *Definitions and Administrative Relief*.

43  
44 ***Amend Article X: Section 10.02.6 Accessory Dwelling Units to revise language relative to accessory dwelling***  
45 ***units.***

46 Chairperson Langdell noted that this was tabled from the 12/18/12 meeting and read the notice into the record.  
47 She then referenced correspondence from Bill Parker dated 1/8/13 addressing the question of whether a stand-  
48 alone ADU could be built today and under the proposed changes to the language that was discussed at the last  
49 meeting. The answer is yes to the current language as a subordinate use to the primary residence and yes under  
50 the proposed language; however, after discussion with Jodie and Bill it was suggested that we add some  
51 additional language for clarification. The proposed revision is listed in item G on the Staff Memo dated 1/10/13.  
52 *An ADU shall be located in an existing or proposed single-family home, its detached accessory structure(s), or as*  
53 *a stand-alone dwelling unit subordinate to the single-family home.* That language change would also need to  
54 translate over into the definition of ADU in Article IV.

55  
56 K. Bauer referenced the deleted section *h* and asked if it is implied that all the criteria of the zoning district  
57 including lot sizes, frontage, yard requirements and height requirements be met? J. Langdell said yes. P. Amato  
58 added that it would be just like a garage or an addition and if you wanted to put it in the setback, you would have  
59 to seek relief.

60  
61 Chairperson Langdell opened the discussion for public comment on the proposed zoning amendment; there was  
62 no comment and the public portion was closed.

63  
64 S. Duncanson made a motion to post and publish the proposed amendment to Article X, to the March 2013  
65 warrant. J. Plant seconded and all in favor.

66  
67 ***Amend Article IV, definitions; Accessory Dwelling Unit (ADU) to clarify language relative to accessory***  
68 ***dwelling unit.***

69  
70 Chairperson Langdell noted that Article IV was technically posted in December; however, after a poll, there was  
71 consensus from the Board to revisit this. The added language *.....or as a stand-alone dwelling unit subordinate to*  
72 *the single-family home* is not a really a substantive change but more for clarification.

73  
74 Chairperson Langdell opened the discussion for public comment on the proposed zoning amendment; there was  
75 no comment and the public portion was closed.

76  
77 C. Beer made a motion to post and publish the proposed amendment to Article IV, to the March 2013 warrant. S.  
78 Duncanson seconded and all in favor.

79  
80 **MINUTES:**

81 J. Langdell submitted one change to the minutes; on line 185 to remove the word *said*. C. Beer made a motion to  
82 approve the minutes, as amended, from the 12/18/12 meeting. S. Duncanson seconded. P. Amato and M. Ohlson  
83 abstained and all else in favor.

84  
85 **NEW BUSINESS:**

86 **CoorsTek, Inc. – Powers St – Map 43, Lot 29;** Public Hearing for a site plan amendment to construct a 3,000  
87 SF addition with associated site improvements; and waivers from Development Regulations Article V, Section  
88 5.04.KK, Landscaping Plan and Section 5.04.LL, Stormwater Plan.

89 *No abutters were present.*

90

91 Chairperson Langdell recognized:  
92 Jay Heavisides, Meridian Land Services, Inc.  
93 Dean Croucher, CoorsTek, Inc.  
94

95 J. Langdell noted that the application was complete according to the staff memo. P. Amato made a motion to  
96 accept the application. C. Beer seconded and all in favor. C. Beer made a motion that this application did not  
97 present potential regional impact. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into  
98 the record.  
99

100 J. Heavisides presented plans dated 12/10/12 and explained the proposal to construct a 3,000 SF addition to the  
101 existing facility in an area that is currently paved and to add three storage trailers. There will be no increase in  
102 impervious surface and no other improvements to the site.  
103

104 Per the parking calculations, fifty-five (55) spaces are required but there are eighty-nine (89) on site. Four (4)  
105 handicapped spaces are also required; we have two, and so we will stripe an additional three on the south side of  
106 the parcel. There will not be any grading done. The dumpster currently located within the loading dock area will  
107 be moved around the building onto a concrete pad where there is currently a roll-off storage container that will  
108 also be moved. Staff suggested screening for the dumpster, but is it really needed? D. Croucher stated that the  
109 dumpster is a self-contained compactor accessed from inside the building and will not be seen from out front. P.  
110 Amato noted that this building is in an industrial park with other industry nearby and he doesn't know what we'd  
111 be screening it from. J. Heavisides said there are currently five (5) pole lights around the parking lot and at least  
112 four (4) building mounted lights and we are not proposing any changes to the site lighting. We would also like to  
113 add three (3) more storage trailers on a bed of rip rap, in the northwest corner. The drainage on the site travels  
114 down to that corner and flows out into a minor rip rap ditch at the edge of pavement and the placement of the  
115 trailers will not interrupt the flow of the drainage.  
116

117 P. Amato inquired if the site currently meets our landscaping requirements. J. Levandowski replied that it doesn't  
118 meet the regulations but they are located in the Industrial zone and offer some shrubs and bushes along the front  
119 of the building and additional landscaping where other properties in the area do not. J. Heavisides also noted that  
120 the south and west sides are treed although the area for the relocated storage is fairly thin and open. J. Langdell  
121 said according to Town and State regulations, we look for justice to be done and the public interest to be secured  
122 when we grant a waiver. J. Heavisides reiterated that this is an older industrial park. They will maintain the  
123 existing landscaping and the treed area does provide adequate buffer to the residential area in back. J. Langdell  
124 inquired about the vegetation to the northwest. J. Heavisides said it is mostly evergreens with some deciduous  
125 trees and you have to look very hard to see the house. There is a steep drop off and the storage trailers are ten  
126 (10') ft down. For stormwater, there will be no impact from these improvements and the amount of impervious  
127 surface will stay the same.  
128

129 K. Bauer stated that she did not have any problem with this proposal.  
130

131 Chairperson Langdell opened the hearing to the public; there being none, the public portion of the meeting was  
132 closed. She then reviewed the comments from the staff memo dated 1/15/13.  
133

134 J. Heavisides inquired if an as-built was needed. J. Langdell referred to the Building Department comments. J.  
135 Levandowski also noted that the former site plan on file in the office is very minimal. She will speak with the  
136 Building Inspector to confirm what will be needed. P. Amato said that this proposed plan, and as long as they  
137 follow this plan, would be sufficient. J. Heavisides said this plan will have to be signed prior to the building  
138 permit being issued. He then asked if there was concern with vehicles parked in front of the storage. J.  
139 Levandowski replied that there was some confusion as to whether the storage units would need access. There is  
140 sufficient parking on the site so are those spaces actually needed? D. Croucher said that the storage would be  
141 accessed weekly and those spaces in front of the trailers aren't needed.  
142

143 P. Amato made a motion to grant both waivers. K. Bauer seconded and all in favor.  
144

145 P. Amato made a motion to grant approval of the application, subject to staff recommendations; remove the  
146 parking, update note #7 and that the appropriate plans are provided. C. Beer seconded and all in favor.

147  
148 **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Public Hearing for design  
149 review of a proposed senior housing development consisting of twenty-four (24) independent units.

150 *Abutters present:*

151 *David and Dawn Mallows, North River Rd*

152 *Lise Mendham, Souhegan Nursing Association*

153

154 Chairperson Langdell recognized:

155 Erol Duymazlar, Ducal Development, LLC

156 Ken Clinton, Meridian Land Services, Inc.

157

158 J. Langdell noted that the application was complete according to Staff. C. Beer made a motion to accept the  
159 application. J. Plant seconded and all in favor.

160

161 K. Bauer recused herself for this application; the BOS alternate was not available so there will only be a six (6)  
162 member board.

163

164 C. Beer made a motion that this application did not present potential regional impact. M. Ohlson seconded. S.  
165 Duncanson abstained and all else in favor. S. Wilson read the abutters into the record.

166

167 Chairperson Langdell asked staff which plan went out for interdepartmental review. J. Levandowski replied that  
168 with the exception of the Fire Department, it was the originally submitted plan dated 12/17/12. That plan,  
169 although not significantly different, is not the plan being reviewed tonight. The plan dated 1/8/13 has some minor  
170 changes, notes added and the turning radius revised per the Fire Department's request.

171

172 Chairperson Langdell also noted that we have received a verbal request from the Traffic Safety Advisory  
173 Committee that they would like to review these plans and add input. There was consensus from the Board to  
174 honor the request. J. Langdell then instructed Jodie to send the most current material to the committee so they  
175 could review the information as soon as possible and submit a summary to this Board. They may want to meet  
176 earlier than their regularly scheduled meeting to do so.

177

178 K. Clinton briefly summarized the recent history of this project and stated that the purpose of this design review is  
179 to discuss a few key aspects so that we can complete the design suitable enough to come back and discuss the  
180 details. This is a broad brush stroke of the overall project and tonight's goal is to talk about access, the private  
181 drives, the unit layout, and the drainage approach.

182

183 The property located at the intersection of North River Rd and Rte 13 ,also known as the Hutchinson property, is  
184 primarily open with large pines that wrap around the east and north sides of the property. Future applications will  
185 be submitted for a minor subdivision to divide off the existing house into its own residential lot and a site plan for  
186 the remainder of the 4.24 acre property to be developed under the senior housing ordinance. The subdivision will  
187 be dependent on the approval of the senior housing, which this design review will focus on. As we've gone  
188 through this process, there have been numerous directions presented and we will have to weigh a large amount of  
189 input from other agencies, departments, boards, committees and commissions as well as adhere to Town  
190 ordinances and State regulations.

191 Key points:

- 192 • The ZBA granted approval for a special exception to allow not more than twenty-four (24) units or forty-eight  
193 (48) bedrooms,
- 194 • There will be two points of access with the primary access coming off Mont Vernon St (Rte 13) and  
195 secondary or emergency access coming off North River Rd, which will be gated with a Knox lock to prohibit  
196 the general public from using the private road as a cut-thru. Both have received preliminary approval from  
197 the NH DOT, as they are state roads; however, we will need to show that drainage will not affect the public  
198 road system to get final approval.

- 199 • For the drainage, we wanted to make sure we got the ZBA endorsement before we went too far in the design  
200 process. In doing our due diligence we realized that this site actually receives about eighteen (18) acres of  
201 adjacent drainage from the town and state drainage systems that outlet onto this property of less than five (5)  
202 acres. That comes through three culverts located at the intersection of North River Rd and Rte 13. Trying to  
203 resolve that at the state level would be very time consuming so our determination as a group was to deal with  
204 this situation, factor it in as if it were our own and treat it. DES wants as much on-site infiltration as possible  
205 for the AOT permit and in order to do so, we created an infiltration basin on the southeast corner that is far  
206 larger by a substantial degree than otherwise needed if we were just treating our own four (4) acres. The  
207 basin starts shallower near unit #24 and gradually becomes deeper as it goes towards the intersection. There  
208 are also subtle treatments throughout the property and the drainage was the primary driving force for the  
209 design of this site.
- 210 • The interior roads will be privately owned and privately maintained so there is no impact or oversight by the  
211 Town; they will be dead-ends and will not have any high speed traffic as there will be no destination for the  
212 general public.
- 213 • There will be four different types of units. Units 1-7 and 22-24 are singles, units 8-13 are duplexes, 14-17 in  
214 the new structure will be garden style with two up and two down, and units 18-21 will be located in the  
215 current barn. In this design, the barn will only be twenty-three (23') ft from the property line instead of the  
216 required 30ft setback for senior housing so we will be seeking a formal waiver in order to preserve the barn.  
217 It is a known structure and we feel we can rework it into an interesting layout for the four garden style units.  
218 The exterior of the barn has yet to be determined, but more than likely it will resemble a barn. Although the  
219 hardship for the waiver may be seen as self-created, we still have to keep the regular district setback of 15ft  
220 for the subdivision of the Hutchinson House. Each of the single units have a garage and we created two  
221 detached garage bays for the garden units, four bays each. The common room will connect the current barn  
222 with units 14-17 in the new structure. It is located in the middle and will break up the overall aesthetics and  
223 footprint of the barn. The lower level will be for storage and the meeting room will be upstairs with a small  
224 kitchenette and handicapped accessible bathroom. It will have space for thirty-eight (38) chairs although at  
225 this time, it is not necessarily calculated at the 5% as required because the overall floor space has not been  
226 finalized. Perhaps we might consider a waiver for that as well, depending on the calculations.
- 227 • The open space requirement is 30% and we have had discussion throughout this process and referenced note  
228 #13. The gross open space is at 64%, the effective/useable open space, which is the open space less the  
229 limited common areas, is still around 56%. The open space less the limited common areas and the drainage  
230 areas is near 40%, so we still exceed the requirements. The central green, right in front of the community  
231 room, is almost 16,000 SF or 8.6% of the total area and that in effect is a minimum lot size on municipal  
232 water.
- 233 • We hired a professional forester, Charles Koch of Jaffrey NH, in December to inspect the property with a  
234 focus on the large white pines or pasture pines on the east and northerly sides. It was his opinion that both  
235 rows of white pines could become a public safety issue and further in his report, he recommended, as a course  
236 of action, to remove both rows of white pines to remove the risk of blow downs, root damage compromising  
237 tree health, and tree limbs falling on houses. We're committed to replacing the landscaping and buffer as  
238 shown on this plan and we have engaged Randy Knowles, a professional landscape architect to do the final  
239 landscaping design for our final plan set but all the details can be worked out once we get this general layout  
240 approved. He then submitted the letter dated\_\_\_\_\_.

241  
242 P. Amato commented that if you take the pines down, it will change the look of the area drastically, all we'll see  
243 is a detention basin. The visual impact will be affected for the next twenty-five years. K. Clinton agreed that  
244 there will be a substantial visual change, but until the size of the detention basin is formalized, some of the tall  
245 pines at the intersection may be able to be saved but isolated trees have a higher risk and those trees are unsafe  
246 today. He referenced the Currier Self-Storage facility to show how the trees will grow and a brief discussion on  
247 safety followed.

- 248  
249 K. Clinton read the Staff Memo dated 1/15/13.
- 250 – Fire Department comments: We provided the requested fifty (50) ft turnarounds and a hydrant on the  
251 property; however, the turnarounds might not been what Jason had expected. He probably envisioned a  
252 different configuration and we will meet again to go over our modifications and make sure he agrees with our

253 approach from the side of the T. The access entrances meet the radius requirements and it was really the two  
254 dead-end turnarounds that he concentrated, which we increased from twenty (20) ft to fifty (50) ft. to  
255 accommodate the 50 ft ladder truck which is the department's longest piece of equipment. J. Langdell  
256 referenced the email from Jason Smedick dated 1/11/13. K. Clinton stated that from his understanding, the  
257 turnaround stem is not needed on something less than a 150ft lane, per NFPA. A ladder truck wouldn't likely  
258 drive down that short section of road because a fire in the one story units would be addressed from staying on  
259 the main access, but he is committed to meeting with Jason again.

- 260 – Environmental comments: The drainage is probably farther along than the respondent understood and we did  
261 consider permeable pavement but there is no benefit based on the nature of this development. If we get a  
262 favorable endorsement of the overall design tonight, we will meet with Fred Elkind regarding our approach  
263 prior to completing our drainage design.
- 264 – DPW comments: There is a proposed crosswalk from our site to the Town's sidewalk on the opposite side of  
265 North River Rd. Surprisingly, crosswalks are not controlled by DOT, they fall under the Traffic Bureau. At  
266 this time, we are not contemplating any improvements to the Town's sidewalk for ADA compliance and we  
267 will pursue the location with the NH Traffic Bureau.

268  
269 J. Langdell inquired why that location was selected. K. Clinton said per feedback because although a person  
270 could be better seen, a person walking through the intersection might affect stacking by waiting for that person to  
271 cross, so it was shifted to the northwest. If you go too far west, you get into a sight issue so this was a good  
272 middle ground, also enhanced by the fact that we are not seeking to butt into curbing. J. Langdell said given the  
273 fact that we've seen a variety of plans at different times and at different meetings, would there be any issues if the  
274 crosswalk was moved further west so that it's at the corner of the proposed subdivision going across to the  
275 Souhegan Valley Nursing Association lot. K. Clinton said he understands the consideration but it was placed so  
276 that someone walking across is not going into a private drive. The current location provides something to aim  
277 towards and a car can safely approach traffic. J. Langdell said assuming there is no issue with the southern access  
278 from North River Rd, would there be any sight or other issues from a roadway standpoint if you moved the  
279 crosswalk to the northeast. K. Clinton said he would consider that a secondary location and would not be opposed  
280 to moving it if the Board and the Traffic Bureau were in favor. J. Langdell stated that our plans don't show the  
281 walkway. K. Clinton explained that tonight's presentation plan shows the walkway, but there is more leeway  
282 with the location of that and the crosswalk.

- 283  
284 – Ambulance comments: We are committed to having a lock on the gate and we will have private drive names  
285 to aid in emergency response. We would even consider directional signage.
- 286 – Zoning: No comments at this time.
- 287 – Building: No comments at this time.

- 288  
289 Proposed meetings:
- 290 – Water and Sewer: We will meet with the Water and Sewer utility to finalize the sewer extension design  
291 which was originally done in the 1970's. We will vet that, make sure it is up to current standards and perform  
292 minor design modifications. We already have the commissioners' approval.
  - 293 – Fire Department.
  - 294 – Environmental Services.
  - 295 – Traffic Safety Advisory Committee: I will meet a second time with the committee.

296  
297 M. Ohlson asked if there would be signs indicating that the emergency access gate was not a thru-way. K.  
298 Clinton said it was far enough back for emergency vehicles to stage while they unlock the gate, but we can  
299 consider that request. He will bring it up with the Traffic Safety Advisory Committee. M. Ohlson referenced the  
300 pine trees and asked if it would be possible to do selective clearing and pruning. K. Clinton replied that the  
301 vegetation on the trees is up higher and they are unruly so one can see through the understory. He understands  
302 and agrees there will be a substantial change but those trees are a safety hazard now and will become more so.

303  
304 J. Plant inquired how a handicapped person could access the second floor common room. K. Clinton said there  
305 are walkways from the parking area at a reasonable grade to the second floor entrance. The lower level would be  
306 similar to a walk-out basement. E. Duymazlar distributed a package that showed examples and floor plans, noting

307 that page 6 showed the community room. S. Duncanson inquired about the internal staircase. E. Duymazlar said  
308 that was going down to the parking area explained the layout and access. J. Langdell said if I lived in one of the  
309 single units and am using a walker or wheelchair, I would have to go all the way around the parking area and  
310 building to access this room. J. Plant asked if there was a way to make an additional entrance from the other end  
311 and discussion followed. K. Clinton said the existing barn acts as a retaining wall. We are talking about 55+  
312 independent living and not some of the other options in the ordinance. J. Langdell clarified 55 and older, in an  
313 aging population, spoken by a community health nurse. E. Duymazlar said it is important to note that both levels  
314 of the building will be fully accessible, it's just that you will not be able to do so internally. Our vision is that the  
315 general public and residents will congregate in the upper level; the lower level is for storage. J. Plant said that she  
316 would have a hard time accepting a common room that didn't have enough seating for every individual resident.  
317 E. Duymazlar said the room could hold more seats but he wouldn't want to do so. He then referenced the  
318 Peacock Brook Condo meetings and said that people don't use that space as much. J. Langdell said that a  
319 community room is included in the Senior Housing Ordinance as a facility that is available for the residents' use.  
320 We speak to passive and active recreation as a meeting area for the pocket neighborhood. It's not just meetings  
321 but bridge clubs and parties. E. Duymazlar asked if it would be reasonable to expect everybody to show up on  
322 that one night for one event. J. Langdell said this Board would like to see the square footage for the total floor  
323 space and then work back from there. Discussion ensued.  
324

325 P. Amato noted that the two units on the lower level would only have daylight on the east side and he was  
326 concerned with fire accessibility on the back side. E. Duymazlar recognized the concern and explained that they  
327 are only one bedroom units and we will have big windows and doors with as much glass on that side as we can  
328 get. P. Amato asked if the barn would be done the same way. E. Duymazlar replied yes. P. Amato said he is not  
329 sure the community room is big enough. He doesn't know how much it will be used, but it might be in your best  
330 interest to meet the 5% requirements. K. Clinton said he was not sure what the basis for the 5% was and condo  
331 association meetings are usually sparsely attended. There is space for thirty-eight (38) chairs and we can go over  
332 the specifics at the next meeting. We may ask for a waiver, but are comfortable with the current size. P. Amato  
333 said just because this Board may sit quietly during design review, it does not mean that we are in agreement with  
334 what you say. We can bring up anything during final review whether it was brought up tonight or not. K. Clinton  
335 stated that we are not considering lack of further discussion complacent agreement. J. Langdell added that this  
336 was step one and design review will not be finished tonight. P. Amato said the internal stairs take up a lot of  
337 space. E. Duymazlar said the intent of that was not for the community room or the storage but for the detached  
338 garages. He wanted to give the residents an option to not have to walk out in the elements, all the way around the  
339 building, to get into their cars and then described the layout. P. Amato inquired what the plan for the Hutchinson  
340 House was. E. Duymazlar said we are planning to re-sell it but keep it in its current state. P. Amato brought up  
341 the units in the barn and asked if there could be garages underneath instead of apartments. It would be a little bit  
342 of a concession and potentially more workable. E. Duymazlar said they looked at that extensively but  
343 unfortunately, in order to preserve the barn with the existing foundation, the posts and ceiling height make it  
344 difficult to make it work and it also becomes very cumbersome with multiple staircases. P. Amato said it may be  
345 best to take the barn down and make the new building look like a barn. He referenced the former White Horse  
346 barn.  
347

348 E. Duymazlar said these are preliminary plans; at what stage does the Board want to see fully developed  
349 architectural? P. Amato said first you need to get the drainage calculations done to see what the elevations are.  
350 K. Clinton said that is why they were pausing at this point in the design. Keeping the existing barn has been  
351 difficult.  
352

353 S. Duncanson said due to the subdivision line and retaining wall, that area would not actually be useable land.  
354 E. Duymazlar said that land would be part of the required 15,000SF and he is not sure it isn't usable. There is a  
355 drop off that varies from one to six ft and the distance to the boundary is approximately five ft. The existing  
356 retaining wall is landscaped above and below and has a split rail fence. S. Duncanson said if there would be an  
357 easement for sewer and if that would be another area of unusable land and you couldn't put a shed back there. E.  
358 Duymazlar said there would be an easement and it would be a fully usable surface. The Town would prevent any  
359 structures in that area from a setback standpoint. S. Duncanson inquired how the units would be heated. E.  
360 Duymazlar said most likely natural gas; they have had discussions with National Grid to extend the service on  
361 Mont Vernon St. Since we will be opening that section of the road from Sunset Cir for sewer, it seems reasonable

362 to put in the natural gas lines. If not natural gas, then it more than likely would be propane and we would have  
363 numerous locations for multiple underground tanks with shared lines. S. Duncanson asked if you take down the  
364 white pines behind 7, 8 and 9, how will you ensure the health of the abutter's pines. K. Clinton said Erol has had  
365 conversations with the Mallows. E. Duymazlar said we both recognize there are some challenges and are open to  
366 working with each other to make a good buffer and a safe one. S. Duncanson said he'd like to see the proposed  
367 new lot moved to west a little so that the property line is actually at the retaining wall to give the residents more  
368 usable land than shown. A brief discussion about the retaining wall followed. K. Clinton said he understands  
369 your point of view, and he might share that point of view, but there is nothing wrong with the lot as configured.  
370 The buyer will have a choice as to where to live and they can choose not to buy the property. S. Duncanson asked  
371 what the outcome from the Traffic Safety Advisory Committee was. J. Levandowski noted that the minutes from  
372 that meeting were not included in the Board's packets. K. Clinton said he met with them early on in the process  
373 and there wasn't a singular directive or sole direction to head in; of the 8-10 committee members in attendance at  
374 that meeting, there were 5-6 different and conflicting views. There was no clear direction. I took their opinions  
375 into consideration, but ultimately, they are an advisory board and the decision on the access rests with the DOT.  
376

377 Chairperson Langdell opened the hearing to the public.  
378

379 D. Mallows said he was the abutter to the northwest and expressed concern with the berm and erosion if the pine  
380 trees were removed. What is being proposed for that area after the tree removal? J. Langdell noted that there are  
381 provisions within our Zoning Ordinance and Development Regulations that do require buffers. K. Clinton said  
382 the proposed grading will be within the 30 ft rear setback and will be 12-15ft off the common property line, so  
383 trees beyond that will be removed. There might be enough trees left near the property line to not affect the  
384 understory or the root system, but we will have to densify the buffer to create a visual break between the  
385 properties. There will be some drainage occurring specifically behind units 7-9 and then we will augment the  
386 buffer.  
387

388 K. Bauer asked if there would be lighting for the development. Part of her concern was for the residents to the  
389 east looking down on this development. K. Clinton said the goal is to get an understanding or a level of  
390 endorsement for the key features about the site tonight and the lighting details will be a featured part of the  
391 landscaping and lighting package, but there is nothing specific at this time. At a minimum, every building will  
392 have its own entrance lights and there will be lights at the community room. J. Langdell noted that our  
393 regulations require downcast lighting. K. Bauer asked what the detention area will look like. K. Clinton replied  
394 much like you see now; it will be replanted with grasses and will be designed to store and infiltrate water for a 50  
395 year storm. K. Bauer said it's not terribly attractive now and one can see the drainage and culverts. K. Clinton  
396 said they couldn't make the state's drainage system much more attractive because they can't change the grades at  
397 the outlets of those pipes. There is an unrecorded triangular flowage right granted to the state and although Ducal  
398 owns the land, technically it is the state's area to improve as they see fit. K. Bauer said she lived in this area for  
399 many years and this is a very, noisy, busy street. The buffer is also for noise, not just for sight. She also agrees  
400 with other Board member concerns regarding the community room. This room will be used for more activities  
401 than meetings and referenced the Town Hall banquet room that sometimes has more than one use at a time. The  
402 plan she had didn't have the pathways laid out so she was concerned for residents who will be using motorized  
403 wheelchairs or strollers along North River Rd to access the crosswalk. J. Langdell added that was part of her  
404 reasoning to move the crosswalk. C. Beer noted that the path was not on North River Rd, but on their property.  
405 E. Duymazlar explained that it is a private section of path, fifteen ft off the edge of pavement. K. Clinton  
406 described the pathway and reiterated that the walkway can be readily shifted, as can the crosswalk. K. Bauer  
407 stated that all the buildings were up against the setback line. K. Clinton said we are not proposing hard features of  
408 the buildings but they are designed that way on purpose. K. Bauer went on to say that when she looks at this plan,  
409 it seems overdeveloped. The open space requirements should be available to all occupants, not just the five ft  
410 around the buildings. Sixteen (16) buildings on four (4) acres is really pushing it. Are there elevations of what  
411 the standalone garages will look like? E. Duymazlar said the floor plans are preliminary and dependent on these  
412 meetings, we will hire an architect. J. Langdell asked if the styles shown tonight were indicative of the proposed  
413 structures. E. Duymazlar said very much so. K. Bauer pointed out that there are no sidewalks whatsoever on  
414 Mont Vernon Rd and they would make it safer for people living in this area. Also, the barn units do not appear to  
415 be well laid out.  
416

417 Chairperson Langdell closed the public portion of the meeting.

418

419 J. Langdell said she like the conceptual plan better when it included the Hutchinson House. E. Duymazlar said  
420 they did too, but there would be an extra ZBA variance required. J. Langdell if there were any discussions with  
421 the State about a left turn lane on Mont Vernon St. K. Clinton replied no. J. Langdell asked if there was traffic  
422 count information. K. Clinton said yes, the information was prepared for the ZBA but he didn't bring it tonight.  
423 The traffic report will be submitted within a week or so for the Board's review. The information was prepared in  
424 conjunction with Steve Pernaw, NRPC, and ground counts to develop an analysis and determine the level of  
425 service. J. Langdell referenced a previous plan with a recreational area for outside activities. That retention basin  
426 area is a little sloppy for that. K. Clinton said the prior plan was for a community garden in that area, but now we  
427 have a more centralized formal green area in the center. Handling the state and town drainage pretty much  
428 obscured that purpose. J. Langdell said that meditation/rain garden area was part of the active/passive recreation  
429 as well as the community room.

430

431 K. Clinton said over the next few weeks he will be involved with the groups, departments and individuals  
432 mentioned earlier and he is hopeful that we have some level of understanding that this design is reasonable to  
433 proceed with and then come back in one month's time to continue the design review. He will submit revised  
434 plans with major design elements a week before the next meeting so it could go into the Board's packets for  
435 review. He feels comfortable with a sense of the Board's comments, questions and concerns. Although we don't  
436 have a formal decision, we will proceed with his next steps including the drainage. J. Langdell said the  
437 philosophy here is to step through this discussion as fast as we can and not drag this out, but we need to dot our i's  
438 and cross our t's.

439

440 S. Duncanson made a motion to table the application for design review to the February 19<sup>th</sup> meeting. C. Beer  
441 seconded and all in favor.

442

443 **OTHER BUSINESS:**

444 J. Langdell read the notice for an upcoming public meeting relative to the Emerson Rd/Armory Rd/Rte 13  
445 intersection improvements to be held on Monday, 1/21/13 at 6:30 in the Town Hall, banquet hall.

446

447 P. Amato made a motion to adjourn the meeting at 8:45pm. S. Duncanson seconded and all in favor.

448

449

450 MINUTES OF THE JAN 15, 2013 PLANNING BOARD PUBLIC HEARING APPROVED \_\_\_\_\_, 2013

451

452 Motion to approve: \_\_\_\_\_

453

454 Motion to second: \_\_\_\_\_

455

456 \_\_\_\_\_ Date: \_\_\_\_\_

457 Signature of the Chairperson/Vice-Chairman:



# STAFF MEMO

## Planning Board Meeting

February 19, 2013

### Agenda Item # 2 Crown Castle/Crown Atlantic Company LLC – McGettigan Rd – Map 10, Lot 1-1

**Public hearing for a site plan to replace the existing 185ft self-support tower and construct, in-kind, a new 185ft self-support tower.**

#### **Background:**

There is an existing 185 foot cell tower that services several wireless carriers at the site with access off of McGettigan Rd. The proposal is to replace the existing cell tower in-kind with a new 185 tower located approximately 32 feet northwest of the existing telecommunications tower.

The applicant is a leading independent owner and operator of shared wireless infrastructures. Their core business involves the engineering, deployment, marketing, ownership, operation and leasing of shared wireless communication sites. Tenants include every major wireless carrier, various state and federal government agencies, and narrowband and broadband data service providers

The existing tower has existed in-place and in-kind since the late 1980's. On October 10, 1989 the Milford Planning Board approved a request for an application to subdivide one lot into two lots and a site plan to place a cellular phone tower and associated buildings on Dram Cup Hill.

There is an existing bond in place that is subject to annual renewal for the dismantling of this tower at such time that it may become necessary. This bond was required at the time the tower was approved and constructed in 1989. In order to cancel the existing bond, the original bond will need to be returned to Crown Castle and a new bond request will need to be submitted for the new tower. The amount of security shall be based upon the removal cost, plus fifteen percent (15%), be provided by the property owner, and the amounts certified by a professional structural engineer licensed in New Hampshire.

The following excerpt from the Milford Zoning Ordinance has been included for the ready review of the Planning Board:

#### ***7.09.3 USE REGULATIONS (2013)***

*A telecommunications facility may require site plan review as noted below, and a building permit in all cases, and may be permitted as follows:*

*B. Reconstruction of Existing Tower Structures - An existing guyed tower, lattice tower, monopole, or mast in existence prior to the adoption of this Section may be*

*reconstructed with a maximum twenty (20) foot increase in height so as to maximize co-location so long as the standards of this Section are met and so long as this twenty (20) foot increase in height does not cause a facility previously existing at less than two-hundred (200) feet to exceed two-hundred (200) feet in height. The mount shall be replaced with a similar mount that does*

The application is complete and ready to be accepted at this time. The Board will need to make a determination of regional impact. Please find the attached site plan.

**Telecommunications Ordinance Amendment:**

On February 22, 2012, HR 3630 was signed into law, which included restrictions on the siting of wireless facilities and changes to the public safety radio spectrum. The bill became effective upon signature and immediate action was necessary to review and amend Milford's local zoning ordinance in regards to telecommunication facilities.

To protect the Town's interest and avoid lawsuits under the new law, the Milford Planning Board has researched and reviewed the Town's current regulations in conjunction with similar communities. One of the major changes brought forward is the shot clock that limits the amount of time the Planning Board or municipality has to respond to an application. In a Declaratory Ruling adopted on November 18, 2009, the Federal Communications Commission cleared the way for broadband deployment by establishing timeframes of 90 days for co-locations and 150 days for all other tower siting applications reviewed by state and local governments. At a Public Hearing held on December 18, 2012 the Milford Planning Board made a motion to post and publish the proposed telecommunications ordinance amendment, to the March 2013 warrant.

Note: Prior to submission of Crown Castle's application for reconstruction of the 185 foot cell tower, a copy of the posted and published Telecommunication Ordinance was supplied to the applicant for review.

**Interdepartmental Reviews:**

Environmental Coordinator- The expansion of the telecommunications tower involves significant regrading in a steep-slope area. Consideration should be given to management of runoff during and after construction. At a minimum, temporary erosion control measures must be identified for the construction phase, and management of post-construction runoff from the increased impervious area should be engineered.

Zoning- Site is zoned Residence 'R' and 'Telecommunications Facilities' are a permitted use. No zoning-related issues with this application, other than the application must comply with the posted and proposed Telecommunications Facilities zoning amendments to be voted on in March.

**Building-**

1. Page 1 note 3 should state "Electrical Code: 2011 National Electrical Code" (not 2005)
2. Page 2 Concrete – 1.05.A, a note should be added that states results of the 3 day and 28 day tests shall be forwarded to the Milford Building Department

3. There should be a bond in place for removal of the existing tower once the new one is complete.

The Department of Public Works and Ambulance departments have no comment on this application.

No reply was received as of February 14, 2013 from the following departments: Police, Assessing or the Heritage Commission. The Conservation Commission's regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

**Staff Recommendations:**

Staff has no major concerns with the application as presented. The application complies with all posted and published zoning amendments. Although this is a new site plan application, its total impact is minor to the Town and/or abutters. The new tower will be located on an existing telecommunication facility site and shall be replaced in-kind approximately 32 feet north of the existing tower having the old structure dismantled following construction of the new.

It does not appear that there shall be additional impervious area on site as it is believed the proposed relocation of the access drive shall be gravel. The Board may want to clarify this with the applicant given the Environmental Coordinator's concerns with runoff from the increased impervious area. If more than 5,000 SF of site disturbance a stormwater permit shall be required.

If the Board does not need additional information or time to review this application, staff recommends approving the plan with the following conditions:

1. Note 3 on Page 1 should state "Electrical Code: 2011 National Electrical Code" (not 2005)
2. Page 2 a note should be added that states results of the 3 day and 28 day tests shall be forwarded to the Milford Building Department.
3. A note should be added to the plan stating the proposed project may be subject to police impact fees.
4. The original bond will need to be returned to Crown Castle and a new bond request will need to be submitted for the new tower. The amount of security shall be based upon the removal cost, plus fifteen percent (15%), be provided by the property owner, and the amounts certified by a professional structural engineer licensed in New Hampshire.





SITE NUMBER:  
**807204**

SITE NAME:  
**MAN MILFORD**

SITE ADDRESS:  
**168 MCGETTIGAN RD  
MILFORD, NH 03055**

**CROWN  
CASTLE**  
CROWN CASTLE  
500 WEST CUMMINGS PARK, SUITE 3600  
WOBURN, MA 01801

**Hudson  
Design Group, LLC**  
1600 OSGOOD STREET  
BUILDING 20 NORTH, SUITE 3090  
N. ANDOVER, MA 01845  
TEL: (978) 557-5553  
FAX: (978) 336-5586

STATE OF NEW HAMPSHIRE  
DANIEL  
P.  
HAMM  
NO. 11013  
LICENSED PROFESSIONAL ENGINEER

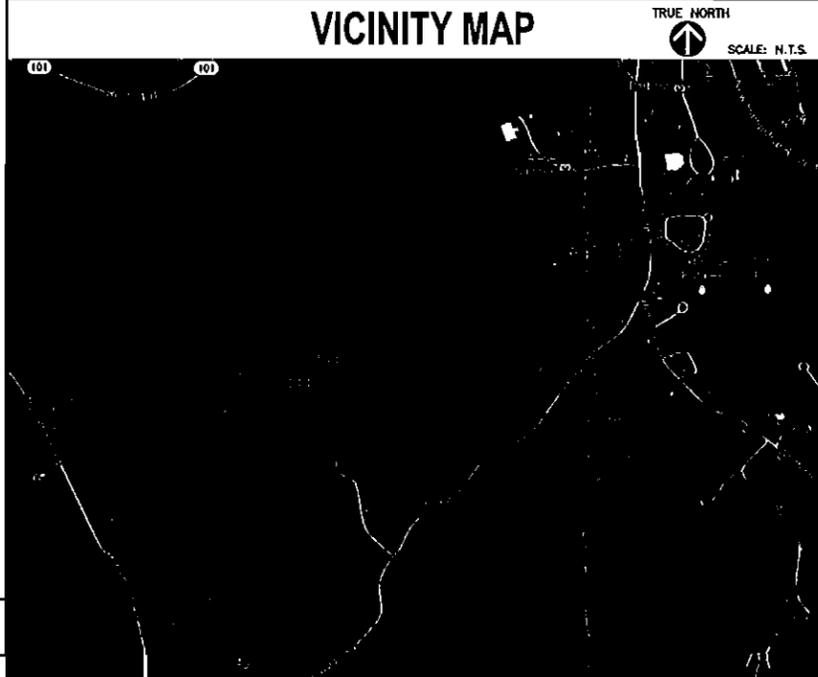
*Daniel P. Hamm*

**SITE INFORMATION**

SITE NUMBER:	807204	PROPERTY OWNER:	CROWN ATLANTIC COMPANY LLC 4017 WASHINGTON ROAD MCMURRAY, PA 15317
SITE NAME:	MAN MILFORD	STRUCTURE OWNER:	CROWN ATLANTIC COMPANY LLC 4017 WASHINGTON ROAD MCMURRAY, PA 15317
SITE ADDRESS:	168 MCGETTIGAN RD MILFORD, NH 03055	SITE APPLICANT:	CROWN CASTLE 500 WEST CUMMINGS PARK SUITE 3600 WOBURN, MA 01801
COUNTY:	HILLSBOROUGH	A&E CONSULTANT:	HUDSON DESIGN GROUP LLC 1600 OSGOOD STREET BLDG 20 NORTH, SUITE 3090 NORTH ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586
ZONING:	R - RESIDENTIAL	SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 116 PLEASANT ST. SUITE 302 EASTHAMPTON, MA 01027 TEL: (413) 203-5144
PARCEL ID:	10-1-1		
COORDINATES:	N 42° 49' 46.71" W 71° 43' 12.6"		
GROUND ELEV.:	791'		
STRUCTURE TYPE:	SELF SUPPORT TOWER		
STRUCTURE HEIGHT:	185' (AGL)		

**CROWN SITE #: 807204  
CROWN SITE NAME: MAN MILFORD**

**VICINITY MAP**



**SHEET INDEX**

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	EXISTING CONDITIONS PLAN
C-2	ABUTTERS PLAN
C-3	PLOT PLAN
A-1	COMPOUND LAYOUT PLAN
A-2	ELEVATION
A-3	DETAILS
E-1	GROUNDING PLAN & NOTES
E-2	GROUNDING DETAILS

**APPROVALS**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

TOWN OF MILFORD  
RECEIVED  
JAN 16 2013  
PB ZBA DATE: Office

CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
LEASING/ SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDLORD/ PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

CHECKED BY: JX  
APPROVED BY: DPH

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

**GENERAL NOTES**

- THIS IS AN UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION:  
-HANDICAPPED ACCESS NOT REQUIRED  
- POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED  
- NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACE THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.  
BUILDING CODE: 2009 IBC WITH NEW HAMPSHIRE AMENDMENTS  
ELECTRICAL CODE: 2005 NATIONAL ELECTRICAL CODE  
STRUCTURAL CODE: TIA/EIA-222-G STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS

DIG SAFE SYSTEMS, INC.  
CALL BEFORE YOU DIG  
1-888-344-7233 OR DIAL 811

SITE NUMBER:  
807204  
SITE NAME:  
MAN MILFORD  
SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1

DIVISION 01000 - GENERAL REQUIREMENTS

PART 1 - GENERAL

REFER TO CROWN CASTLE STANDARD CONSTRUCTION SPECIFICATIONS. IN CASE OF A CONFLICT, CROWN CASTLE STANDARD CONSTRUCTION SPECIFICATIONS (LATEST EDITION) SHALL BE FOLLOWED.

PART 2 - GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BY DOING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) CROWN CASTLE'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK.

4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE THEMSELVES WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

8. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUM'S OR CLARIFICATIONS AVAILABLE FOR THE USE OF ALL PERSONNEL INVOLVED WITH THE PROJECT.

9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE ALL UNNECESSARY MATERIAL.

13. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT SECTIONS OF THE STATE BASIC BUILDING CODE, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER.

14. THE CONTRACTOR SHALL NOTIFY CROWN CASTLE'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY CROWN CASTLE'S REPRESENTATIVE.

15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

16. THE CONTRACTOR SHALL NOTIFY THE RF ENGINEER FOR ANTENNA AZIMUTH VERIFICATION (DURING ANTENNA INSTALLATION) PRIOR TO CONDUCTING SITE SWEEPING.

17. THE GENERAL CONTRACTOR SHALL IN ALL INSTANCES CONFORM TO THE SPECIFICATIONS ISSUED BY CROWN CASTLE.

18. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT STRUCTURAL ENGINEER'S APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

CONCRETE

CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.01 DESCRIPTION

WORK INCLUDES CONSTRUCTION OF CAST-IN-PLACE CONCRETE FOUNDATIONS, INCLUDING FURNISHING AND INSTALLING READY-MIX CONCRETE, REINFORCING, FORMWORK, AND ACCESSORY MATERIALS AS SHOWN ON THE DRAWINGS. CAST-IN-PLACE CONCRETE INCLUDES ALL SITE CONCRETE, INCLUDING FOUNDATIONS, SLABS ON GRADE, EQUIPMENT PADS, AND GUARD POST FOUNDATIONS.

1.02 RELATED WORK

- A. COORDINATE UNDER SLAB CONDUITS
- B. COORDINATE WITH GROUNDING

1.03 APPLICABLE STANDARDS

- A. ACI-301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS.
- B. ACI 347 - GUIDE TO FORMWORK FOR CONCRETE.
- C. ASTM C33 - CONCRETE AGGREGATES
- D. ASTM C94 - READY-MIXED CONCRETE
- E. ASTM C150 - PORTLAND CEMENT
- F. ASTM C260 - AIR-ENTRAINING ADMIXTURES FOR CONCRETE.
- G. ASTM C309 - LIQUID MEMBRANE FORMING COMPOUNDS FOR CURING CONCRETE.
- H. ASTM C494 - CHEMICAL ADMIXTURES FOR CONCRETE.
- I. ASTM A815 - DEFORMED STEEL BARS FOR CONCRETE REINFORCEMENT.
- J. ASTM A185 - STEEL WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT

1.04 QUALITY ASSURANCE

CONCRETE MATERIALS AND OPERATIONS SHALL BE TESTED AND INSPECTED BY THE ENGINEER AS DIRECTED BY CROWN CASTLE.

1.05 TESTS

CONCRETE TESTS SHALL BE AS DETAILED BELOW OR AS DIRECTED BY CROWN CASTLE. CONCRETE MATERIALS AND OPERATIONS SHALL BE TESTED AND INSPECTED BY THE ENGINEER AS THE WORK PROGRESSES. FAILURE TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS DISCOVERED NOR SHALL IT OBLIGATE THE ENGINEER FOR FINAL ACCEPTANCE.

A. THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN OF THE TOWER PIER FOUNDATION. ONE SHALL BE TESTED @ THREE DAYS, ONE @ TWENTY-EIGHT DAYS. THE THIRD CYLINDER SHALL BE KEPT SEPARATELY. (IF REQUIRED TO BE USED IN THE FUTURE.)

B. ONE SLUMP TEST SHALL BE TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN. SLUMP SHALL NOT EXCEED 4" UNLESS OTHERWISE NOTED.

PART 2 - PRODUCT

2.01 CONCRETE MATERIALS

CONCRETE SHALL BE COMPOSED OF PORTLAND CEMENT, WATER, FINE AND COARSE AGGREGATES, AND ADMIXTURES AS SPECIFIED BELOW. ALL WELL MIXED AND BROUGHT TO PROPER CONSISTENCY, CLASS I, II, OR V.

A. CEMENT: CEMENT SHALL BE TYPE II, GRAY COLOR, LOW-ALKALI PORTLAND CEMENT CONFORMING TO ASTM C150.

B. FINE AND COARSE AGGREGATES: AGGREGATES FOR USE IN CONCRETE SHALL COMPLY WITH ASTM C33.

C. WATER: WATER FOR MIXING AND CURING CONCRETE SHALL BE FREE FROM SEWAGE, OIL, ACID, ALKALI, AND SALTS AND SHALL BE FREE FROM OBSTRUCTIONABLE QUANTITIES OF SILT, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES.

2.02 ADMIXTURES

A. CHEMICAL ADMIXTURE: ASTM C494, TYPE A - WATER REDUCING OR TYPE D - WATER REDUCING AND RETARDING.

2.03 CURING COMPOUND: ASTM C309, TYPE I, CLASS B; TRANSLUCENT.

2.04 ACCESSORIES

A. NONSHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS, CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI IN 28 DAYS.

B. JOINT FILLER: BITUMINOUS TYPE, ASTM D1751 OR NON-BITUMINOUS TYPE ASTM J1752.

C. ANCHOR BOLTS: ASTM A307, UNPRIMED.

2.05 CONCRETE MIX

A. CONCRETE SHALL BE PROPORTIONED PER REQUIREMENTS OF ACI 301 & SPRINT CONSTRUCTION SPECIFICATIONS FOR DESIGN STRENGTH & WORKABILITY. CONCRETE SHALL BE DELIVERED WITHIN 45 MINUTES OF ADDITION OF WATER TO MIX.

B. THE FOLLOWING STRENGTHS SHALL BE USED:  
 1. FENCE POST FOUNDATIONS - DESIGN COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI.  
 2. EQUIPMENT FOUNDATION - DESIGN COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. (CONTRACTOR FURNISH 4,000 PSI CONCRETE).  
 3. CONCRETE STRENGTH FOR MONOPILE OR TOWER FOUNDATION SHALL BE 1,000 PSI MORE THAN THE MANUFACTURER'S RECOMMENDATIONS, 4,000 PSI MINIMUM

C. USE ACCELERATING ADMIXTURES IN COLD WEATHER AND RETARDING ADMIXTURES IN HOT WEATHER ONLY WHEN APPROVED BY THE ENGINEER.

0. TOTAL AIR CONTENT SHALL BE 6 PERCENT PLUS OR MINUS 1 PERCENT.

PART 3 - EXECUTION

3.01 INSPECTION

THE CONTRACTOR SHALL VERIFY ANCHORS, SEATS, PENETRATIONS, PLATES, REINFORCEMENT, AND OTHER ITEMS TO CAST INTO CONCRETE ARE ACCURATELY PLACED, HELD SECURELY, AND SHALL NOT CAUSE HARDSHIP IN PLACING CONCRETE.

3.02 PREPARATION

A. THE CONTRACTOR SHALL PREPARE PREVIOUSLY PLACED CONCRETE BY CLEANING WITH STEEL BRUSH AND APPLYING BONDING AGENT. APPLY BONDING AGENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.03 PLACING CONCRETE

A. THE ENGINEER SHALL BE NOTIFIED NOT LESS THAN 24 HOURS IN ADVANCE OF CONCRETE PLACEMENT. UNLESS INSPECTION IS WAIVED IN EACH CASE, PLACING OF CONCRETE SHALL BE PERFORMED ONLY IN THE PRESENCE OF THE ENGINEER.

CONCRETE SHALL NOT BE PLACED UNTIL ALL FORM WORK, EMBEDDED PARTS, STEEL REINFORCEMENT, FOUNDATION SURFACES, AND JOINTS INVOLVED IN THE PLACING HAVE BEEN APPROVED, AND UTIL FACILITIES ACCEPTABLE TO THE CROWN CASTLE REPRESENTATIVE HAVE BEEN PROVIDED AND MADE READY FOR ACCOMPLISHMENT OF THE WORK AS SPECIFIED. CONCRETE MAY NOT BE ORDERED FOR PLACEMENT UNTIL ALL ITEMS HAVE BEEN APPROVED AND CROWN CASTLE HAS PERFORMED A FINAL INSPECTION AND GIVEN APPROVAL TO START PLACEMENT IN WRITING.

B. UNLESS SPECIFIED TO BE BEVELED, EXPOSED EDGES OF FLOATED OR TROWELED SURFACES SHALL BE EDGED WITH A TOOL HAVING A 1/4" CORNER RADIUS.

C. PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301.

D. THE CONTRACTOR SHALL ENSURE THAT REINFORCEMENT, INSERTS, EMBEDDED PARTS, FORMED JOINTS AND VAPOR BARRIERS ARE NOT DISTURBED DURING CONCRETE PLACEMENT.

E. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

- CONCRETE CAST AGAINST EARTH.....3 IN.
- CONCRETE EXPOSED TO EARTH OR WEATHER:  
 #8 AND LARGER.....2 IN.  
 #5 AND SMALLER & WWF.....1 1/2 IN.
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND.....3/4 IN.
- SLAB AND WALL.....3/4 IN.
- BEAMS AND COLUMNS.....1 1/2 IN.

3.04 SURFACE FINISHES

A. SURFACES AGAINST WHICH BACK FILL OR CONCRETE SHALL BE PLACED REQUIRE NO TREATMENT EXCEPT REPAIR OF DEFECTIVE AREAS.

B. SURFACES THAT WILL BE PERMANENTLY EXPOSED SHALL PRESENT A UNIFORM FINISH PROVIDED BY THE REMOVAL OF FINS AND THE FILLING OF HOLES AND OTHER IRREGULARITIES WITH DRY PACK GROUT, OR BY SACKING WITH UTILITY OR ORDINARY GROUT.

C. SURFACES THAT WOULD NORMALLY BE LEVEL AND WHICH WILL BE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE SLOPED FOR DRAINAGE. UNLESS ENGINEER'S DESIGN DRAWING SPECIFIES A HORIZONTAL SURFACE OR SHOWS THE SLOPE REQUIRED, THE TOPS OF HOLLOW SURFACES, SUCH AS STAIR TREADS, WALLS, CURBS, AND PARAPETS SHALL BE SLOPED APPROXIMATELY 3/8" / FT. OF WIDTH. BROADER SURFACES SUCH AS WALKS, ROADS, PARKING AREAS AND PLATFORMS SHALL BE SLOPED APPROXIMATELY 1/4" / FT.

D. SURFACES THAT WILL BE COVERED BY BACKFILL OR CONCRETE SHALL BE SMOOTH SCREEDED.

E. EXPOSED SLAB SURFACES SHALL BE CONSOLIDATED, SCREEDED, FLOATED, AND "STEEL TROWELED." HAND OR POWER-DRIVEN EQUIPMENT MAY BE USED FOR FLOATINGS WHICH SHALL BE STARTED AS SOON AS THE SCREENED SURFACE HAS ATTAINED A STIFFNESS TO PERMIT FINISHING OPERATIONS. ALL EDGES MUST HAVE A 3/4" CHAMFER. CONCRETE EXPANSION ANCHORS AND EPOXY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. MANUFACTURER'S MINIMUM CONCRETE EDGE DISTANCE SHALL BE MAINTAINED DURING INSTALLATION.

3.05 PATCHING

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON REMOVAL OF THE FORMS TO OBSERVE CONCRETE SURFACE CONDITIONS. IMPERFECTIONS SHALL BE PATCHED ACCORDING TO THE ENGINEER'S DIRECTION.

3.06 DEFECTIVE CONCRETE

THE CONTRACTOR SHALL MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LEVELS AND LINES, DETAILS, AND ELEVATIONS AS SPECIFIED IN ACI 301.

3.07 PROTECTION

A. IMMEDIATELY AFTER PLACEMENT, THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY. FINISHED WORK SHALL BE PROTECTED.

B. CONCRETE SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

C. ALL CONCRETE SHALL BE WATER CURED PER ACCEPTABLE PRACTICES SPECIFIED BY ACI CODE.

METALS

PART 1 - GENERAL

1.01 WORK INCLUDED

A. THE WORK CONSISTS OF THE FABRICATION AND WITHOUT LIMITING THE GENERALITY THEREOF, INCLUDES ALL EQUIPMENT, LABOR AND SERVICES REQUIRED FOR ALL STRUCTURAL STEEL WORK, INCLUDING ALL ITEMS INCIDENTAL THERETO AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS. INCLUDING:

- 1. STEEL FRAMING INCLUDING BEAMS, ANGLES, CHANNELS AND PLATES.
- 2. WELDING AND BOLTING OF ATTACHMENTS.

1.02 REFERENCE STANDARDS

A. THE WORK SHALL CONFORM TO THE CODES AND STANDARDS OF THE FOLLOWING AGENCIES AS FURTHER CITED HEREIN:

- 1. ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS, AS PUBLISHED IN "COMPILATION OF ASTM STANDARDS IN BUILDING CODES"
- 2. AWS: AMERICAN WELDING SOCIETY INC., AS PUBLISHED IN "STANDARD D11-2006, STRUCTURAL WELDING CODE".
- 3. AISI: AMERICAN INSTITUTE FOR STEEL CONSTRUCTION, AS PUBLISHED IN "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"; "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- 4. EA/TA-222-0 STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES.

PART 2 - STRUCTURAL NOTES  
 ALL STEEL WORK SHALL BE PAINTED OR GALVANIZED IN ACCORDANCE WITH THE DRAWINGS AND CROWN CASTLE SPECIFICATIONS UNLESS OTHERWISE NOTED. STRUCTURAL STEEL SHALL BE ASTM A992 UNLESS OTHERWISE NOTED. ON THE SITE SPECIFIC DRAWINGS, STEEL DESIGN, INSTALLATION AND BOLTING SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION", MISC. STEEL TO BE A36.

1. DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, ANSI/TA-222-0 STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.

3. DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

4. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED AND SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE A, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIP ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL ACTUAL OUTSIDE DIAMETER IS LARGER.

5. STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 PERCH. STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS, UNLESS OTHERWISE NOTED, ALL BOLTS SHALL BE 5/8" DIA. TYPE X.

6. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.

7. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.

B. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.

9. CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSORS SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D11. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13TH EDITION.

10. INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REDOVAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.

11. UNISTRUTS SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA. UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION FOR EXTERNAL USE APPLICATIONS.

12. UNLESS OTHERWISE NOTED, EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF 1/2" DIAMETER STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE Hilti-Hit HY-20 AND OR HY-150 SYSTEMS (AS SPECIFIED ON DWG.) OR ENGINEERS APPROVED EQUAL WITH 4-1/4" MIN. EMBEDMENT DEPTH.

13. UNLESS OTHERWISE NOTED, EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-5-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT II OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT SHALL BE THREE AND ONE HALF (3 1/2) INCHES.

14. WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY.

WOOD

- 1. PLYWOOD SHALL MEET THE RECOMMENDATIONS OF THE A.P.A.
- 2. ALL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) #1 GRADE.
- 3. ALL LUMBER SHALL BE PRESSURE TREATED WITH PRESERVATIVES. ALLOWABLE BONDING STRESS: 16 MPa = 1,000 PSI. MODULUS OF ELASTICITY: 1.8x10<sup>6</sup> PSI
- 4. ALL JOIST HANGERS, CLIP ANGLES AND PLATES TO BE HEAVY GALVANIZED AS MANUFACTURED BY SIMPSON CO., OR APPROVED EQUAL.
- 5. ALL LVL'S TO BE MANUFACTURED BY BOSE CASCADE OR APPROVED EQUAL.

SPECIAL CONSTRUCTION ANTENNA INSTALLATION

PART 1 - GENERAL

1.01 WORK INCLUDED

A. ANTENNAS AND COAXIAL CABLES SHALL BE AS SPECIFIED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY. STRICT ADHERENCE TO OSHA STANDARDS IS MANDATED.

B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND CROWN CASTLE SPECIFICATIONS.

C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.

D. INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.

E. ANTENNA MOUNTS AND HARDWARE SHALL BE PAINTED TO MATCH EXISTING CONDITIONS.

F. ANTENNA AND COAXIAL CABLE GROUNDING:  
 1. ALL EXTERIOR #6 GREEN GROUND WIRE "Daisy CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED.  
 2. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).

ROOF WORK

1. IF ROOF WORK IS REQUIRED, CAUTION SHALL BE EXERCISED WHILE WORKING ON THE ROOF. EVERY EFFORT MUST BE MADE TO PRESERVE THE ROOF WARRANTY.

2. WHEN ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE THE WORK WITH THE BUILDING OWNER AND THE EXISTING ROOFING INSTALLER.

RELATED WORK (ROOF TOP SITES)

FURNISHED THE FOLLOWING WORK AS SPECIFIED UNDER CONSTRUCTION DOCUMENTS, BUT COORDINATE WITH OTHER TRADES PRIOR TO:

- 1. FLASHING OF OPENING INTO OUTSIDE WALLS
- 2. SEALING AND CAULKING ALL OPENINGS
- 3. PAINTING
- 4. CUTTING AND PATCHING

1.03 REQUIREMENTS OR REGULATOR AGENCIES

A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE. INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.

B. INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, AND SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK, THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- 1. EA/TA - ELECTRONIC INDUSTRIES ASSOCIATION RS - 222. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- 2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7480-1H, OBSTRUCTION MARKING AND LIGHTING.
- 3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATION FOR ANTENNA STRUCTURES AND FORM 715A, HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
- 4. NEC - NATIONAL ELECTRICAL CODE
- 6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.

6. IN ALL CASES, PART 77 OF THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.

IF ASSUMED EXISTING CONDITION DIFFERS, ENGINEER MUST BE INFORMED OF ACTUAL FIELD CONDITION. SUBCONTRACTOR TO VERIFY EXISTING DIMENSIONS PRIOR TO STEEL FABRICATION.



CROWN CASTLE  
 500 WEST CLAMMONT PARK, SUITE 300  
 WILMINGTON, MA 01891



1600 OSGOOD STREET  
 BUILDING 20 NORTH SUITE 3090  
 PLANO, TEXAS 75075  
 TEL: (972) 557-5553  
 FAX: (972) 335-5584



CHECKED BY: JX  
 APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	WAP

SITE NUMBER:  
 807204  
 SITE NAME:  
 MAN MILFORD  
 SITE ADDRESS:  
 168 MCGETTIGAN RD  
 MILFORD, NH 03055

SHEET TITLE  
 GENERAL NOTES

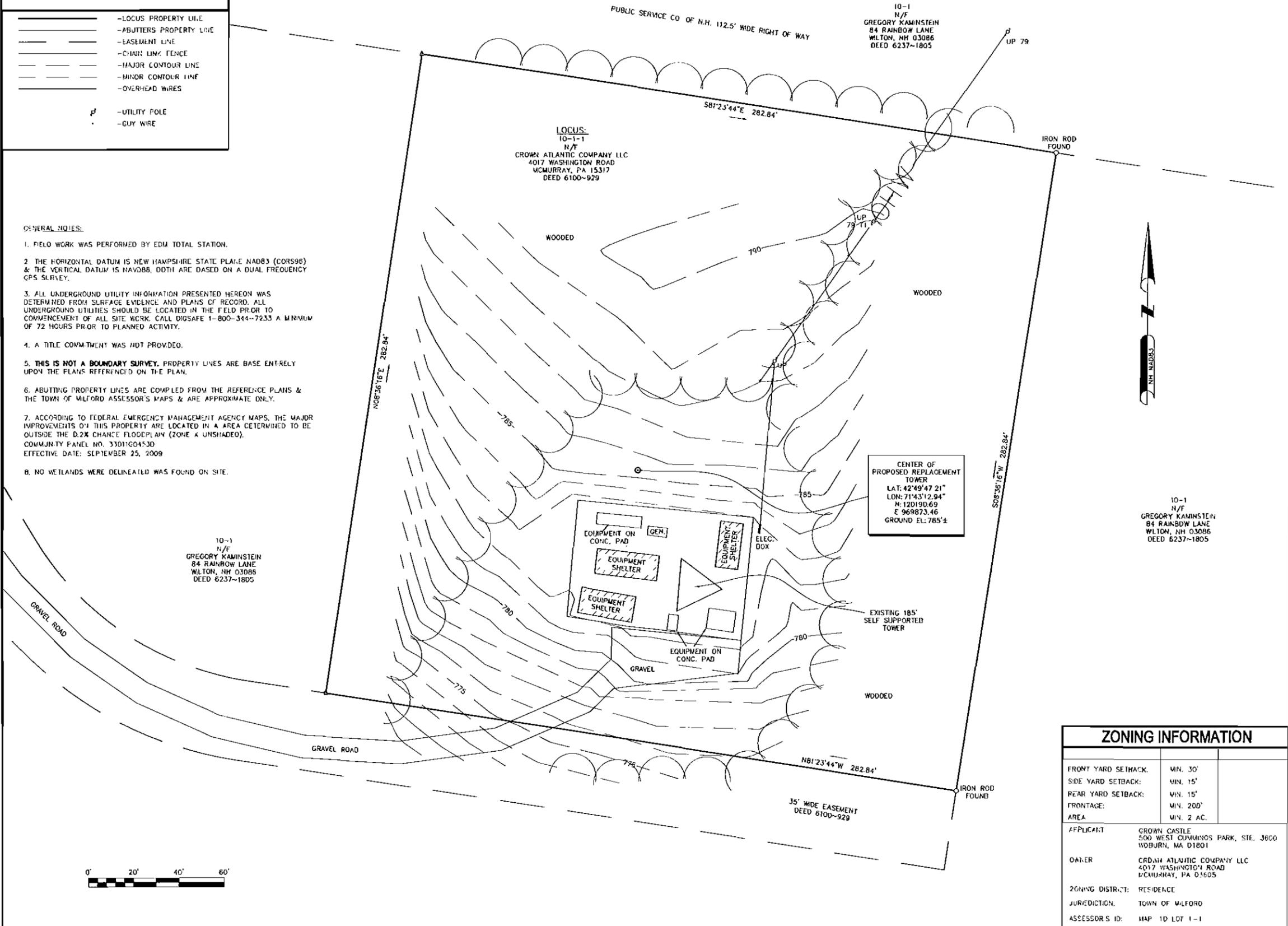
SHEET NUMBER  
 GN-1

**LEGEND**

- LOCUS PROPERTY LINE
- ADJUTERS PROPERTY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- OVERHEAD WIRES
- U - UTILITY POLE
- G - GUY WIRE

**GENERAL NOTES:**

1. FIELD WORK WAS PERFORMED BY EDM TOTAL STATION.
2. THE HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD83 (CORS96) & THE VERTICAL DATUM IS NAVD88, BOTH ARE BASED ON A DUAL FREQUENCY GPS SURVEY.
3. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
4. A TITLE COMMITMENT WAS NOT PROVIDED.
5. **THIS IS NOT A BOUNDARY SURVEY.** PROPERTY LINES ARE BASE ENTIRELY UPON THE PLANS REFERENCED ON THE PLAN.
6. ADJUTING PROPERTY LINES ARE COMPILED FROM THE REFERENCE PLANS & THE TOWN OF MILFORD ASSESSOR'S MAPS & ARE APPROXIMATE ONLY.
7. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN A AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN (ZONE X UNSHADED).  
COMMUNITY PANEL NO. 330110453D  
EFFECTIVE DATE: SEPTEMBER 25, 2009
8. NO WETLANDS WERE DELINEATED WAS FOUND ON SITE.



**CROWN CASTLE**  
 CROWN CASTLE  
 500 WEST CUMMINGS PARK, SUITE 3000  
 WOBURN, MA 01801

**Hudson Design Group, Inc.**  
 1600 OSGOOD STREET  
 BUILDING 20 NORTH, SUITE 3090  
 N. ANDOVER, MA 01845  
 TEL: (978) 557-5553  
 FAX: (978) 334-5554

**NORTHEAST SURVEY CONSULTANTS**  
 116 PLEASANT ST., SUITE 207  
 P.O. BOX 109  
 EAST HAMBURG, MA 01027  
 (413) 203-5144

**TIMOTHY J. WININGS, NO. 682**  
 LICENSED LAND SURVEYOR

**REVISIONS**

REV. #	DATE	DESCRIPTION
0	1/11/13	SUBMITTED FOR REVIEW

PROJECT NO. 807204  
 DESIGNED BY: -  
 DRAWN BY: BCF  
 CHECKED BY: CFS  
 SCALE: 1" = 20'

**SITE NAME:**  
**MAN MILFORD**  
 LAND OWNER OF RECORD:  
 MAP 10 LOT 1-1  
 BOOK 6100 PAGE 929  
 CROWN ATLANTIC COMPANY LLC  
 4017 WASHINGTON ROAD  
 WCMURRAY, PA 03605

**SITE ADDRESS:**  
 DRAM CUP HWY-MCGETTIGAN ROAD  
 MILFORD, NH 03055

**SHEET TITLE:**  
 EXISTING  
 CONDITIONS PLAN

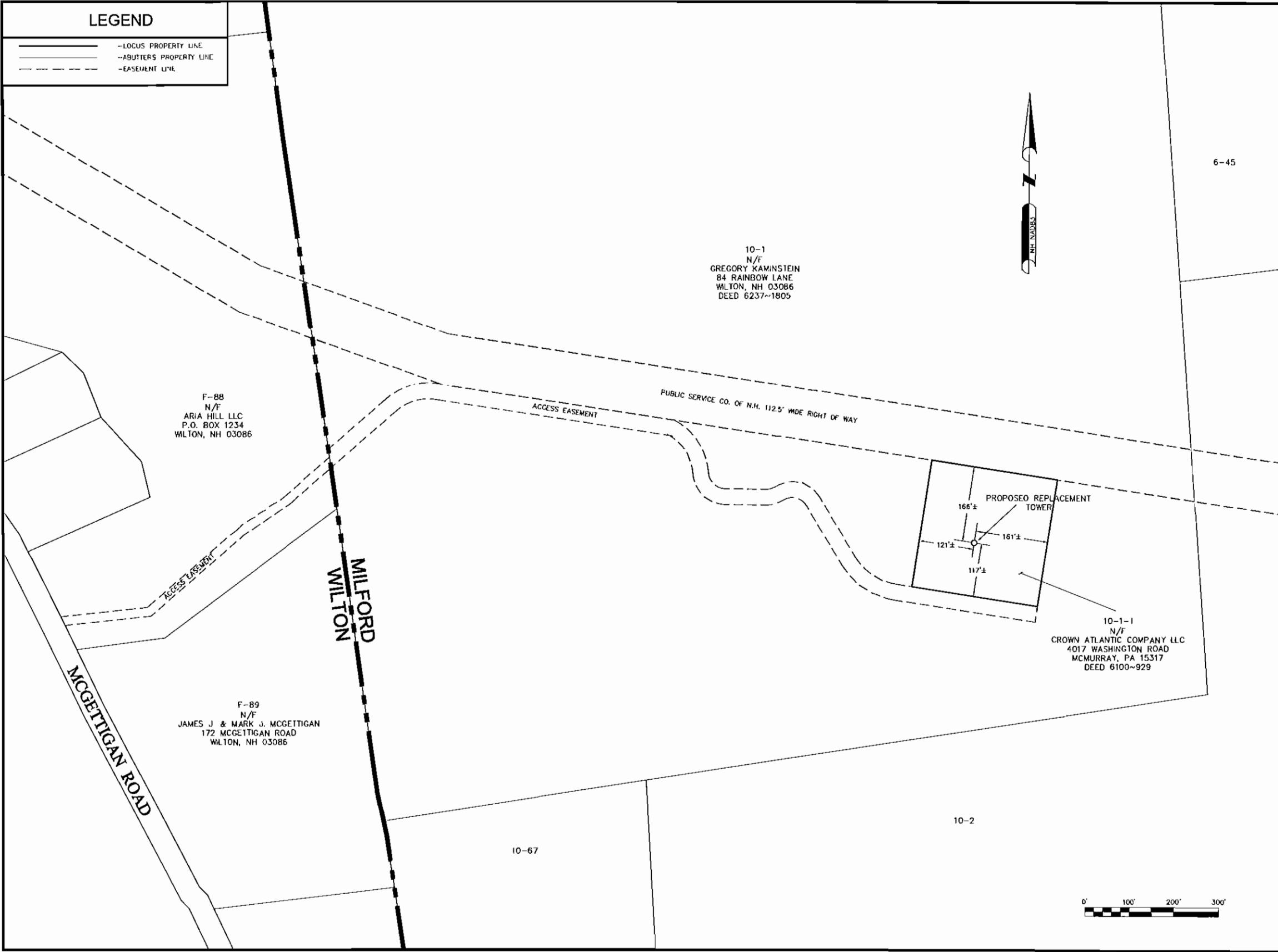
**SHEET NO.:**  
**C-1**

**ZONING INFORMATION**

FRONT YARD SETBACK:	MIN. 30'
SIDE YARD SETBACK:	MIN. 15'
REAR YARD SETBACK:	MIN. 15'
FRONTAGE:	MIN. 200'
AREA:	MIN. 2 AC.
APPLICANT:	CROWN CASTLE 500 WEST CUMMINGS PARK, STE. J600 WOBURN, MA 01801
OWNER:	CROWN ATLANTIC COMPANY LLC 4017 WASHINGTON ROAD WCMURRAY, PA 03605
ZONING DISTRICT:	RESIDENCE
JURISDICTION:	TOWN OF MILFORD
ASSESSOR'S ID:	MAP 10 LOT 1-1

**LEGEND**

- LOCUS PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EASEMENT LINE



10-1  
N/F  
GREGORY KAMINSTEIN  
84 RAINBOW LANE  
WILTON, NH 03086  
DEED 6237~1805

F-88  
N/F  
ARIA HILL LLC  
P.O. BOX 1234  
WILTON, NH 03086

F-89  
N/F  
JAMES J & MARK J. MCGETTIGAN  
172 MCGETTIGAN ROAD  
WILTON, NH 03086

10-1-1  
N/F  
CROWN ATLANTIC COMPANY LLC  
4017 WASHINGTON ROAD  
MCMURRAY, PA 15317  
DEED 6100~929

**CROWN CASTLE**  
CROWN CASTLE  
500 WEST CUMMINGS PARK, SUITE 3000  
WOBURN, MA 01801

**Hudson Design Group**  
1600 OSGOOD STREET  
BUILDING 20 NORTH, SUITE 3090  
N. ANDOVER, MA 01845  
TEL: (978) 557-5553  
FAX: (978) 334-5556

**NORTHEAST SURVEY CONSULTANTS**  
116 PLEASANT ST., SUITE 302  
P.O. BOX 109  
EAST HAMPTON, MA 01027  
(413) 293-5144



TIMOTHY J. WININGS, NO. 682  
LICENSED LAND SURVEYOR

REVISIONS

REV. #	DATE	DESCRIPTION
0	1/11/13	SUBMITTED FOR REVIEW

PROJECT NO. 807204	DRAWN BY: BBT CHECKED BY: BKS	SCALE: 1" = 100'
-----------------------	----------------------------------	---------------------

SITE NAME:  
**MAN MILFORD**  
LAND OWNER OF RECORD:  
MAP 10 LOT 1-1  
BOOK 6100 PAGE 929  
CROWN ATLANTIC COMPANY LLC  
4017 WASHINGTON ROAD  
MCMURRAY, PA 03805

SITE ADDRESS:  
DRAM CUP HWY-MCGETTIGAN ROAD  
MILFORD, NH 03055

SHEET TITLE:  
**ABUTTERS PLAN**

SHEET NO:  
**C-2**



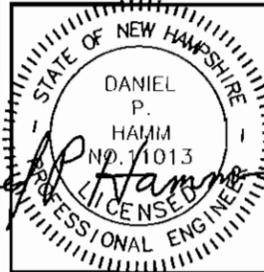
**FOR CONSTRUCTION**



CROWN CASTLE  
300 W111 CUMMINGS PARK, SUITE 3020  
WOBURN, MA 01897



1600 OSGOOD STREET  
BUILDING 20 NORTH-1, SUITE 3090  
N. ANDOVER, MA 01845  
TEL: (978) 557-5553  
FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

SITE NUMBER:  
807204

SITE NAME:  
MAN MILFORD

SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

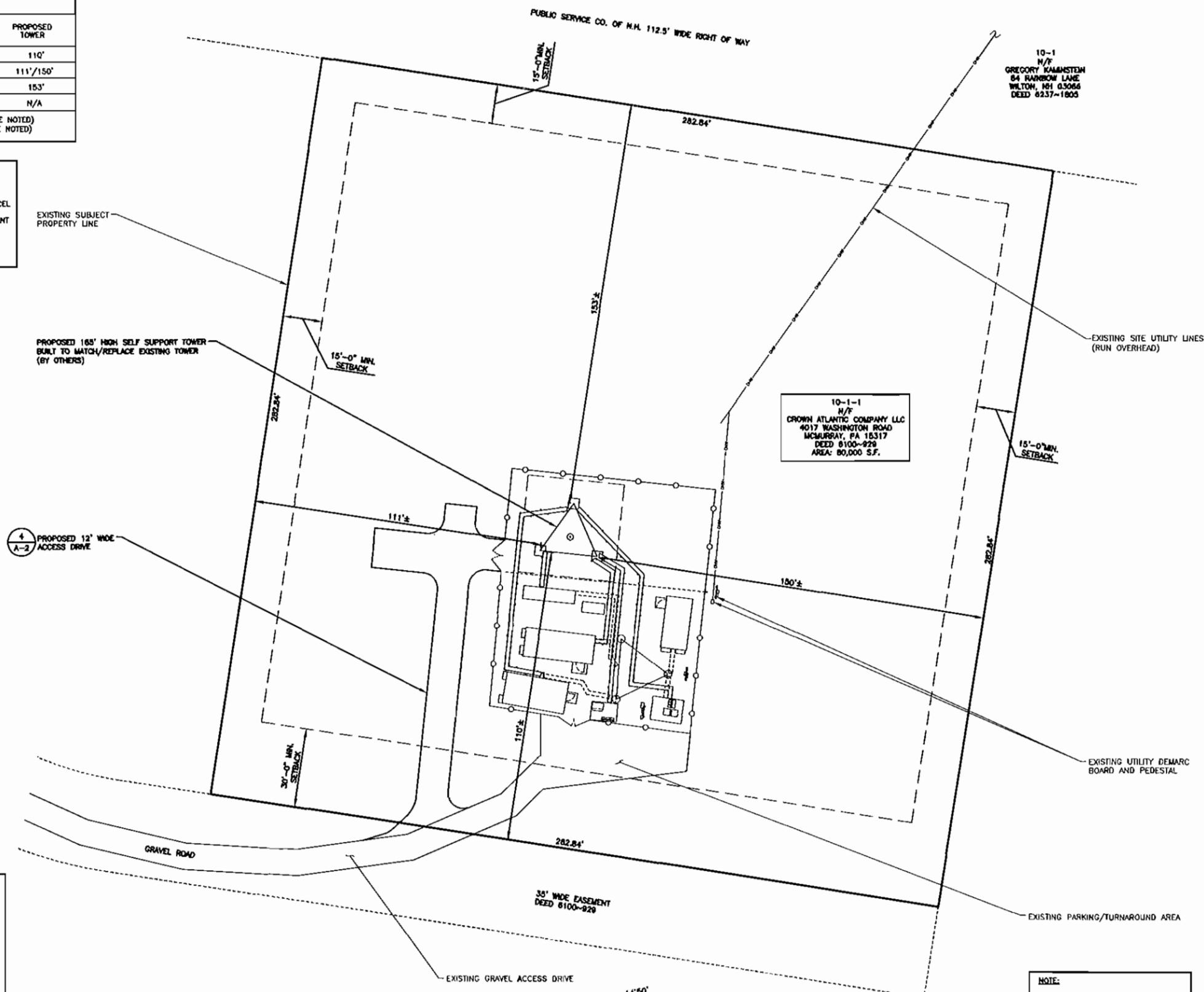
SHEET TITLE  
PLOT PLAN

SHEET NUMBER  
C-3

SETBACK INFORMATION		
JURISDICTION: TOWN OF MILFORD, NH - HILLSBOROUGH COUNTY		
ZONING CLASSIFICATION: R - RESIDENTIAL		
DIMENSIONAL REQUIREMENTS:	ZONING REQUIREMENTS	PROPOSED TOWER
FRONT YARD SETBACK:	30'	110'
SIDE YARD SETBACK:	15'	111'/150'
REAR YARD SETBACK:	15'	153'
FRONTAGE:	200'	N/A

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)  
(SETBACKS TO THE FACE OF TOWER UNLESS OTHERWISE NOTED)

LEGEND	
—————	PROPERTY LINE - SUBJECT PARCEL
- - - - -	PUBLIC RIGHT OF WAY / EASEMENT
- - - - -	REQUIRED ZONING SETBACKS
—————	ROAD

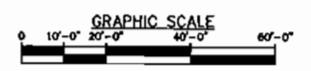


**NOTE:**  
FOR PROPOSED CONTOURS  
SEE COMPOUND PLAN ON SHEET A-1

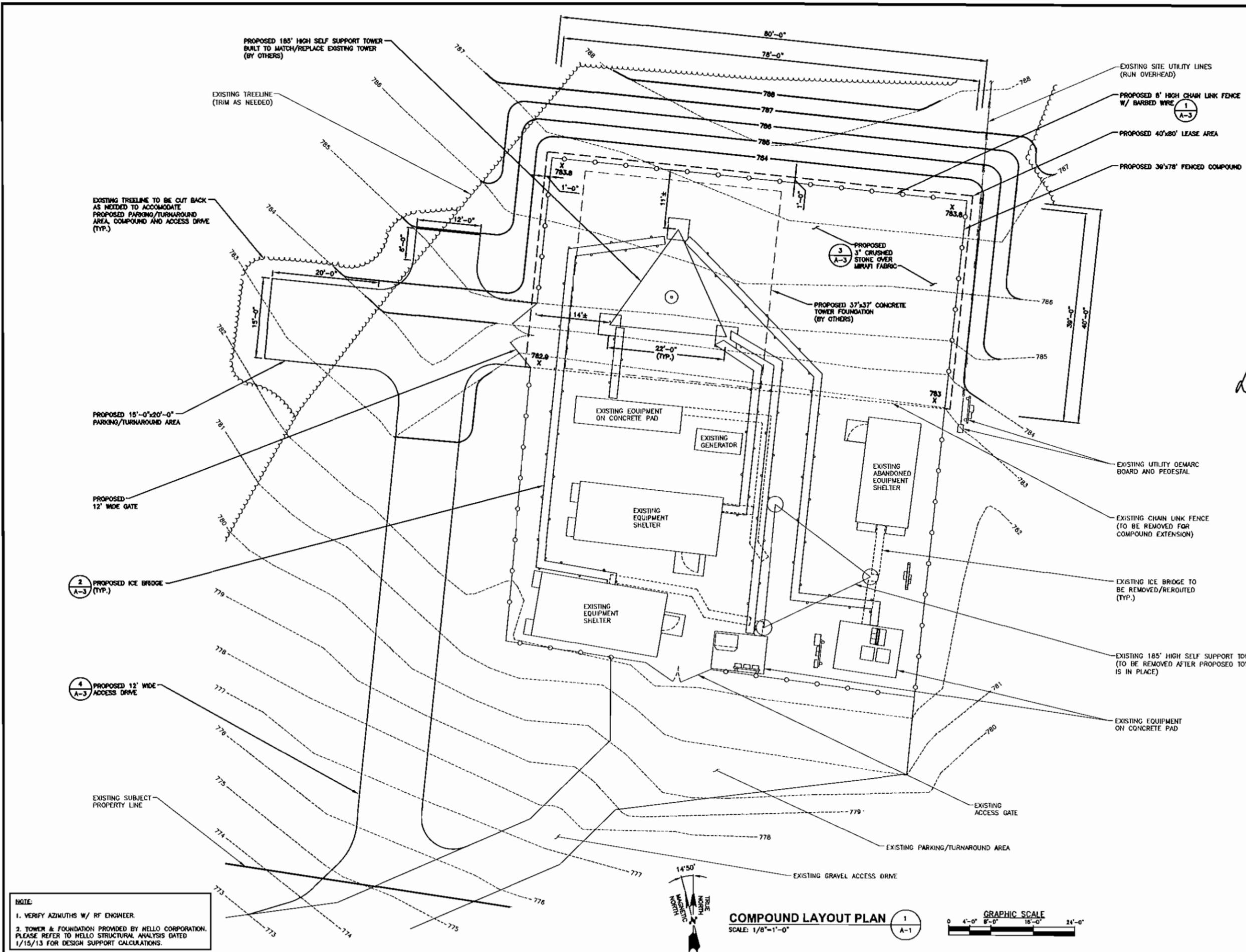
- SOURCE:**
- SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS. PLAN ENTITLED: "EXISTING CONDITIONS" DATED 01/11/13
- SITE SPECIFIC NOTES:**
- SITE SURVEY HAS NOT BEEN CONDUCTED BY HUDSON DESIGN GROUP, LLC FOR THIS PROJECT. ALL SETBACKS SHOWN ON THIS PLAN IS BASED ON ABOVE REFERENCED DRAWINGS.
  - VERIFY AZIMUTHS W/ RF ENGINEER.
  - TOWER AND FOUNDATION DESIGN PROVIDED BY HELLO CORPORATION. PLEASE REFER TO HELLO STRUCTURAL ANALYSIS DATED 1/15/13 FOR DESIGN SUPPORT CALCULATIONS.
  - SETBACKS ARE TAKEN FROM THE FACE OF THE STRUCTURE TO THE PROPERTY LINE.



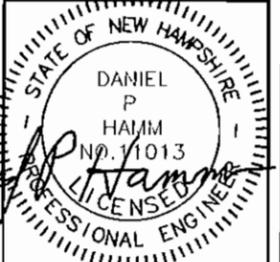
**PLOT PLAN**  
SCALE: 1"=20'-0"



**NOTE:**  
NO EXISTING BUILDINGS ARE PRESENT WITHIN 50' OF THE SUBJECT PARCEL.



**FOR CONSTRUCTION**



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

SITE NUMBER:  
807204

SITE NAME:  
MAN MILFORD

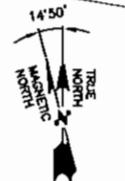
SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH D3055

SHEET TITLE  
**COMPOUND LAYOUT PLAN**

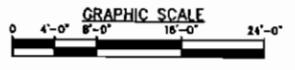
SHEET NUMBER  
**A-1**

**NOTE:**

1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. TOWER & FOUNDATION PROVIDED BY HELLO CORPORATION. PLEASE REFER TO HELLO STRUCTURAL ANALYSIS DATED 1/15/13 FOR DESIGN SUPPORT CALCULATIONS.



**COMPOUND LAYOUT PLAN**  
SCALE: 1/8"=1'-0"



**FOR CONSTRUCTION**



*Daniel P. Hajim*  
 DANIEL P. HAJIM  
 NO. 11013  
 PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

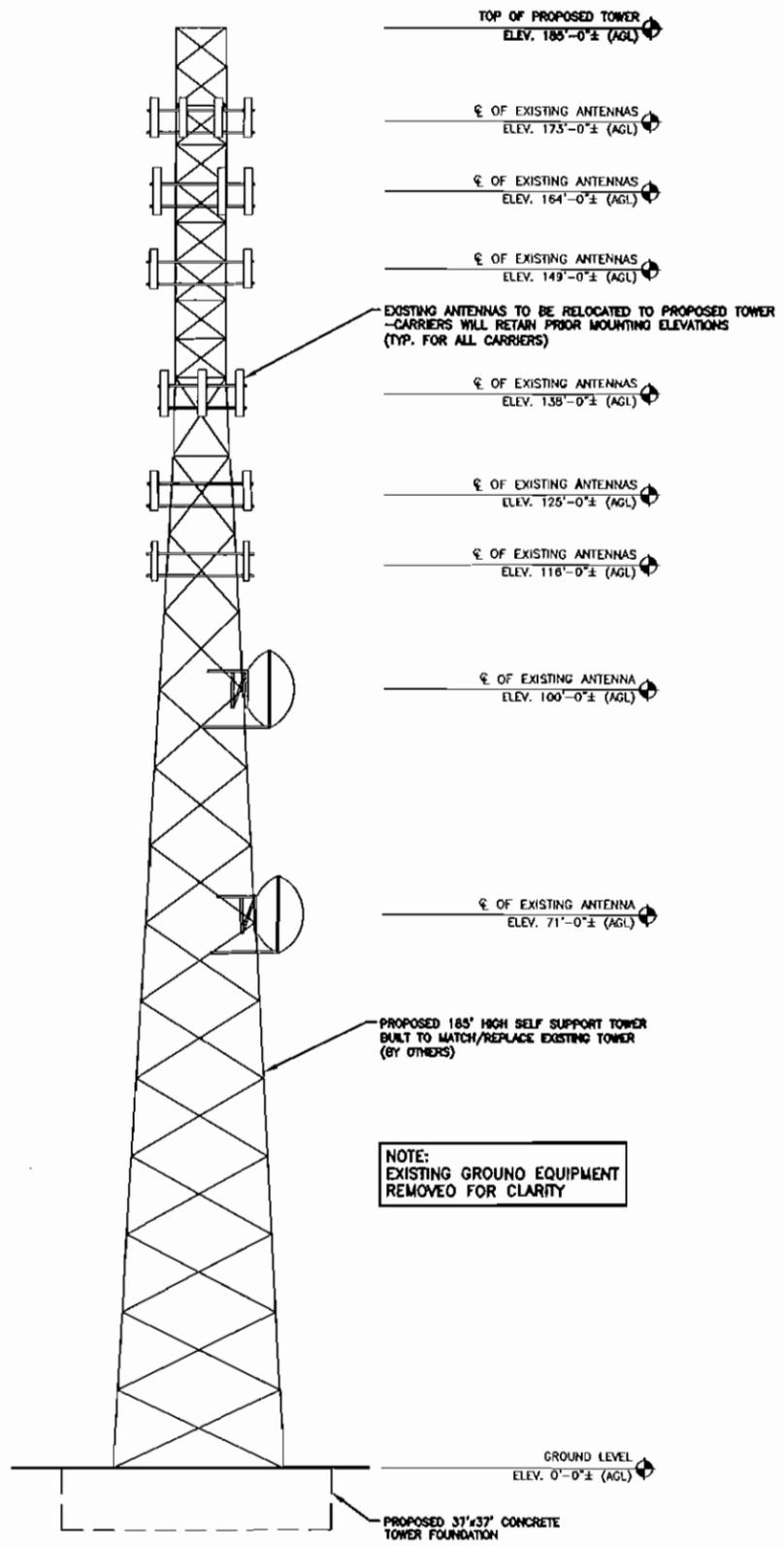
SITE NUMBER:  
807204

SITE NAME:  
MAN MILFORD

SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

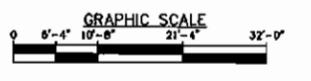
SHEET TITLE:  
ELEVATION

SHEET NUMBER:  
A-2

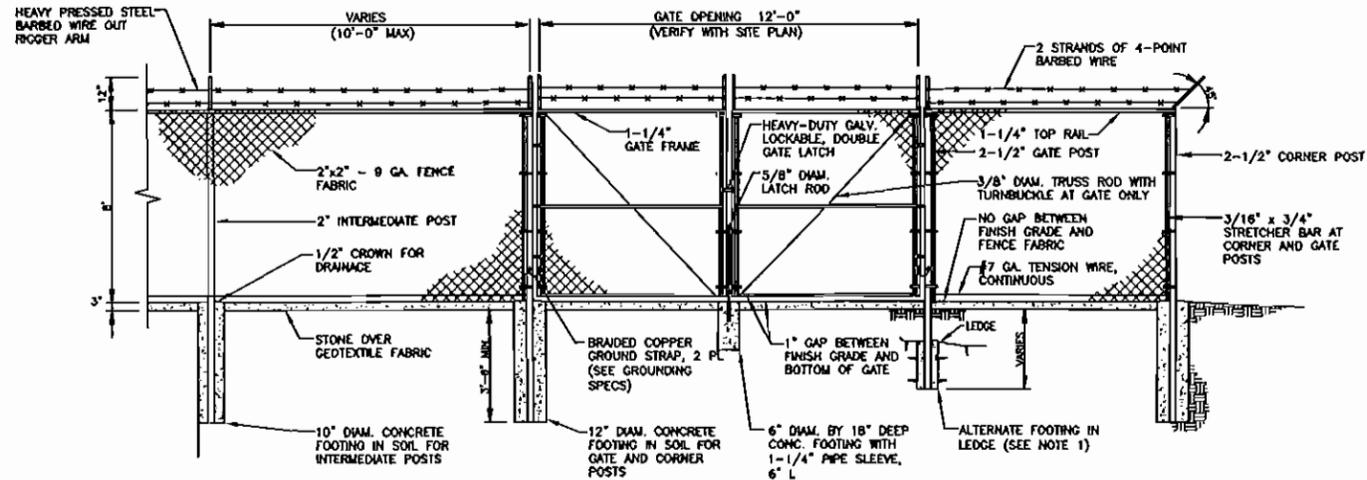


NOTE:  
 1. VERIFY AZIMUTHS W/ RF ENGINEER.  
 2. TOWER & FOUNDATION PROVIDED BY HELLO CORPORATION.  
 PLEASE REFER TO HELLO STRUCTURAL ANALYSIS DATED  
 1/15/13 FOR DESIGN SUPPORT CALCULATIONS.

**SOUTHWEST ELEVATION**  
 SCALE: 3/32"=1'-0"



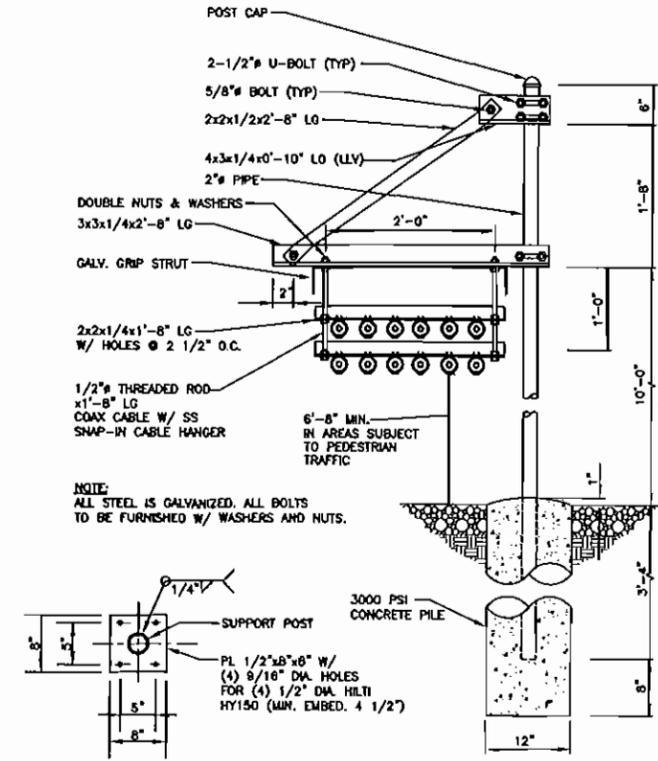
1  
A-2



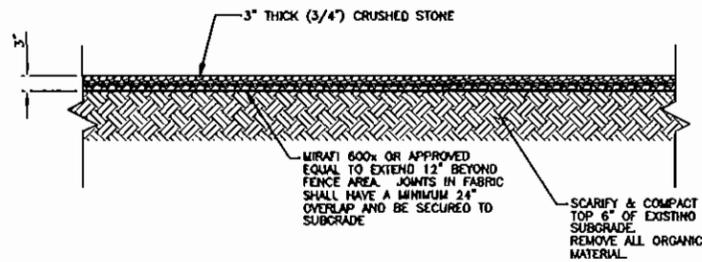
**FENCE NOTES**

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-8", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

**CHAIN LINK FENCE DETAIL**  
SCALE: N.T.S. 1  
A-3

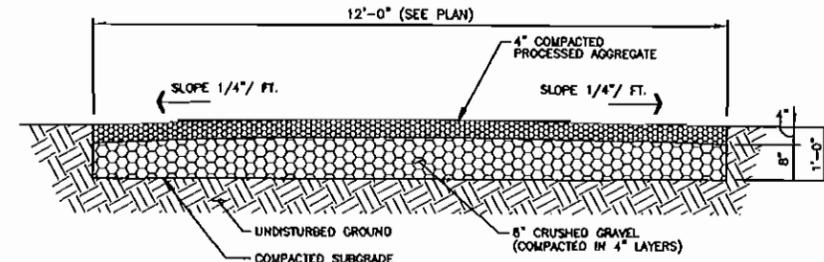


**BASE DETAIL ON CONC. PAD**  
**COAX ICE BRIDGE**  
SCALE: N.T.S. 2  
A-3



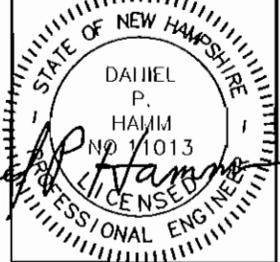
**COMPOUND PAVING DETAIL**  
SCALE: N.T.S. 3  
A-3

CRUSHED GRAVEL		PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT	SIEVE	% PASSING BY WEIGHT
5"	100	2 1/4"	100
3 1/2"	90-100	2"	95-100
1 1/2"	55-95	3/4"	50-75
1/4"	25-60	1/4"	25-45
#10	15-45	#40	5-20
#40	6-25	#100	2-12
#100	0-10		
#200	0-5		



**GRAVEL ACCESS DRIVE**  
SCALE: N.T.S. 4  
A-3

**FOR CONSTRUCTION**



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

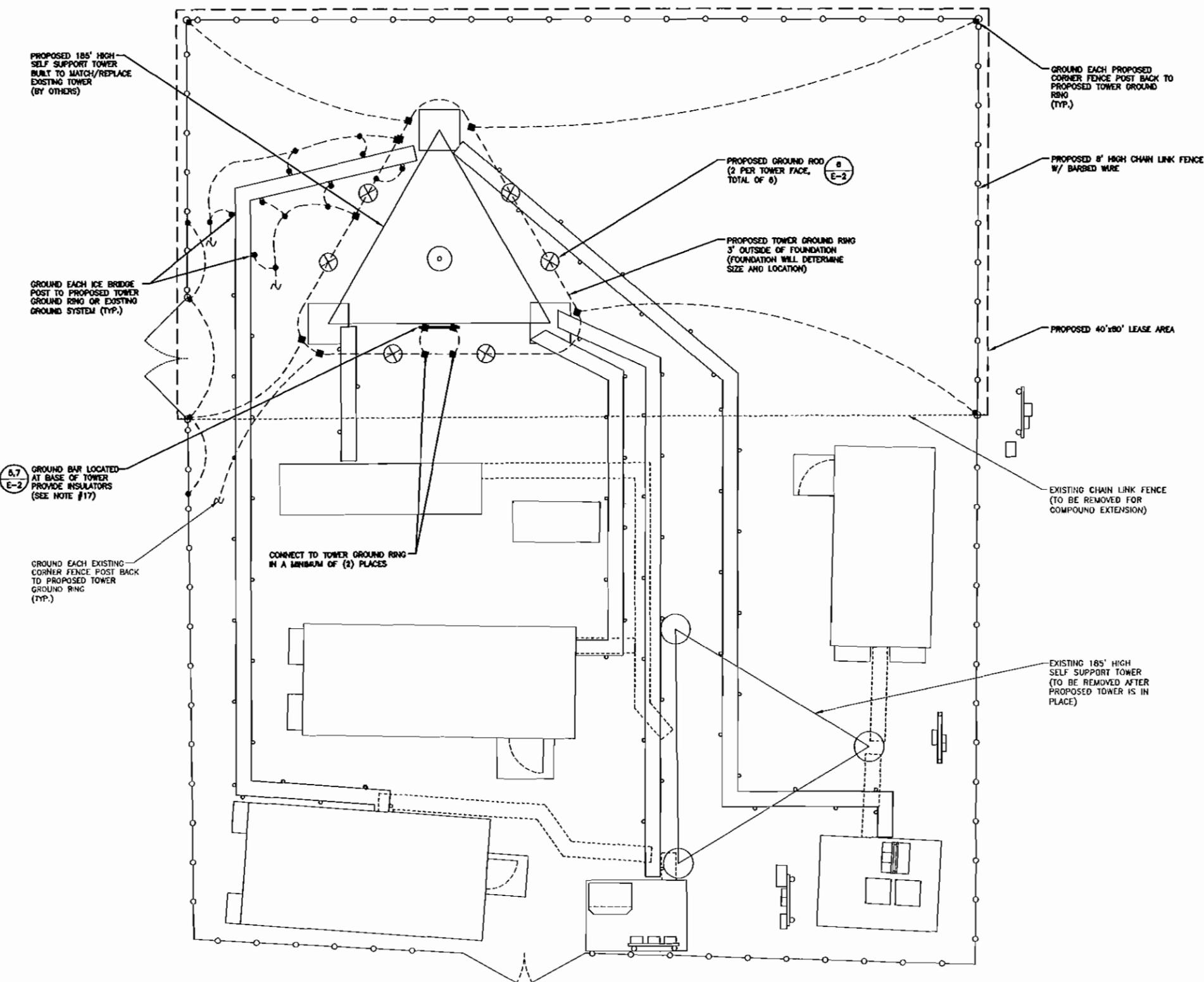
SITE NUMBER:  
807204

SITE NAME:  
MAN MILFORD

SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

SHEET TITLE  
DETAILS

SHEET NUMBER  
A-3



**GROUNDING PLAN**  
SCALE: N.T.S.

NOTE:  
1. ALL EXISTING GROUND EQUIPMENT, INCLUDING CABINETS, CABLE TRAYS, GROUND BARS, ETC. SHALL BE TIED INTO PROPOSED TOWER GROUND RING.  
2. ALL EXISTING TOWER MOUNTED EQUIPMENT, INCLUDING ANTENNAS, COAX, GROUND KITS/BARS, ETC. SHALL BE TIED INTO PROPOSED TOWER GROUND RING.

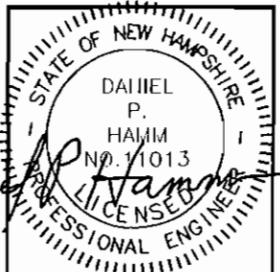
**GROUNDING NOTES**

1. ALL GROUND WIRE SHALL BE BARE COPPER #2 AWG UNLESS OTHERWISE NOTED.
2. ALL GROUND WIRES SHALL PROVIDE A STRAIGHT, DOWNWARD PATH TO GROUND WITH GRADUAL BENDS AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDERGROUND CONDUIT.
4. EACH EQUIPMENT CABINET SHALL BE CONNECTED TO THE MASTER ISOLATION GROUND BAR (MIGB) WITH #2 AWG INSULATED STRANDED COPPER WIRE. EQUIPMENT CABINETS SHALL EACH HAVE (2) CONNECTIONS.
5. PROVIDE DEDICATED #2 AWG COPPER GROUND WIRE FROM EACH ANTENNA MOUNTING PIPE TO ASSOCIATED CIGBE (TYPICAL FOR FOUR MOUNTING PIPES PER SECTOR).
6. ANTENNA GROUND KITS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
7. COORDINATE NEW LICENSEE GROUND SYSTEM WITH EXISTING SITE GROUND SYSTEM.
8. EACH SECTION OF CABLE TRAY, ICE BRIDGE AND ICE SHIELD SHALL BE CONNECTED IN A FASHION TO PROVIDE A CONTINUOUS GROUND.
9. AT ALL TERMINATIONS AT EQUIPMENT ENCLOSURES, PANELS AND FRAMES OF EQUIPMENT, AND WHERE EXPOSED FOR GROUNDING, CONDUCTOR TERMINATION SHALL BE PERFORMED UTILIZING TWO HOLE BOLTED TONGUE COMPRESSION TYPE WITH STAINLESS STEEL SELF-TAPPING SCREWS.
10. ALL CLAMPS AND SUPPORTS USED TO SUPPORT THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE (NON CONDUCTIVE). DO NOT USE METAL BRACKETS OR SUPPORTS WHICH WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
11. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH A COPPER SHELD ANTI-CORROSION AGENT SUCH AS T&B KOPR SHELD. VERIFY PRODUCT WITH LICENSEE PROJECT MANAGER.
12. ALL BOLTS, WASHERS, AND NUTS USED ON GROUNDING CONNECTIONS SHALL BE STAINLESS STEEL.
13. INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUS IN THE PANELBOARD.
14. GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
15. GROUND COAXIAL SHIELD AT BOTH ENDS USING MANUFACTURER'S GUIDELINES.
16. REINFORCEMENT IN EQUIPMENT SLAB TO BE WELDED AND REINFORCEMENT TO BE BONDED TO GROUNDING RING.
17. ALL GROUND BARS SHALL BE GALVANIZED WITH ANTI-THEFT HARDWARE.

**GROUNDING LEGEND**

■	EXOTHERMIC TYPE CONNECTION
●	COMPRESSION TYPE CONNECTION
---	#2 SOLID THINNED COPPER WIRE UNLESS OTHERWISE NOTED
⊗	5/8" x 10'-0" COPPER CLAD GROUND ROD
⊠	GROUND WELL

**FOR CONSTRUCTION**



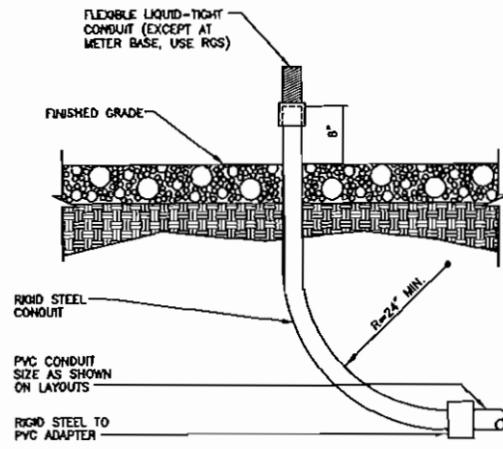
CHECKED BY: JX  
APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

SITE NUMBER:  
807204  
SITE NAME:  
MAN MILFORD  
SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

SHEET TITLE  
**GROUNDING PLAN & NOTES**

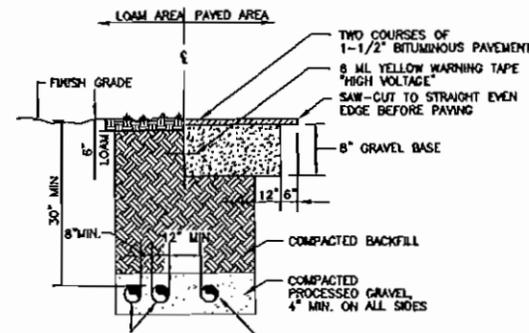
SHEET NUMBER  
E-1



NOTE:  
CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF CONDUIT STUB-UP.

**CONDUIT STUB-UP**  
SCALE: N.T.S.

1  
E-2

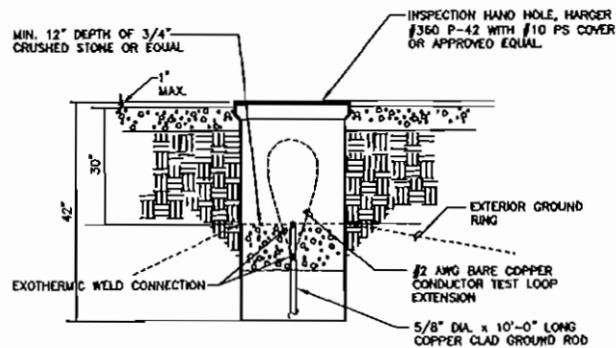


SCHEDULE 40 CONDUITS FOR NEW ELECTRICAL AND TELEPHONE SERVICES SEE UTILITY AND SITE PLANS. PROVIDE APPROVED PULL BOXES AS REQUIRED, AND COORDINATE INSTALLATION W/ ALL UTILITY COMPANIES FOR INTERFACING AT TERMINATION POINTS. PROVIDE FULL LENGTH PULL ROPES (TYP.).

NOTE:  
DETAIL AS SHOWN IS FOR SECONDARY ELECTRIC SERVICE. PRIMARY HIGH VOLTAGE SERVICE REQUIRES 4\"/>

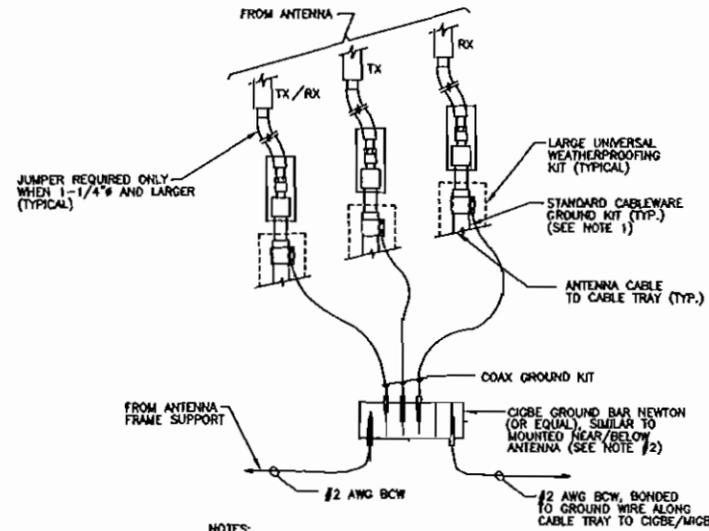
**TYPICAL DIRECT JOINT SERVICE BURIED CONDUIT DETAIL**  
SCALE: N.T.S.

2  
E-2



**GROUND WELL DETAIL**  
SCALE: N.T.S.

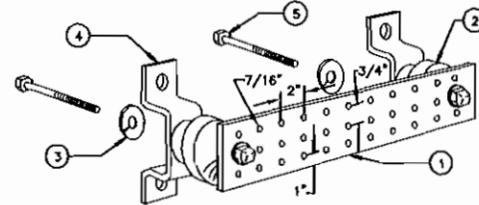
3  
E-2



NOTES:  
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.  
2. ALL GROUND BARS SHALL BE GALVANIZED WITH ANTI-THEFT HARDWARE.

**STANDARD DETAIL CONNECTION OF GROUND WIRES TO GROUNDING BAR (CIGBE)**  
SCALE: N.T.S.

4  
E-2



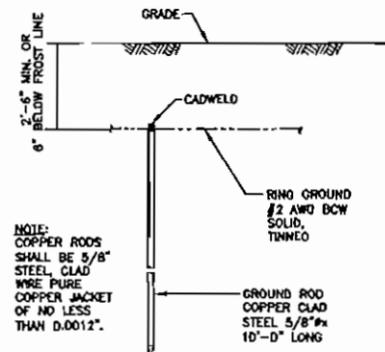
LEGEND

- 1- COPPER TINNED GROUND BAR, 1/4" X 4" X 20", OR OTHER LENGTH AS REQUIRED. HOLE CENTERS TO MATCH MDMA DOUBLE LUG CONFIGURATION
- 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
- 3- 5/8" LOCKWASHERS OR EQUAL
- 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-8058 OR EQUAL
- 5- 5/8-11 X 1" H.H.C.S.BOLTS

NOTES:  
1. ALL BOLTS, NUTS, WASHERS AND LOCK WASHERS SHALL BE 18-8 STAINLESS STEEL.  
2. ALL GROUND BARS SHALL BE GALVANIZED WITH ANTI-THEFT HARDWARE.

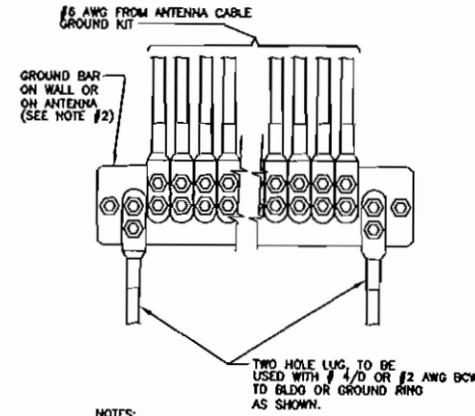
**GROUNDING - STANDARD DETAIL GROUND BAR**  
SCALE: N.T.S.

5  
E-2



**TYPICAL GROUND ROD DETAIL**  
SCALE: N.T.S.

6  
E-2



NOTES:  
1. CONTRACTOR TO UTILIZE KOPR-SHIELD (THOMAS & BETTS) ON ALL LUG CONNECTIONS.  
2. ALL GROUND BARS SHALL BE GALVANIZED WITH ANTI-THEFT HARDWARE.

**GROUNDING-STANDARD DETAIL INSTALLATION OF GROUND WIRE TO GROUND BAR**  
SCALE: N.T.S.

7  
E-2

**FOR CONSTRUCTION**

**CROWN CASTLE**  
CROWN CASTLE  
300 WEST CUMMINGS PARK, SUITE 300  
WOLBURN, MA 01581

**Hudson Design Group**  
1600 OSGOOD STREET  
BUILDING 201 NORTH, SUITE 309D  
N. ANDOVER, MA 01845  
TEL: (978) 557-5533  
FAX: (978) 336-5584

STATE OF NEW HAMPSHIRE  
DANIEL P. HAMM  
NO. 11013  
LICENSED PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: OPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	01/16/13	FOR CONSTRUCTION	MAP

SITE NUMBER:  
807204  
SITE NAME:  
MAN MILFORD  
SITE ADDRESS:  
168 MCGETTIGAN RD  
MILFORD, NH 03055

SHEET TITLE  
**GROUNDING DETAILS**

SHEET NUMBER  
**E-2**



# STAFF MEMO

## Planning Board Meeting

February 19, 2013

**Agenda Item # 3 Tom Richards c/o Fred Richards Auto Sales/Barbara Livoli aka Berkeley Trust Realty – 212 South St – Map 30, Lot 131.**

**Public hearing for a site plan amendment for a change of use from retail to motor vehicle sales with retail/display spaces.**

### **Background:**

The applicant is before the Planning Board seeking approval for a change of use from retail to motor vehicle sales at 212 South Street. The property is approximately 18,800 SF or 0.4 acres located within the Commercial “C” Zoning District. The property is currently a mixed-use site consisting of residential and retail. There are 5 residential apartments located on the second floor and retail units located on the first.

The proposed change of use is allowed within the ‘C’ Commercial Zoning District and the applicant is not proposing any structural changes to the existing structure.

In accordance with the Town of Milford Development Regulations 10 out of the 22 parking spaces are reserved for the 5 residential units with the remaining 12 for the 1<sup>st</sup> floor retail units. Through discussion with the applicant, parking for the retail use on the north side of the building is never at full capacity and does not call for the required 8 parking spaces.

### **Zoning History:**

September 15, 1988 - Case #404 - Variance granted under Article V, Section 5.054 to construct a deck with stair 6’ from property line – Granted by unanimous vote – effective Sept. 15, 1988.

September 15, 1988 - Case #404 - Variance granted under Article V, Section 5.051.M to add two apartments for a total of four – granted by majority vote – effective Sept. 15, 1988

June 1, 2000 - Case # 15-00 Special exception from Article II, Section 2.031.A.3 – Conforming & Non-Conforming Use to change a retail space to residential – granted by unanimous vote effective June 15, 2000

### **Interdepartmental Reviews:**

Environmental Coordinator- No concerns as presented. Should this property or others in the area be significantly redeveloped in the future, stormwater infiltration should be considered. The existing stormwater system is taxed and drainage should be controlled onsite.

Zoning- Property is zoned C-Commercial and is currently a mixed-use site with South Street level commercial uses and Marshall Street level apartments. All uses are legal and conforming or approved by variance (ZBA approval to add two additional apartments for a total of four, 09/05/88) and special exception (convert retail space to an additional apartment 06/15/00).

Motor vehicle sales are a specific permitted use in the C District. A site plan amendment is required as the motor vehicle sales is a change of use to the site and triggers Development Regulations review to insure required parking and site improvements are addressed.

No structural changes are proposed to the existing structure.  
Thus there are no zoning-related issues with this application.

Building- the use is changing (mercantile to business use - 2009 IBC) so the office and parking may require modifications to comply with state accessibility standards. I would recommend the applicant submit plans showing the required accessible parking space as well as the accessible route to the office area.

The Department of Public Works, Fire Department and Ambulance Department have no comment on this application.

No reply was received as of February 14, 2013 from the following departments: Police, Assessing or the Heritage Commission. The Conservation Commission's regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

**Staff Recommendations:**

The proposed change of use from retail to motor vehicle sales is an allowed use within the 'C' Commercial District. The existing parking on site meets the Milford Development Regulations minimum requirement. Automotive services such as a gas station, auto dealer, auto repair and body shop require at a minimum 1 parking space per employee plus 1 per 1,000 SF or 4 per bay.

$$1 \text{ (per employee)} + 1 \text{ (per 1,000 SF)} = 2 \text{ Required Spaces}$$

At this time the Board should discuss with the applicant any questions or concerns with the proposed change of use. The Board should address handicap parking on site along with snow storage and landscaping requirements, given the lack of existing and proposed plantings provided. The Board should also make a determination on the maximum acceptable vehicles to be displayed on site.



**SITE NOTES:**

1. TOTAL SITE AREA = 19,800 SF OR 0.4 ACRES
2. SEE MILFORDS ASSESSORS PLAT 30 - PARCEL 131
3. PARCEL NUMBERS SHOWN REFER TO ASSOESSORS PLAT
4. PRESENT ZONING - "C" COMMERCIAL  
LOT SIZE 20,000 SF, FRONTAGE 150 FT
5. PRESET AND PROPOSED USE - RETAIL, RESIDENTIAL & (PROPOSED) AUTO DEALER
6. INFORMATION FOR THIS PLAN IS TAKEN ENTIRELY FROM A PLAN TITLED SITE PLAN FOR BROOKS LAWN \* GARDEN CENTER SCALE: 1" = 20' - DATED 22 FEBRUARY 1982 BY HOWARD G. WATKINS, SURVEYOR - P.O. BOX 41 WILTON, N.H. 03086
7. PROPOSED CHANGES - SITE PLAN AMENDMENT FROM RETAIL TO AUTOMOTIVE DEALER IN LOWER LEVEL UNIT
8. EXISTING SIGNS TO REMAIN - NO CHANGES
9. VARIANCES GRANTED FOR SITE - 09.15.88 ALLOWING DECK TO BE CONSTRUCTED 6' FROM PL 09.15.88 ALLOWING TWO ADDITIONAL APARTMENTS

**PARKING CALCULATIONS:**

RETAIL AREA FIRST 1,980 SF = 8 SPACES  
(4 SPACES PER 1000 SF)  
AUTO DEALER FIRST 1,058 SF = 2 SPACES  
(1 SPACE PER EMPLOYEE + 1 PER 1000 SF)

APARTMENTS SECOND FLOOR - 5  
(2 PER DWELLING UNIT)  
5 X 2 = 10 SPACES

TOTAL REQUIRED PARKING SPACES  
8 + 2 + 10 = 20 + 1 HANDICAP = 21

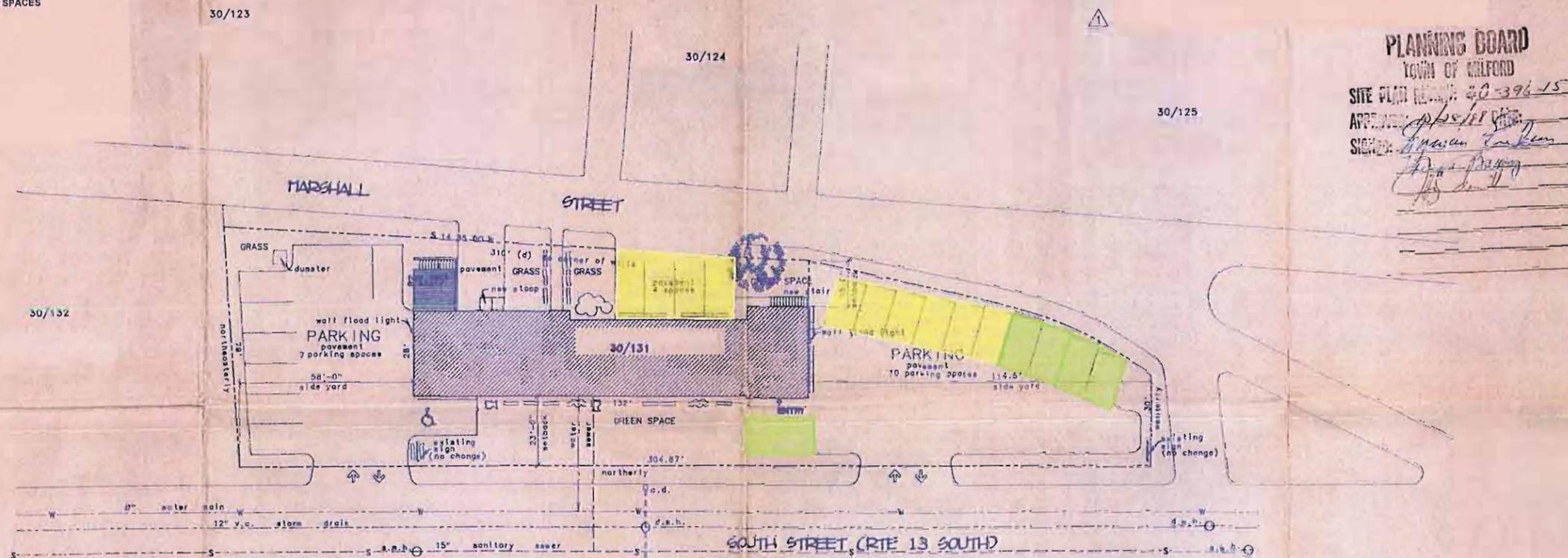
PROVIDED PARKING = 21

**ADJACENTS**

- |                                                                           |                                                                       |                                                                               |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 20132<br>LYNN SAWYER<br>308 SOUTH ST<br>MILFORD, NH 03055                 | 20123<br>FRED & HARRIET RAMSEY<br>30 MARSHALL ST<br>MILFORD, NH 03055 | 20105<br>ROBERT THOMPSON<br>217 SOUTH ST<br>MILFORD, NH 03055                 |
| 20125<br>GRETCHEN & JEFFREY BROOKS<br>40 MARSHALL ST<br>MILFORD, NH 03055 | 20109<br>ANNA DOUCET<br>205 SOUTH ST<br>MILFORD, NH 03055             | 20105<br>223 SOUTH ST PROPERTIES<br>106 HOLLIS STEAD CIR<br>MILFORD, NH 03055 |
| 20112<br>KENNETH & ANGELA FLAHERTY<br>32 MARSHALL ST<br>MILFORD, NH 03055 | 20107, 20108<br>AARON KAPLAN<br>14 ADAMS ST<br>MILFORD, NH 03055      | 20104<br>CHERYL A COOPER<br>111 UNION ST<br>MILFORD, NH 03055                 |

**LEGEND**

-  AUTO DEALER PARKING
-  TENANT PARKING



**PLANNING BOARD**  
TOWN OF MILFORD  
SITE PLAN REVIEW #0-396-15  
APPROVED: *[Signature]*  
SIGNED: *[Signature]*

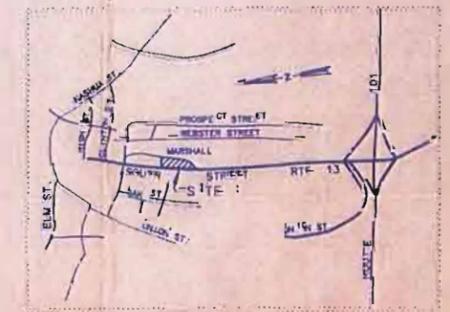


**ronald  
ravenscroft  
architect**  
Pettingill Hill Lyndeboro  
New Hampshire 03082  
603-654-2700

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**SITE PLAN**  
0 5 10 20 40 80

*[Signature]*  
OWNER 1/19/13 DATE



VICINITY MAP

PROPOSED RENOVATIONS TO THE  
**WETHERBEE BUILDING**  
50 SOUTH STREET  
MILFORD, N.H. 03055  
(formerly Brooks Lawn and Garden Center)

SHEET TITLE  
**SITE PLAN**  
CAD: J.D. W. NEBEE, 29  
PROJECT NO. SHEET NO.  
07-NEBEE 151  
SCALE: 1/4" = 1'-0"  
DRAWN: 30/131  
CHECK: South St

*[Handwritten notes]* Wetherbee M30 L131 A



# STAFF MEMO

## Planning Board Meeting

February 19, 2013

### **Agenda Item # 4 Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;**

**Continuation of Design review for a proposed senior housing development consisting of twenty-four (24) units.**

#### **Background:**

Ducal Development, LLC is back before the Board for a second design review meeting for a proposed senior housing development of 24 units (40 bedrooms) located at the intersection of North River Road and Mont Vernon Road. The parcel is zoned Residence “A” and is approximately 4.5 acres in size. The current conceptual configuration indicates 10 detached units, 3 duplexes, and two 4-plex. The site is served by municipal water and is subject to a sewer extension.

The Zoning Board granted a special exception for this project as a Senior Housing Development, with the condition that density is not to exceed 24 units (48 bedrooms) case #2012-28 granted November 15, 2012.

Please see attached plan set, Staff Memo from Traffic Safety Committee, traffic information, proposed architectural drawings and layout. Please refer to meeting minutes from the January 15<sup>th</sup>, 2013 meeting included at the beginning of this packet.

#### **Traffic Safety Advisory Committee:**

At the January 15, 2013 Planning Board meeting the Board received a verbal request from the Traffic Safety Advisory Committee that they would like to review the plans and add input. There was consensus from the Board to honor the request and materials were forwarded on to the TSC to review at their meeting scheduled for February 11, 2013.

After much discussion during the meeting, Dave Wheeler, citizen member advised the Committee that he did not approve of the main access into the development being located on Mont Vernon Road Road/Route 13 and recommended that primary traffic access be located on North River Road. A motion was made to forward this recommendation to the Planning Board. Gary Daniels, Selectman and Gil Archambault, Chairman voted in favor of this. Bill Parker and Chief Viola opposed, as they felt that North River Road was an appropriate location. The motion carried, with a 3-2 vote, to recommend that traffic access for the development be established on Mont Vernon Road rather than North River Road.

See attached Traffic Safety Advisory Committee memo

### **Interdepartmental Reviews:**

Please note Interdepartmental Reviews were concluded by a series of one-on-one meetings with department heads and the project engineers over several weeks subsequent to the January 15th Planning Board Meeting. Provided below are initial concerns from each department and how they are addressed on the revised plan.

Fire Department- Prior main concerns from the Fire Department made during the one-on-one interdepartmental review are as follows:

1. Site access and that it does not meet the requirements of NH State Fire Code, NFPA 1, Uniform Fire Code 2009 Edition, Chapter 18, Section 18.2.3.4.4 and Exhibit 18.6. and
2. The fire hydrant should be located internally.

\*The project engineer and developers have met with the Fire Department to discuss the 50' turnarounds on site and the location of the fire hydrant. Over much discussion a plan was submitted to the Fire Department indicating fire truck turning radius's on site (see attached). The plan displays that the 47.0 FT ladder truck can effectively maneuver throughout the development with the exception of the dead-end near units 23 & 24. The project engineers have demonstrated that the 33.7 FT pumper truck can make the turnaround at both dead-end locations and should the ladder truck need access to units 23 & 24 it shall be located in front of units 19-21 and carry the hose to units 23 & 24. As a result of the meeting the revised plans have removed the turnaround at units 10-13 and have relocated the proposed fire hydrant to within the development near the Mont Vernon Road access point.

Please see attached Fire Truck Turning Radius plan.

Environmental Coordinator- Recommendations made during a one-on-one interdepartmental review meeting is use of permeable pavement and community use of the infiltration area.

\* Per Staff discussion with the Environmental Coordinator it appears that the questions raised at the one-on-one interdepartmental review meeting have been addressed (i.e. rain gardens, community gardens, etc.). Though, the recommendations for permeable pavement and community use of the infiltration area appear not to have been adopted. The Environmental Coordinator would like to reserve final comments until full plans have been submitted with a drainage report.

Please see attached memo from the Environmental Coordinator for further detail.

DPW- Prior main concerns from DPW, since N River Road and Rte 13 are state maintained highways there is little to be requested. However, DPW would like to see some kind of a sidewalk connecting to the project.

\*The plan represents a crosswalk located on North River Road connecting the development with Town sidewalks located on the south side of North River Road approximately 230 feet from the intersection of North River and Mont Vernon Roads.

Ambulance- Prior requests from the Director of Milford Ambulance Service included: 1.) Ensure Emergency Services are provided with a key to any lock system on proposed gated emergency access. 2.) Install signs at the two drives with unit numbers identifying the units along those drives.

\* The revised site grading plan shows a proposed unit directions sign at the northeast entrance by units 14-24. However, a second unit directions sign is missing from the area near units 10-13. A second sign should be located on the southwest setting of the development by units 10-13.

Water Utilities – The Director of Water Utilities inquired what the proposed water and sewer main sizes shall be.

\*Pursuant to a discussion with the project engineer the new sewer main extension from the manhole at Sunset Circle is to be 15" up to the site. The water connection from the 8" line in Mont Vernon Road will be 8" to the internal hydrant, and then 4" to its connection at the 10" line in North River Rd, with two 4" dead ends to serve the remaining units.

The Zoning, Police and Fire Departments have no issues with the application. No reply has been received from the Heritage Commission. The Conservation Commission's regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

### **Staff Recommendations:**

This application is in the first stages of design review. At this time the Board should continue the discussion on major design issues such as access points and drainage, bearing in mind past Board discussions and committee and department head input about this site. The Board should be prepared to give the applicant formal direction on the following items:

- Location of crosswalk.
- Location of ingress and egress to the property (Mont Vernon Rd or North River Rd)
- Unit layout and density
- Next steps for plan review (possible 3<sup>rd</sup> design review)

At this time the Board should discuss with the applicant any questions or concerns with the project and the next step of having the applicant submit a full drainage plan. The Board should discuss with the applicant a reasonable date to return to the Board with a fully executed drainage plan providing calculations in either March or April. If the applicant does not want to return until the April meeting the applicant should request an extension from the Board as the application will have surpassed the 65 day limit per RSA 676:4 without an extension.

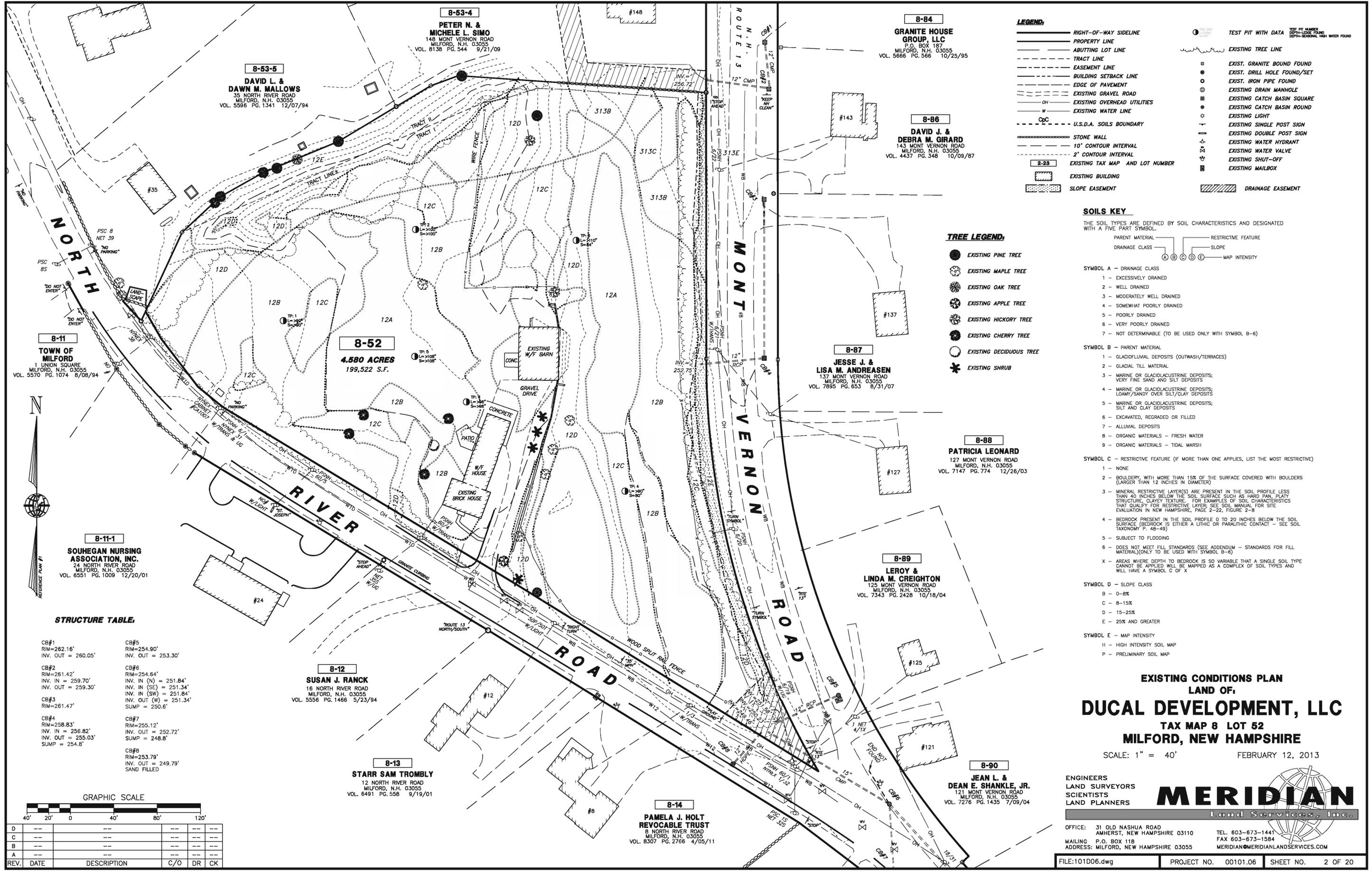
Once a drainage plan is submitted it will need to be determined as to send the plan out for outside drainage review. At this time plans are not detailed enough and more information is needed prior to further staff review of site drainage.

Staff has no issues with the location of main access being on Mont Vernon Rd and feels this is an appropriate location. Staff recommends locating the main entrance where NHDOT has approved.

The following items are a non-comprehensive list of the information that will need to be supplied prior to further review:

- 1) Submit a drainage plan with calculations and drainage report.
- 2) Submit a underground utility plan for electricity, telephone etc.
- 3) Add a note stating lot 8/52 does not lie within the Groundwater Protection District
- 4) Delineation of all proposed easements; inclusive but not limited to utility, drainage, access, conservation, slope etc.
- 5) Comply with the Town's Stormwater Management and Erosion Control Regulation
- 6) Detail pages needed on ROW, grading, erosion control, utilities, sidewalks and all other necessary items.
- 7) All state permit approval numbers and expiration dates be added to the notes section.





- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - - - TRACT LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVEMENT
  - - - EXISTING GRAVEL ROAD
  - OH — EXISTING OVERHEAD UTILITIES
  - W — EXISTING WATER LINE
  - - - U.S.D.A. SOILS BOUNDARY
  - STONE WALL
  - - - 10' CONTOUR INTERVAL
  - - - 2' CONTOUR INTERVAL
  - 2-28 — EXISTING TAX MAP AND LOT NUMBER
  - ▭ — EXISTING BUILDING
  - ▨ — SLOPE EASEMENT
  - — TEST PIT WITH DATA
  - EXISTING TREE LINE
  - — EXIST. GRANITE BOUND FOUND
  - — EXIST. DRILL HOLE FOUND/SET
  - — EXIST. IRON PIPE FOUND
  - — EXISTING DRAIN MANHOLE
  - — EXISTING CATCH BASIN SQUARE
  - — EXISTING CATCH BASIN ROUND
  - — EXISTING LIGHT
  - — EXISTING SINGLE POST SIGN
  - — EXISTING DOUBLE POST SIGN
  - — EXISTING WATER HYDRANT
  - — EXISTING WATER VALVE
  - — EXISTING SHUT-OFF
  - — EXISTING MAILBOX
  - ▨ — DRAINAGE EASEMENT

- SOILS KEY**
- THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS AND DESIGNATED WITH A FIVE PART SYMBOL.
- PARENT MATERIAL — RESTRICTIVE FEATURE  
DRAINAGE CLASS — SLOPE — MAP INTENSITY
- SYMBOL A - DRAINAGE CLASS**
- EXCESSIVELY DRAINED
  - WELL DRAINED
  - MODERATELY WELL DRAINED
  - SOMEWWHAT POORLY DRAINED
  - POORLY DRAINED
  - VERY POORLY DRAINED
  - NOT DETERMINABLE (TO BE USED ONLY WITH SYMBOL B-6)
- SYMBOL B - PARENT MATERIAL**
- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
  - GLACIAL TILL MATERIAL
  - MARINE OR GLACIOCLASTIC DEPOSITS; VERY FINE SAND AND SILT DEPOSITS
  - MARINE OR GLACIOCLASTIC DEPOSITS; LOAMY/SANDY OVER SILT/CLAY DEPOSITS
  - MARINE OR GLACIOCLASTIC DEPOSITS; SILT AND CLAY DEPOSITS
  - EXCAVATED, REGRADED OR FILLED
  - ALLUVIAL DEPOSITS
  - ORGANIC MATERIALS - FRESH WATER
  - ORGANIC MATERIALS - TIDAL MARSH
- SYMBOL C - RESTRICTIVE FEATURE (IF MORE THAN ONE APPLIES, LIST THE MOST RESTRICTIVE)**
- NONE
  - BOULDERY, WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS (LARGER THAN 12 INCHES IN DIAMETER)
  - MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE SUCH AS HARD PAN, FLATY STRUCTURE, CLAYEY TEXTURE. FOR EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYER, SEE SOIL MANUAL FOR SITE EVALUATION IN NEW HAMPSHIRE, PAGE 2-22, FIGURE 2-8
  - BEDROCK PRESENT IN THE SOIL PROFILE 0 TO 20 INCHES BELOW THE SOIL SURFACE (BEDROCK IS EITHER A LITHIC OR PARALITHIC CONTACT - SEE SOIL TAXONOMY P. 48-49)
  - SUBJECT TO FLOODING
  - DOES NOT MEET FILL STANDARDS (SEE ADDENDUM - STANDARDS FOR FILL MATERIAL) (ONLY TO BE USED WITH SYMBOL B-6)
  - AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED WILL BE MAPPED AS A COMPLEX OF SOIL TYPES AND WILL HAVE A SYMBOL C OF X
- SYMBOL D - SLOPE CLASS**
- B - 0-8%
  - C - 8-15%
  - D - 15-25%
  - E - 25% AND GREATER
- SYMBOL E - MAP INTENSITY**
- H - HIGH INTENSITY SOIL MAP
  - P - PRELIMINARY SOIL MAP

- TREE LEGEND:**
- EXISTING PINE TREE
  - EXISTING MAPLE TREE
  - EXISTING OAK TREE
  - EXISTING APPLE TREE
  - EXISTING HICKORY TREE
  - EXISTING CHERRY TREE
  - EXISTING DECIDUOUS TREE
  - \* EXISTING SHRUB

**8-11**  
TOWN OF MILFORD  
1 UNION SQUARE  
MILFORD, N.H. 03055  
VOL. 5570 PG. 1074 8/08/94

**8-53-5**  
DAVID L. & DAWN M. MALLOWS  
35 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 5596 PG. 1341 12/07/94

**8-53-4**  
PETER N. & MICHELE L. SIMO  
148 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 8138 PG. 544 9/21/09

**8-84**  
GRANITE HOUSE GROUP, LLC  
P.O. BOX 187  
MILFORD, N.H. 03055  
VOL. 5666 PG. 566 10/25/95

**8-86**  
DAVID J. & DEBRA M. GIRARD  
143 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 4437 PG. 348 10/09/87

**8-87**  
JESSE J. & LISA M. ANDREASEN  
137 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7895 PG. 653 8/31/07

**8-88**  
PATRICIA LEONARD  
127 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7147 PG. 774 12/26/03

**8-89**  
LEROY & LINDA M. CREIGHTON  
125 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7343 PG. 2428 10/18/04

**8-90**  
JEAN L. & DEAN E. SHANKLE, JR.  
121 MONT VERNON ROAD  
MILFORD, N.H. 03055  
VOL. 7276 PG. 1435 7/09/04

**8-14**  
PAMELA J. HOLT REVOCABLE TRUST  
8 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 8307 PG. 2766 4/05/11

**8-12**  
SUSAN J. RANCK  
16 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 5556 PG. 1466 5/23/94

**8-13**  
STARR SAM TROMBLY  
12 NORTH RIVER ROAD  
MILFORD, N.H. 03055  
VOL. 6491 PG. 558 9/19/01

**STRUCTURE TABLE**

CB#1 RIM=262.16' INV. OUT = 260.05'	CB#5 RIM=254.90' INV. OUT = 253.30'
CB#2 RIM=261.42' INV. IN = 259.70' INV. OUT = 259.30'	CB#6 RIM=254.64' INV. IN (N) = 251.84' INV. IN (SE) = 251.34' INV. IN (SW) = 251.84' INV. OUT (W) = 251.34' SUMP = 250.6'
CB#3 RIM=261.47'	CB#7 RIM=255.12' INV. OUT = 252.72' SUMP = 248.8'
CB#4 RIM=258.83' INV. IN = 256.82' INV. OUT = 255.03' SUMP = 254.8'	CB#8 RIM=253.79' INV. OUT = 249.79' SAND FILLED

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

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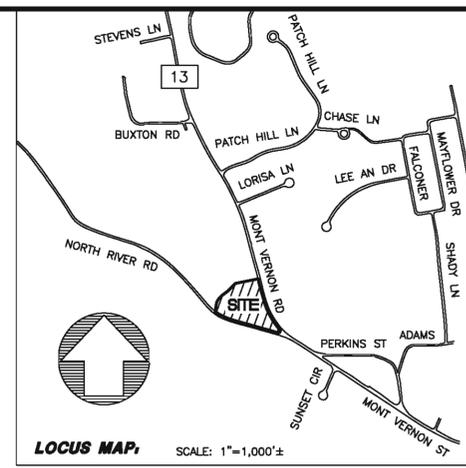
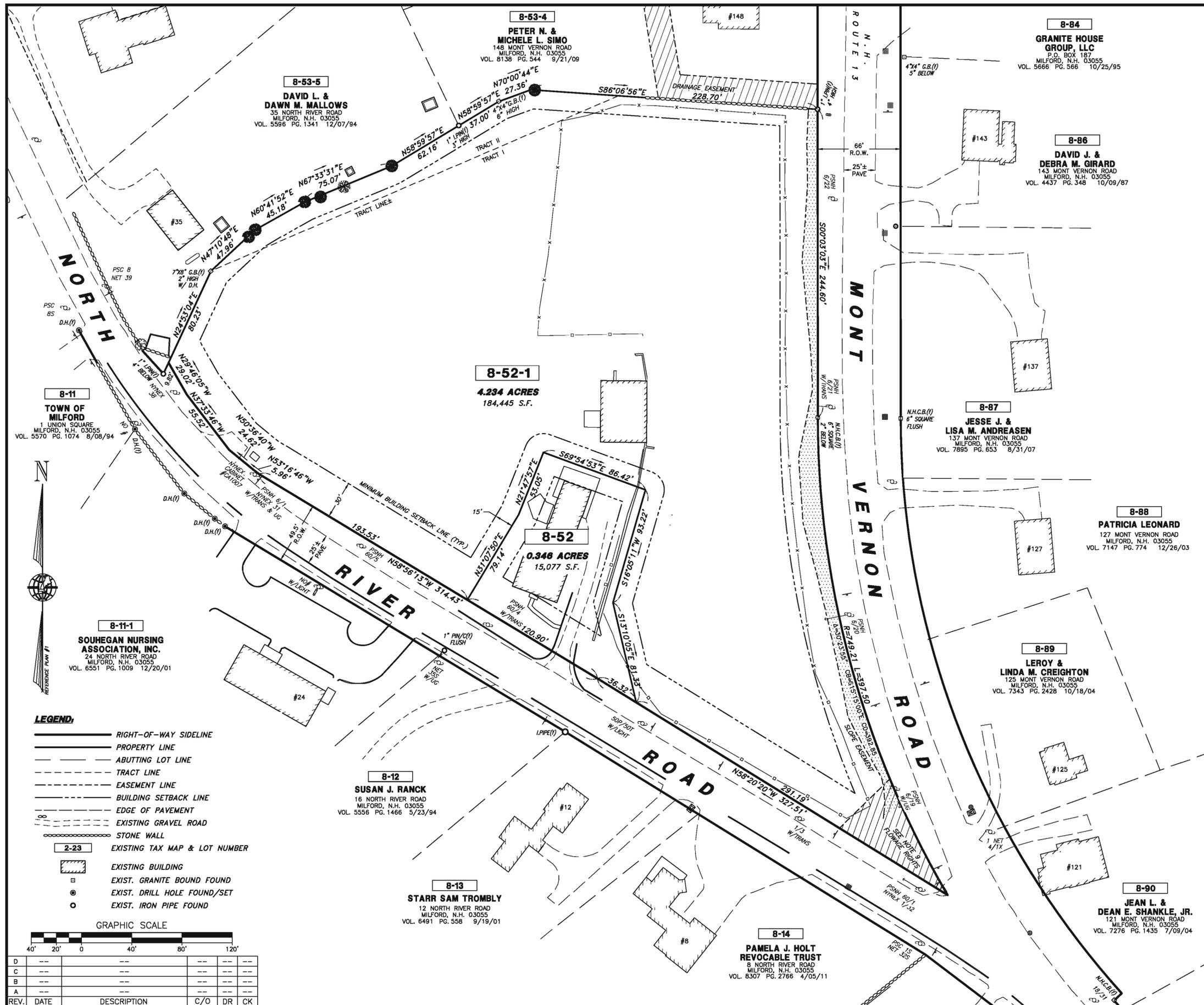
**EXISTING CONDITIONS PLAN**  
LAND OF:  
**DUCAL DEVELOPMENT, LLC**  
TAX MAP 8 LOT 52  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 40' FEBRUARY 12, 2013

ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

**MERIDIAN**  
Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD  
AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441  
MAILING P.O. BOX 118 FAX 603-673-1584  
ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

FILE:101D06.dwg PROJECT NO. 00101.06 SHEET NO. 2 OF 20



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

**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 (LAN500.04) 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."

**SUBDIVISION PLAN**  
 LAND OF:  
**DUCAL DEVELOPMENT, LLC**  
 TAX MAP 8 LOT 52  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40' FEBRUARY 12, 2013

**ENGINEERS**  
**LAND SURVEYORS**  
**SCIENTISTS**  
**LAND PLANNERS**

**MERIDIAN**  
 Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD  
 AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441  
 MAILING P.O. BOX 118 FAX 603-673-1584  
 ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

FILE:101D06.dwg PROJECT NO. 00101.06 SHEET NO. 3 of 20

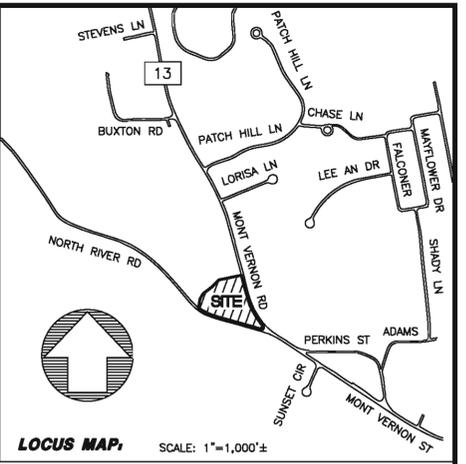
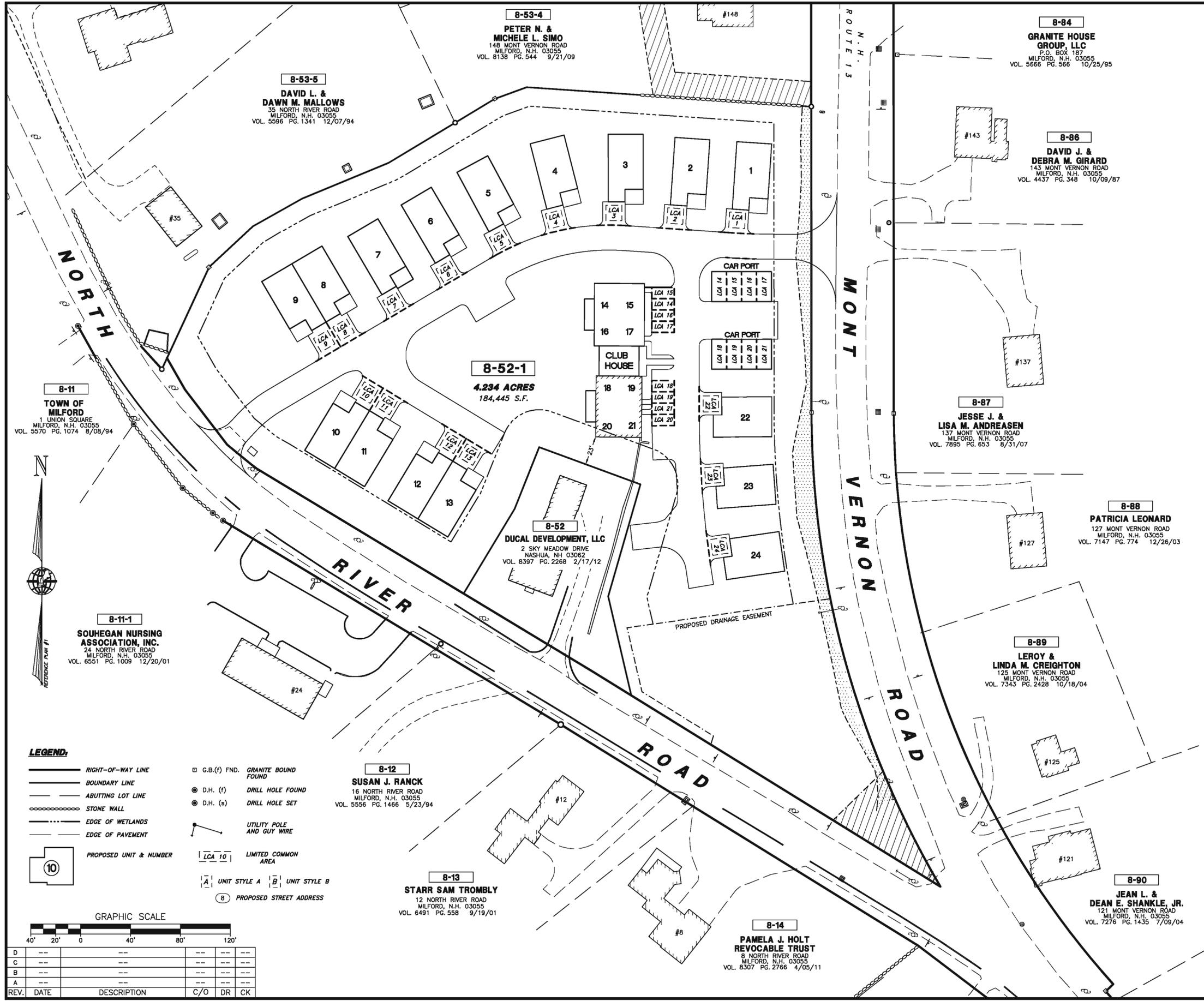
**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- TRACT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- STONE WALL
- EXISTING TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND

**GRAPHIC SCALE**

40' 20' 0 40' 80' 120'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

**CERTIFICATION:**  
 "I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20 I, AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON ARE NOT YET BEGUN."

**HUTCHINSON POINT**  
 CONDOMINIUM SITE PLAN  
 LAND OF:  
**DUCAL DEVELOPMENT, LLC**  
 TAX MAP 8 LOT 52  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40' FEBRUARY 12, 2013

**ENGINEERS LAND SURVEYORS SCIENTISTS LAND PLANNERS**

**MERIDIAN**  
 Land Services, Inc.

OFFICE: 31 OLD NASHUA ROAD AMHERST, NEW HAMPSHIRE 03110 TEL. 603-673-1441 FAX 603-673-1584  
 MAILING P.O. BOX 118 ADDRESS: MILFORD, NEW HAMPSHIRE 03055 MERIDIAN@MERIDIANLANDSERVICES.COM

FILE:101D06.dwg PROJECT NO. 00101.06 SHEET NO. 4 of 18

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- STONE WALL
- EDGE OF WETLANDS
- EDGE OF PAVEMENT
- PROPOSED UNIT & NUMBER
- G.B.(f) FND. GRANITE BOUND FOUND
- D.H. (f) DRILL HOLE FOUND
- D.H. (s) DRILL HOLE SET
- UTILITY POLE AND GUY WIRE
- LCA 10 LIMITED COMMON AREA
- UNIT STYLE A UNIT STYLE B
- PROPOSED STREET ADDRESS

**GRAPHIC SCALE**  
 40' 20' 0 40' 80' 120'

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**NOTES: PROPOSED IMPROVEMENTS**

- THE OWNER AND APPLICANT OF RECORD OF TAX MAP 8 LOT 52 IS DUCAL DEVELOPMENT, LLC, 2 SKY MEADOW ROAD, NASHUA, N.H. 03062. SEE H.C.R.D. VOL. 8397 PAGE 2268 DATED 02/17/2012.
- THE PURPOSE OF THIS PLAN IS TO DEPICT IMPROVEMENTS FOR A PROPOSED SENIOR HOUSING DEVELOPMENT ON LOT 8-52-1. THE SUBDIVISION OF 5-52 & 8-52-1 IS PENDING AND IS SUBJECT TO A SEWER EXTENSION.
- TOTAL AREA OF PARCEL BEING SUBDIVIDED IS 199,522 S.F. OR 4.58 ACRES WITH LOT 5-52 CONTAINING 184,522 S.F. (4.24 Ac) AND LOT 8-52-1 CONTAINING 15,000 S.F. (0.34 Ac.)
- ZONING FOR THE PROPERTY IS RESIDENCE "A" DISTRICT.
 

MINIMUM LOT SIZE	40,000 S.F.
FRONT YARD SETBACK	15'
REAR YARD SETBACK	15'
SIDE YARD SETBACK	15'
- THE LAYOUT SHOWN IS THE RESULT OF DESIGN CONSIDERATIONS PER INPUT FROM: THE TOWN OF MILFORD, ZBA, PLANNING BOARD, COMMUNITY DEVELOPMENT STAFF, TRAFFIC SAFETY COMMITTEE, FIRE DEPARTMENT AND SEWER & WATER COMMISSION AS WELL AS THE NH DOT DISTRICT 5 OFFICE AND NH DES ALTERATION OF TERRAIN DEPARTMENT.
- PARKING CALCULATIONS:
 

1 SPACE PER BEDROOM	=	26
UNITS 1 - 13 (2 BEDROOMS), NUMBER OF BEDROOMS	=	8
UNITS 14 - 21 (1 BEDROOM), NUMBER OF BEDROOMS	=	6
UNITS 22 - 24 (2 BEDROOMS), NUMBER OF BEDROOMS	=	40
TOTAL NUMBER OF BEDROOMS	=	40
1 ADDITIONAL SPACE FOR EVERY 4 BEDROOMS	=	10
40 BEDROOMS / 4	=	10
TOTAL NUMBER OF PARKING SPACES REQUIRED	=	50
TOTAL NUMBER OF PARKING SPACES PROVIDED	=	50

EACH UNIT HAS A GARAGE SPACE OR HAS ACCESS TO A DETACHED GARAGE SPACE
- PARCEL CALCULATIONS:
 

TOTAL LOT IMPERVIOUS AREA	=	65,658 S.F.	(35.6%)
TOTAL AREA OF CENTRAL GREEN	=	15,829 S.F.	(8.6%)
GROSS OPEN SPACE	=	118,951 S.F.	(64.4%)
OPEN SPACE LESS 5' LIMITED COMMON AREA AROUND BUILDINGS	=	102,404 S.F.	(55.5%)
OPEN SPACE LESS 5' LIMITED COMMON AREA AND DRAINAGE	=	72,840 S.F.	(39.5%)
TOTAL BUILDING COVERAGE	=	34,049 S.F.	(18.5%)
TOTAL BUILDING FLOOR AREA	=	26,353 S.F.	

THE COMMUNITY ROOM SHOWN HAS TWO FLOORS WITH A TOTAL FLOOR AREA OF 1,200 S.F. OR 4.6% OF THE TOTAL BUILDING FLOOR AREA.

**APPROVALS:**

- SEE MILFORD ZONING BOARD OF APPROVALS SPECIAL EXCEPTION CASE # 2012-28, GRANTED NOVEMBER 15, 2012.

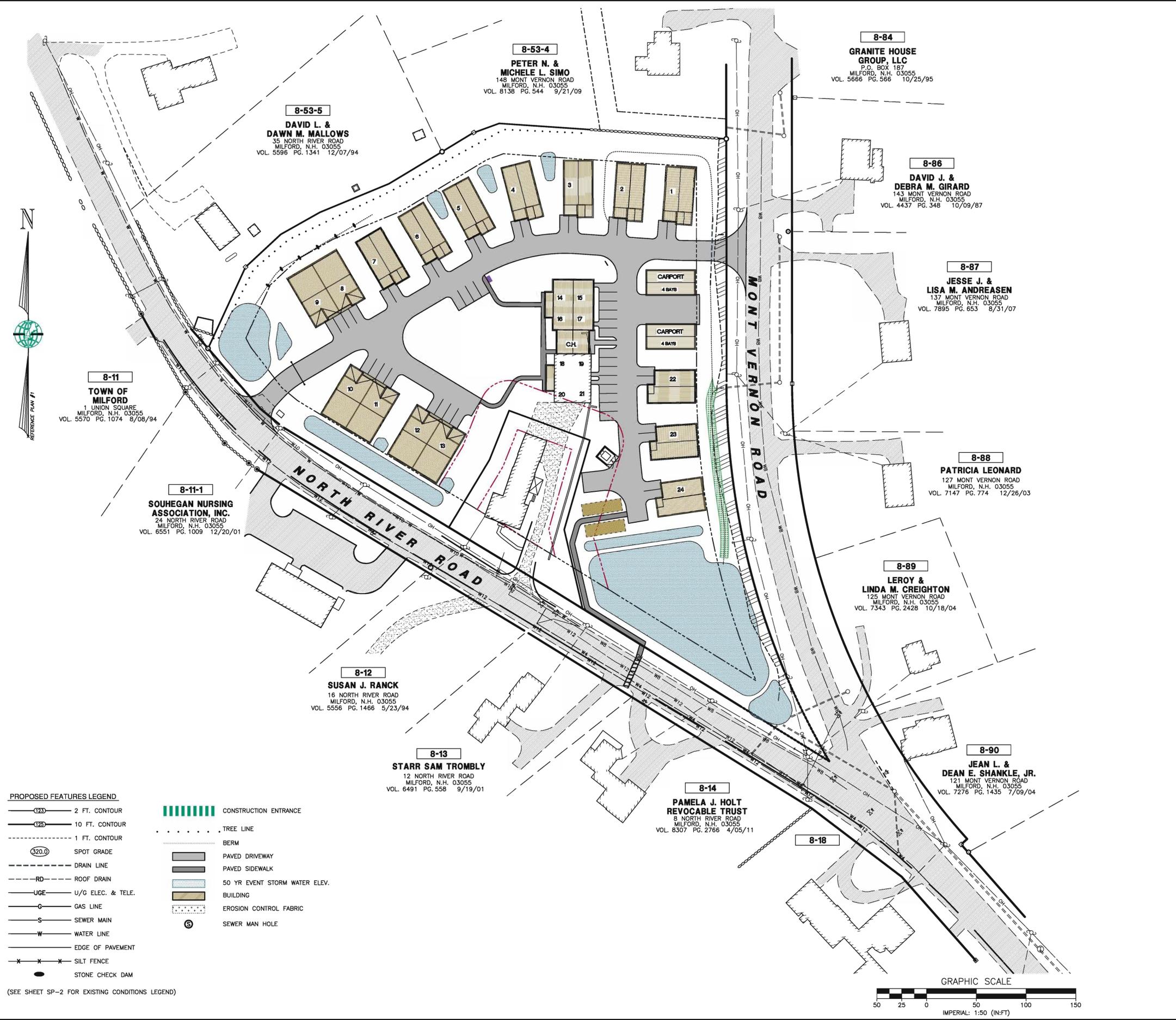
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HUTCHINSON POINT  
 SENIOR HOUSING DEVELOPMENT  
 GENERAL SITE PLAN  
 DECEMBER 17, 2012

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 50'

**SP-1**  
 SHEET

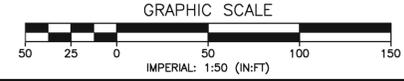
FILE: 101106D.dwg  
 PROJECT: 101.06  
 SHEET NO. 1 OF 21



**PROPOSED FEATURES LEGEND**

123	2 FT. CONTOUR		CONSTRUCTION ENTRANCE
125	10 FT. CONTOUR	.....	TREE LINE
1	1 FT. CONTOUR	-----	BERM
320.0	SPOT GRADE	▬▬▬▬	PAVED DRIVEWAY
---	DRAIN LINE	▬▬▬▬	PAVED SIDEWALK
RD	ROOF DRAIN	▬▬▬▬	50 YR EVENT STORM WATER ELEV.
UGE	U/G ELEC. & TELE.	▬▬▬▬	BUILDING
G	GAS LINE	▬▬▬▬	EROSION CONTROL FABRIC
S	SEWER MAIN	▬▬▬▬	SEWER MAN HOLE
W	WATER LINE	○	
---	EDGE OF PAVEMENT		
x x x	SILT FENCE		
●	STONE CHECK DAM		

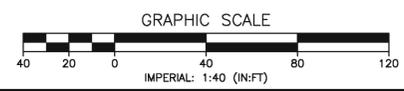
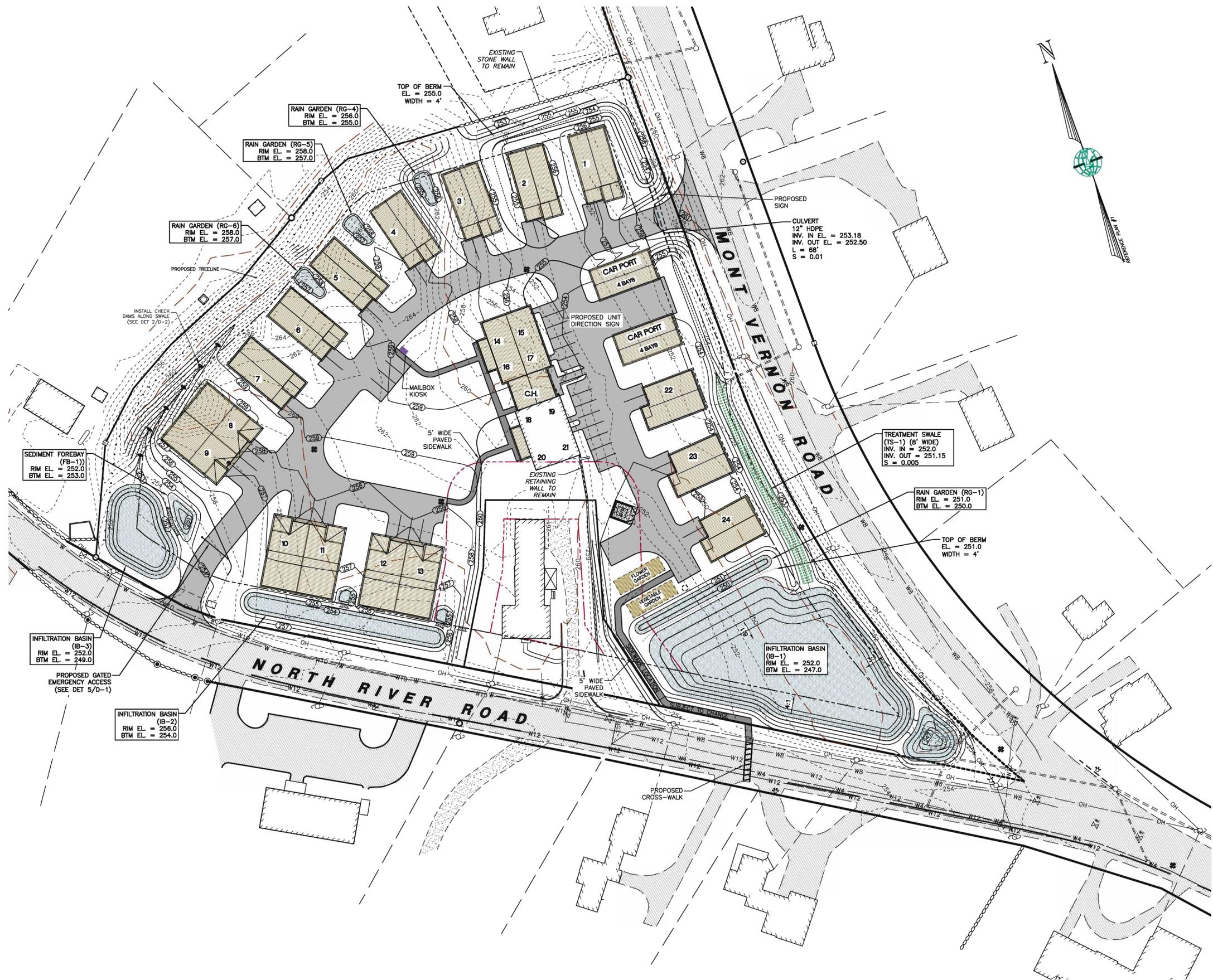
(SEE SHEET SP-2 FOR EXISTING CONDITIONS LEGEND)



APPROVED BY THE MILFORD PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

Project: 101106D.dwg, 12/17/12, 10:19 AM, BK, INVT  
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REV.	DATE	DESCRIPTION	DR	CHK
A	12/17/12	PLANNING BOARD DESIGN REVIEW	KMA	KCC
B	01/08/13	SITE GRADING	KMA	KCC
C	1/29/13	DESIGN REVIEW COMMENTS	KMA	KCC
D	2/12/13	DESIGN REVIEW SUBMISSION	KMA	KCC
E				
F				
G				
H				

HUTCHINSON POINT  
SENIOR HOUSING DEVELOPMENT  
SITE GRADING PLAN  
DECEMBER 17, 2012

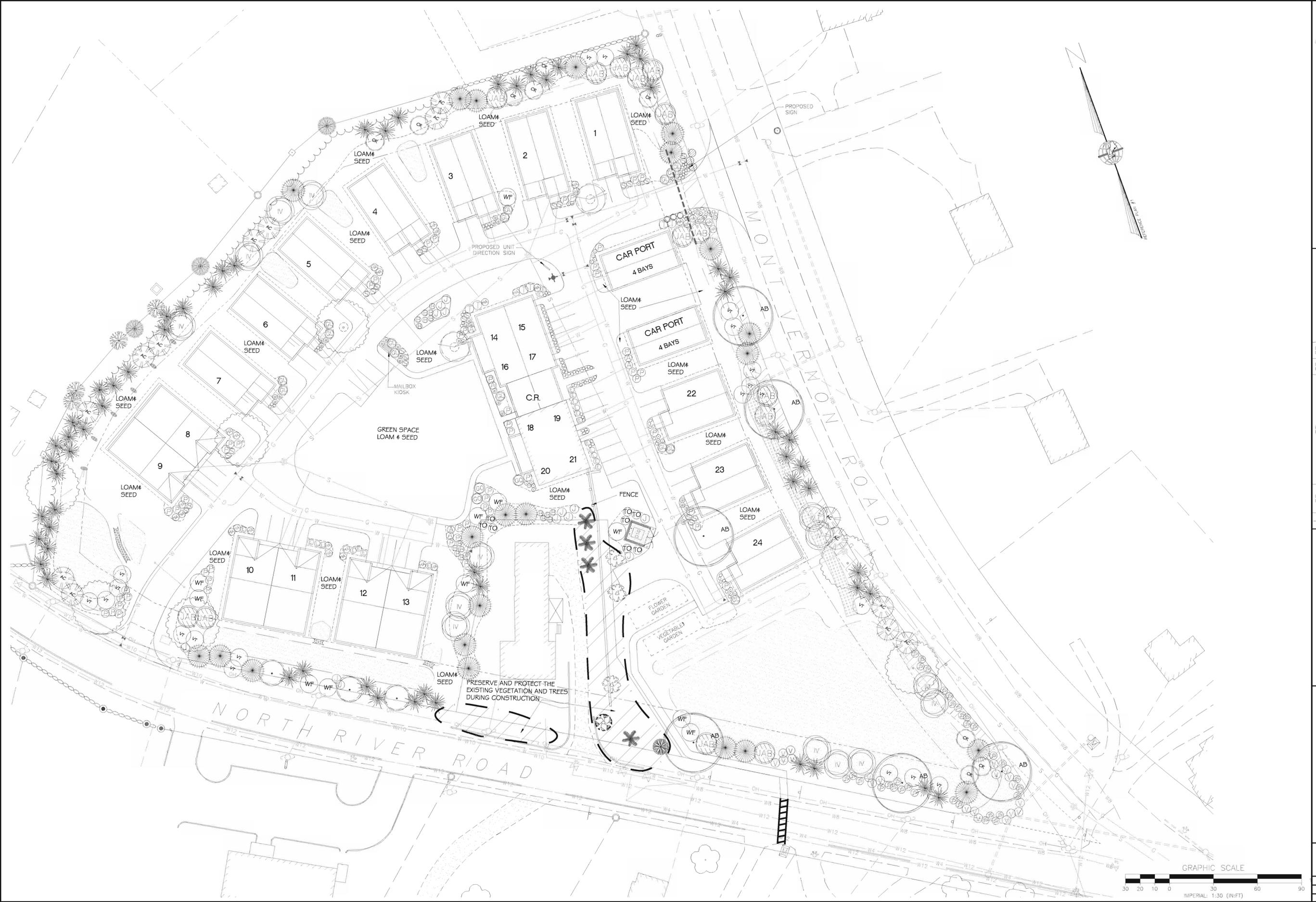
DUCAL DEVELOPMENT, L.L.C.  
MAP 8 LOT 52-1  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 40'

**SP-2**  
SHEET  
FILE: 101106D.dwg  
PROJECT: 101.06  
SHEET NO. 2 OF 21

**MERIDIAN**  
ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

31 OLD NASHUA ROAD, SUITE 2  
MILFORD, NEW HAMPSHIRE 03051  
PHONE: 603-673-1441  
FAX: 603-673-1584  
ADDRESS: MILFORD, NEW HAMPSHIRE 03055  
MERIDIAN@MERIDIANLANDSERVICES.COM

Project: 2/12/2012 10:40 AM BK.NBH  
 H:\mils\00101\101.06\DRAWINGS\SITE PLANS\101106D.dwg



**MERIDIAN**  
 Land Services, Inc.  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

31 OLD HANBRIA ROAD, SUITE 2  
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 MAILING: P.O. BOX 118  
 ADDRESS: MILFORD, NEW HAMPSHIRE 03055  
 MERIDIAN@MERIDIANLANDSERVICES.COM

REV.	DATE	DESCRIPTION	DR	CK
A	12/17/12	PLANNING BOARD DESIGN REVIEW	KMA	KCC
B	01/08/13	SITE GRADING	KMA	KCC
C	1/29/13	DESIGN REVIEW COMMENTS	KMA	KCC

SENIOR HOUSING DEVELOPMENT  
 LANDSCAPING PLAN

DUCAL DEVELOPMENT, L.L.C.  
 MAP 8 LOT 52  
 MILFORD, NEW HAMPSHIRE

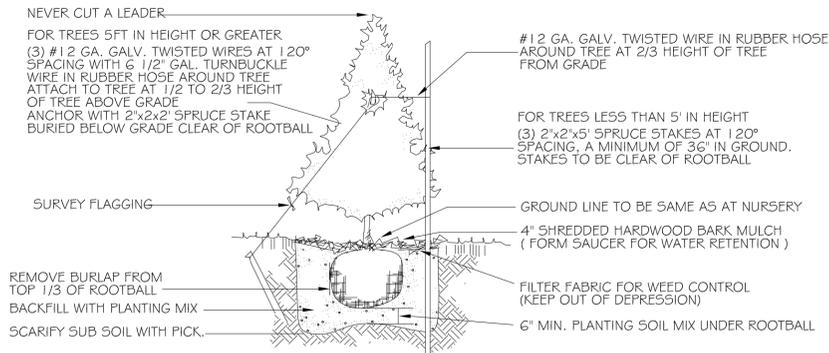
SCALE: 1" = 30'

DECEMBER 17, 2012

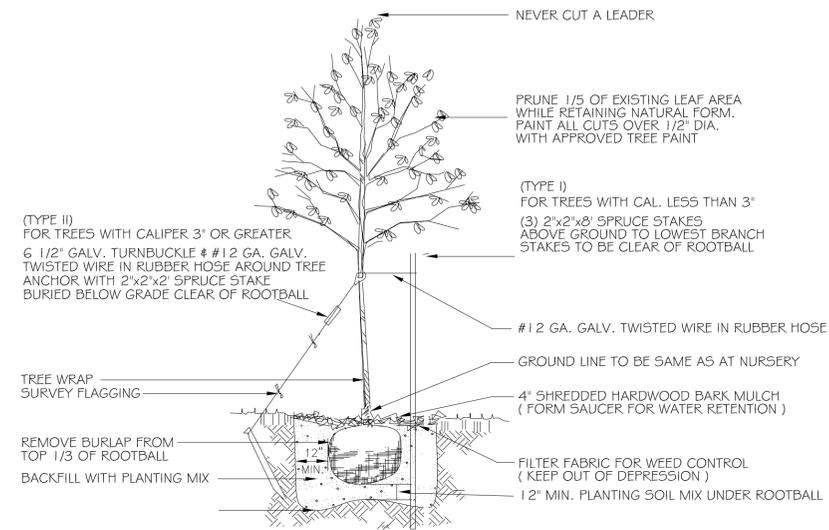
**SP-8**  
 SHEET

LSFDUCAL\_DEV\_MILFORD.dwg  
 PROJECT 101.06  
 SHEET NO. 3 OF X

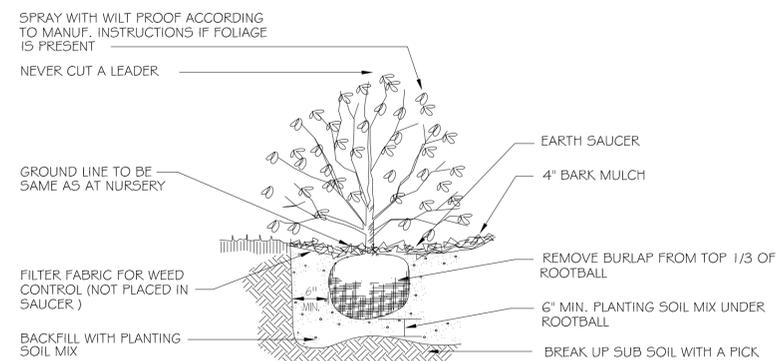
Project: 4/12/12 1:30 (IN-FT)  
 C:\Users\Design\2012\101-06\Milford River Road\13\February\6 Landscape  
 Plan\3\EBRUARY11\_LS\_DUCAL\_DEV\_MILFORD.dwg



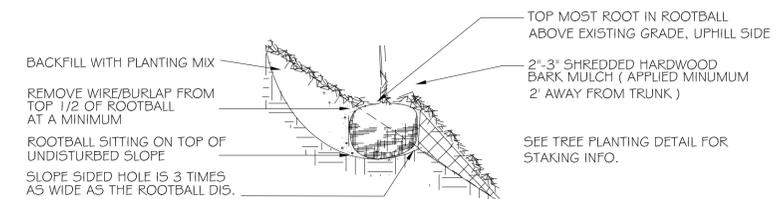
## EVERGREEN PLANTING DETAIL NTS



## DECIDUOUS TREE PLANTING DETAIL NTS



## SHRUB PLANTING DETAIL NTS



## SLOPE PLANTING DETAIL

## LANDSCAPE NOTES:

1. BASE INFORMATION SHOWN ON THIS PLAN IS NOT NECESSARILY CORRECT OR COMPLETE AND WAS TAKEN ENTIRELY FROM BASE PLANS PROVIDED BY THE ARCHITECT/ENGINEER. PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
2. LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE TOWN OF MILFORD LANDSCAPE REGULATIONS.
3. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. DISTURBED SIDE SLOPES SHALL BE ALLOWED TO NATURALLY VEGETATE TO SUSTAIN EXISTING WILDLIFE AND PLANT LIFE.
4. THE PROPOSED TREES SHALL BE A MIN. 2.5" CALIPER MEASURED 24" ABOVE GROUND.
5. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 4" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY OTHERS)
6. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
7. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED.
8. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE HANDLED AT A STAFF LEVEL AND APPROVED BY THE OWNER'S REPRESENTATIVE, THE TOWN OF MILFORD AND THE LANDSCAPE ARCHITECT.

9. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.

11. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.

12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

13. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.

14. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

15. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

16. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

17. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH WILT-PROOF OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.

18. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

19. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.

20. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.

21. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. NO LANDSCAPE FABRIC SHALL BE USED.

22. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED. CONTRACTOR TO SUBMIT SHOP DRAWING TO OWNER/AGENT.

23. THE PURPOSE OF THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. FOR SITE DESIGN AND SITE LAYOUT SEE PLANS BY OTHERS.

24. ALL LANDSCAPE AREAS SHALL BE PROPERLY MAINTAINED BY THE OWNER OR HIS AGENT. LANDSCAPE AREAS SHALL BE KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASSES (EXCEPT ORNAMENTAL GRASSES)

## LANDSCAPE LEGEND:



NO.	PLANT NAME	QUANTITY
6	ACER FREMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	2.5" CAL.
2	PYRUS CALLERYANA CHANTICLEER / CHANTICLEER FLOWERING PEAR	2.5" CAL.
7	QUERCUS RUBRA / RED OAK	2.5" CAL.
3	QUERCUS ROBUR REGAL PRINCE / REGAL PRINCE OAK	2.5" CAL.
13	ABIES CONCOLOR / WHITE FIR	5'-6" B#B
23	PICEA PUNGENS BLUE SELECT / SELECT BLUE SPRUCE	6" B#B
61	PINUS STROBUS / WHITE PINE	5'-6" B#B
15	TAXUS MEDIA EVER LOW / EVELOW YEW	24"-30"
6	TAXUS MEDIA TAUNTONII / TAUNTON YEW	2'-2.5' B#B
8	THUJA OCCIDENTALIS NIGRA / TECHNY ABORVITAE	5'
51	JUNIPERIS PFITZERIANA COMPACTA / COMPACT PFITZER JUNIPER	30" B#B
14	JUNIPERUS CHINENSIS ANGELICA BLUE/ ANGELICA BLUE JUNIPER	2'-2.5' B#B
13	JUNIPERUS CHINENSIS BLUE POINT / BLUE POINT JUNIPER	4" B#B
15	JUNIPERUS CHINENSIS GOLD STAR / GOLD STAR JUNIPER	24"
3	JUNIPERUS HORIZONTALIS DEPRESSA PLUMOSA / ANDORA JUNIPER	5 GAL.
33	JUNIPERUS CHINENSIS SEAGREEN / SEAGREEN JUNIPER	5 GAL.
3	JUNIPERUS VIRGINIAN GREY OWL / GREY OWL JUNIPER	24"-30" B#B
6	LEUCOTHOE FONTANISANIA GIRARDS RAINBOW / GIRARDS RAINBOW LEUCOTHOE	2 GAL.
9	CORNIS RACEMOSA / GREY DOGWOOD	7 GAL.
11	FORSYTHIA MEADOWLARK / MEADOWLARK FORSYTHIA	3'-4'
27	HYDRANGEA ABORESCENS ANNABELLE / ANNABELLE HYDRANGEA	5 GAL.
30	ROSA NOALA / NOALA CARPET ROSE	3 GAL.
6	SPIRAEA BUMALDA ANTHONY WATERER / ANTHONY WATERER SPIREA	7 GAL.(36" MIN)
22	SPIRAEA JAPONICA LITTLE PRINCESS/LITTLE PRINCESS SPIRAEA	3 GAL.
20	VIBURNUM TRILOBUM / AMERICAN CRANBERRY	3'-4" B#B
26	WEIGELA FLORIDA MIDNIGHT WINE / MIDNIGHT WINE WEIGELA	3 GAL.
20	VACCINIUM / HIGH BUSH BLUEBERRY	5 GAL.
17	SYRINGA BLOOMERANG / BLOOMERANG LILAC	3 GAL.
14	ILEX VERTICILLIATA / COMMON WINTERBERRY	2'-3" B#B

## PERENNIALS:

○ 1 13 PERENNIALS (PLANT IN CLUMPS OF 3 AND 5)

ASTILBE RHEINLAND/RHEINLAND ASTILBE
RUDBECKIA FULGIDA/BLACK EYED SUSAN
EPIMEDIUM RUBRUM/RED BARKENWORT
FESCUE ELLIAR BLUE
PHLOX EVA CULLUM/VEVA CULLUM PHLOX
COREOPSIS FULL MOON/FULL MOON COREOPSIS
HEUCHERA PALACE PURPLE/PURPLE PALACE CORAL BELL
GERANIUM JOHNSON BLUE/JOHNSON BLUE GERANIUM
ALCHEMILLA MOLLIS/LADY'S MANTLE
HEMORCALLIS MARY TODD/MARY TODD DAYLILY
HEMORCALLIS PINK DAMASK/PINK DAMASK DAYLILY
ECHINACEA SUNDOWN/SUNDOWN CONEFLOWER
HEMORCALLIS STELLA D'ORO/STELLA D'ORO DAYLILY
ECHINACEA TWIGLIGHT/TWIGLIGHT CONEFLOWER

# DUCAL DEVELOPMENT, LLC

BUILDING NEIGHBORHOODS IN SOUTHERN NEW HAMPSHIRE





# Hutchinson Farms

Ranch Style Plan (Proposed Option "A")



 JAD DESIGN GROUP INC.

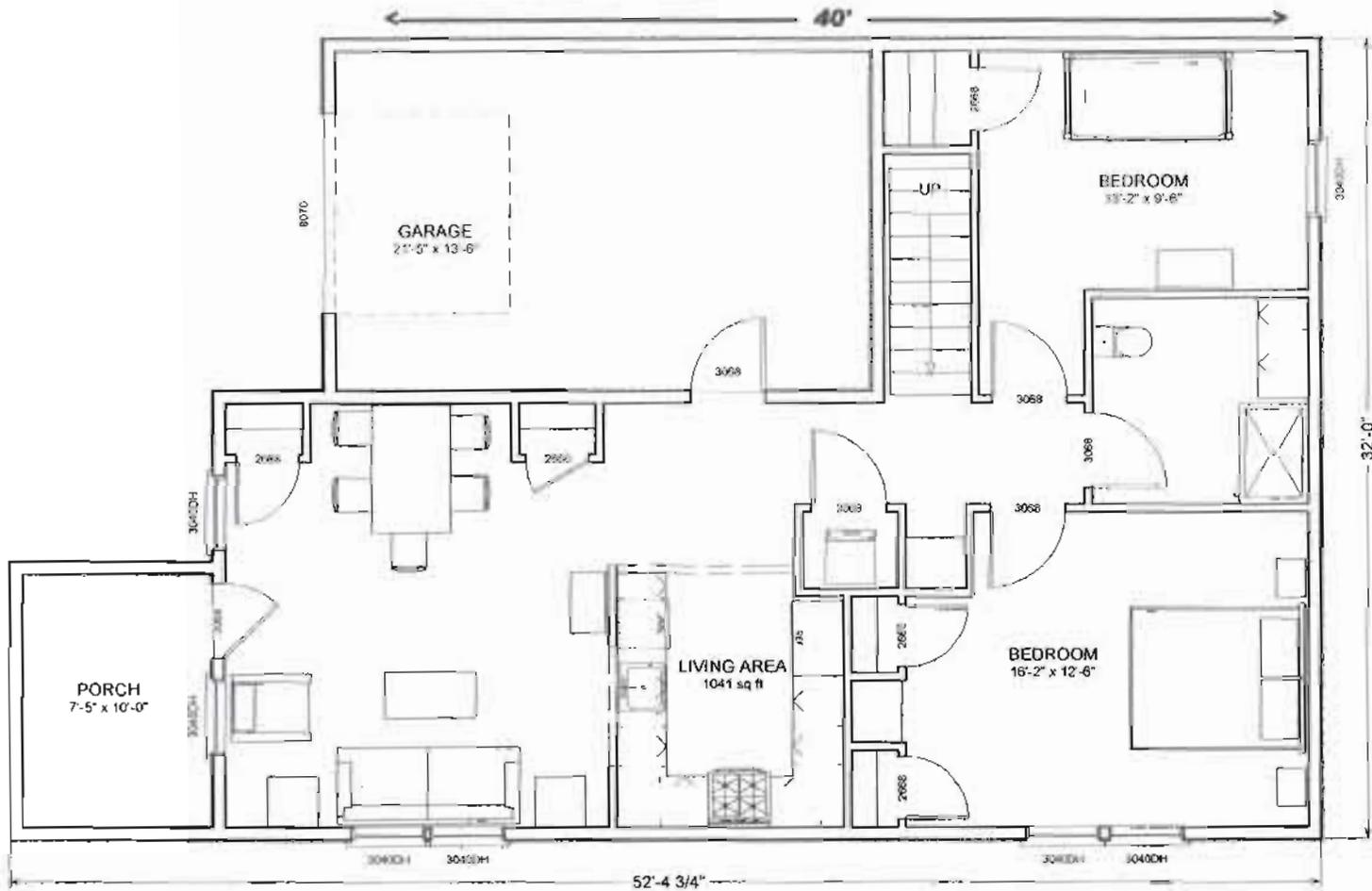


# Hutchinson Farms

15 North River Road, Milford, New Hampshire

An Active Adult Community

## Ranch Style Option "B"



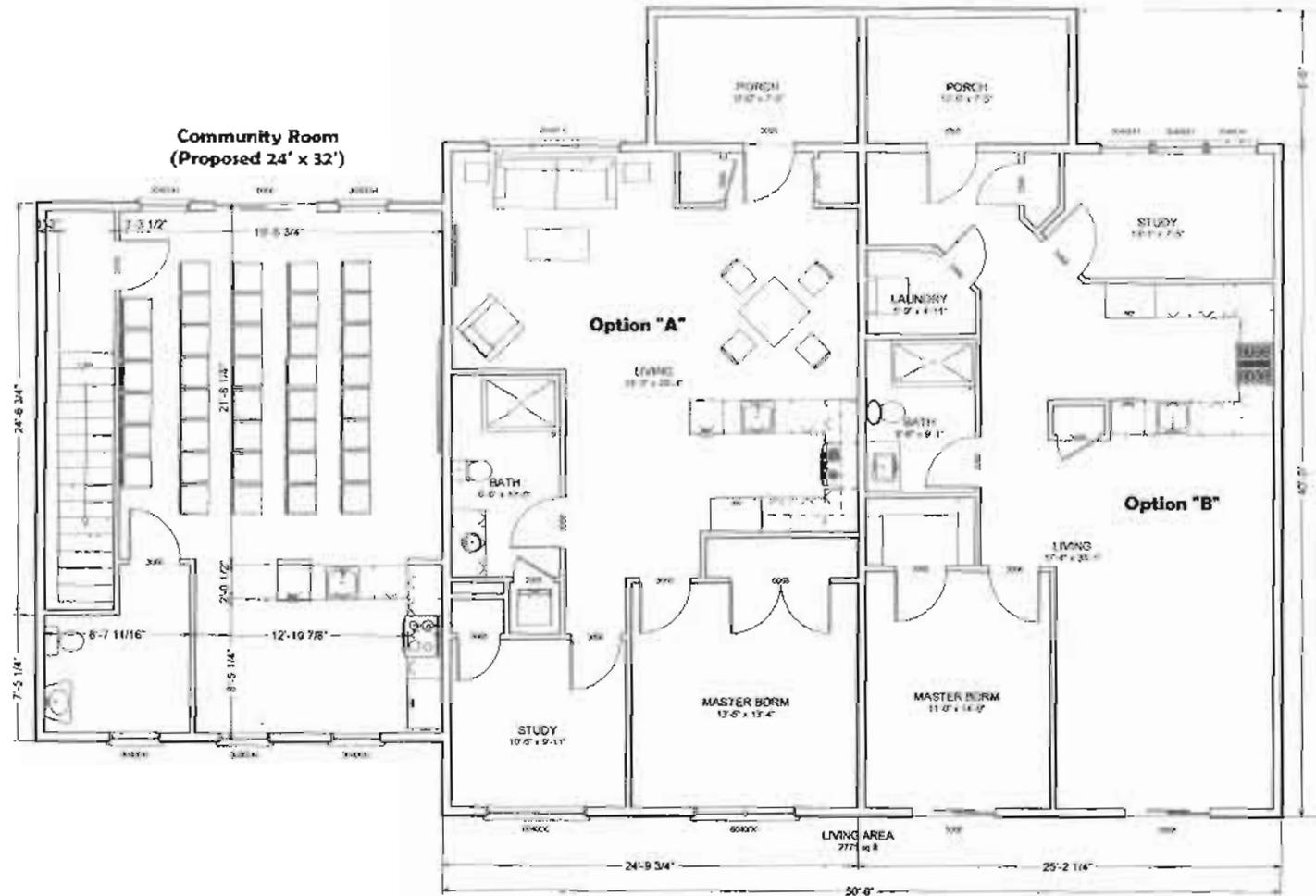
# Hutchinson Farms

15 North River Road, Milford, New Hampshire

An Active Adult Community

## Garden Style Upper Level Residences

(Preliminary Option "A" and "B")



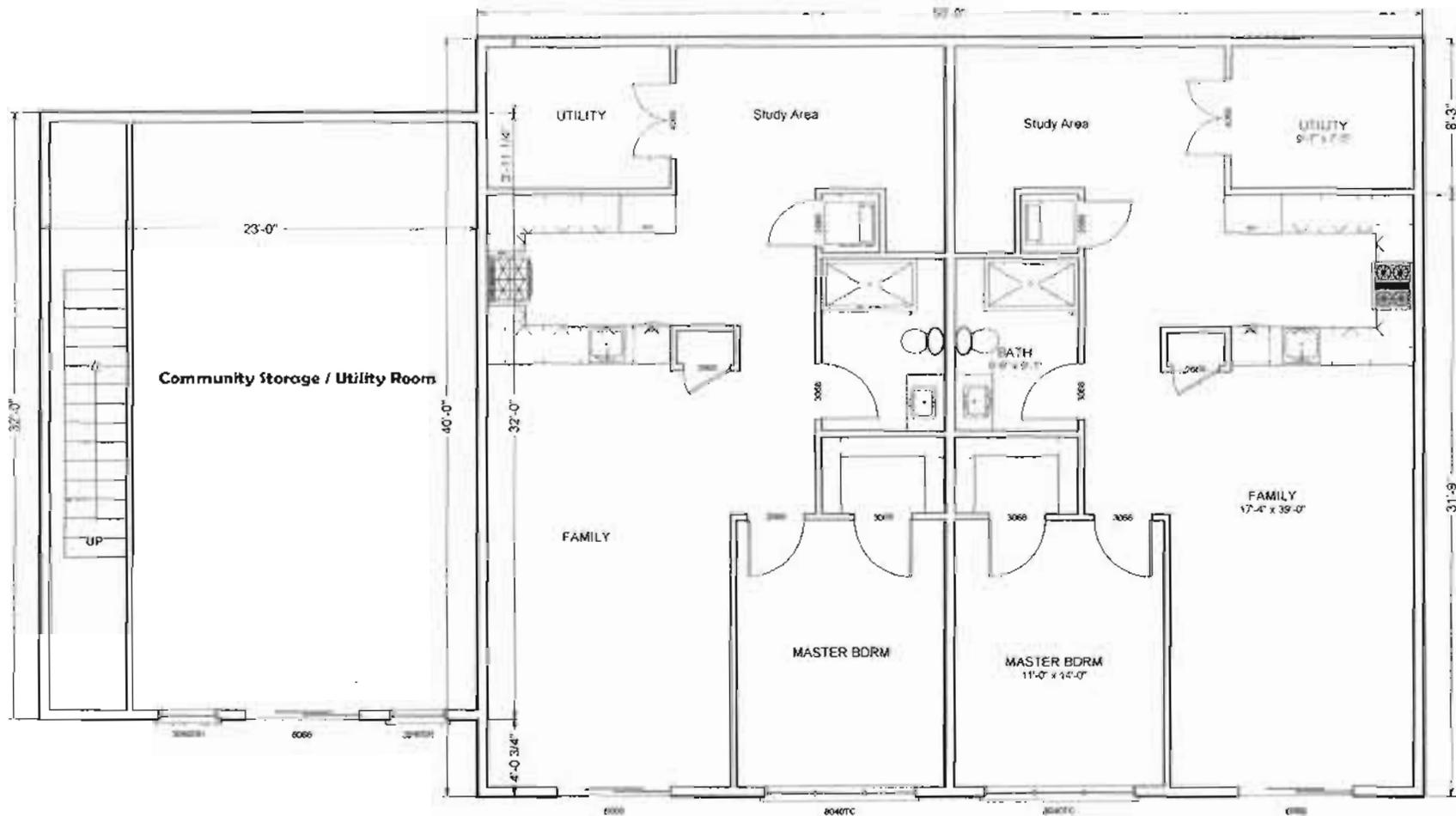
# Hutchinson Farms

15 North River Road, Milford, New Hampshire

An Active Adult Community

## Garden Style Lower Level Residences

(Preliminary Option "C")



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# Hutchinson Farms

15 North River Road, Milford, New Hampshire

An Active Adult Community

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Community Room Rendering





## Traffic Safety Advisory Committee

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To: Jodie Levandowski, Town Planner  
Milford Planning Board

From: Gil Archambault, Chairman of Milford Traffic Safety Advisory Committee

Subject: ***Traffic impacts in relation to proposed senior housing development***

Date: February 14, 2013

On Monday, February 11, 2013 the Traffic Safety Advisory Committee held our monthly meeting. The agenda called for continued discussion regarding traffic access for the proposed senior housing development at Mont Vernon Rd/North River Rd. Five Committee members were present at the meeting; Gil Archambault, Chairman; Dave Wheeler, citizen member and former Councilor; Gary Daniels, Selectman; Michael Viola, Police Chief; and Bill Parker, Community Development Director. Ken Clinton of Meridian Land Services was also in attendance to present the current proposed site plan.

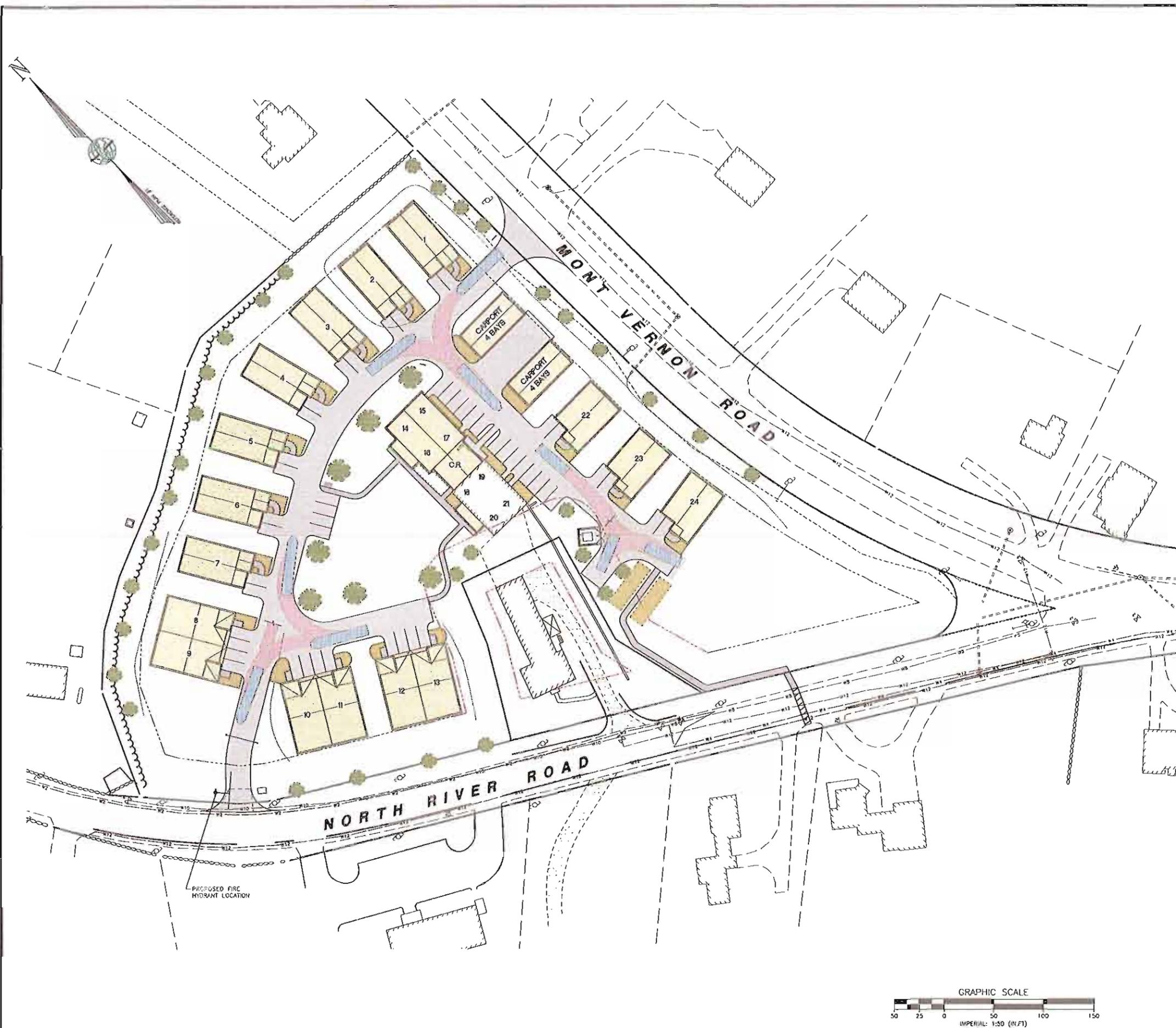
Dave Wheeler advised the Committee that he did not approve of the main access into the development being located on Mont Vernon Road (see attached excerpt for details) and recommended that primary traffic access be established on North River Road. He made a motion to forward this recommendation to the Planning Board. Gary Daniels and Gil Archambault voted in favor of this. Bill Parker and Chief Viola opposed, as they felt that Mont Vernon Road was an appropriate location. The motion carried, with a 3-2 vote, to recommend that traffic access for the development be established on North River Road rather than Mont Vernon Road.

The Traffic Safety Advisory Committee is forwarding our recommendations to the Planning Board for your consideration on these matters.

GA/ml

*Excerpt from TSC 11/26/2012 meeting minutes:*

D. Wheeler said he spoke to the Commissioner and was asked to make a recommendation. He opposed the idea of having the entrance on Rte. 13, which would require all residents travelling northbound on Rte. 13 to cross southbound traffic. The Commissioner of DOT tends to agree that the entrance on North River Rd would be more acceptable, providing that there is adequate sight distance. At the first TSC meeting regarding this proposed development, Meridian testified that they could obtain safe sight distance for a North River Rd entrance. Allowing a Rte. 13 entrance will eventually require lowering the speed limit and/or another stop sign and turning lane. Rte. 13 should not be unnecessarily allowed to become another Rte. 101.



LADDER TRUCK SPECIFICATION



PUMPER TRUCK SPECIFICATION

PROPOSED FEATURES LEGEND

- 2 FT. CONTOUR
  - 10 FT. CONTOUR
  - 1 FT. CONTOUR
  - ⊙ SPOT GRADE
  - DRAW LINE
  - ROOF DRAIN
  - U/G ELEC. & TELE.
  - GAS LINE
  - SFM SEWER FORCE MAIN
  - WATER LINE
  - EDGE OF PAVEMENT
  - S&T FENCE
  - STONE CHECK DAM
  - CONSTRUCTION ENTRANCE
  - TREE LINE
  - BERM
  - PAVED DRIVEWAY
  - PAVED SIDEWALK
  - 50 YR EVENT STORM WATER ELEV.
  - BUILDING
  - EROSION CONTROL FABRIC
  - ⊙ SEWER PUMP STATION
  - ⊙ STORM WATER MAN HOLE
  - ⊙ STORM WATER CATCH BASIN
- (SEE SHEET SP-2 FOR EXISTING CONDITIONS LEGEND)



APPROVED BY THE MERRIMACK PLANNING BOARD  
 ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

**MERIDIAN**  
 ENGINEERS  
 LAND SURVEYORS  
 SCIENTISTS  
 LAND PLANNERS

OFFICE: 250 W. WINDY HILL ROAD, SUITE 100  
 MILFORD, NEW HAMPSHIRE 03055  
 MAILING: P.O. BOX 115  
 MILFORD, NEW HAMPSHIRE 03055

TEL: 603-875-1441  
 FAX: 603-875-1504  
 MERIDIAN@MERRIDIANLANDPLANNERS.COM

REV.	DATE	DESCRIPTION	BY	CHK
A	12/17/12	PLANNING BOARD DESIGN REVIEW	KMA	KCC
B	01/08/13	SITE GRADING	KMA	KCC
C	11/28/13	DESIGN REVIEW COMMENTS	KMA	KCC
D				
E				
F				
G				
H				
I				

SENIOR HOUSING DEVELOPMENT  
 FIRE TRUCK TURNING RADIUS

DUCAL DEVELOPMENT, LLC.  
 MAP 8 LOT 52  
 MILFORD, NEW HAMPSHIRE

SCALE: 1" = 50'

DECEMBER 17, 2012

**SK-1**  
 SHEET

FILE: 101106C.dwg  
 PROJECT: 101.06  
 SHEET NO: 1 OF

February 14, 2013

**MEMO**

**TO:** Jodie Levandowski, Town Planner  
**FROM:** Fred Elkind, Environmental Coordinator  
**RE: Grading Plan - Ducal, Senior Housing Development**

I've had a chance to review the plan in a bit more detail. I would like to reserve final comments until I see the full plans and have had a chance to look at the drainage report. However, it appears that the questions raised at our last meeting have been addressed. My recommendations for permeable pavement and community use of the infiltration area appear not to have been adopted. The manner in which the project meets our requirements is ultimately the responsibility of the applicant and their engineers. The rain gardens and infiltration areas may address our concerns. The success of these methods is dependent upon the means by which they are ultimately managed so we need to see the management plan.

Relative to the State (AoT) and EPA (Construction General Permit) interactions with our permitting, it is my opinion that these permits should adequately address construction phase stormwater management as well as implementation of BMP'S. We should be able to accept the information submitted for those permits as part of the application for our permit provided the project's overall design is acceptable to the Town. Should these permits be issued (AoT) and applied for (EPA) and should the drainage requirements of the Planning Board be adequately incorporated, our permit should be relatively simple to issue. However, we must review all of the submitted information to be assured that it appears accurate and meets our requirements. Therefore, the application for Milford's permit should not require duplication of the design efforts for the State and EPA permit provided that the Town's concerns are incorporated early in the process. This is a key point since there may be cases where the Town has design requirements that may not be specifically included within the regulations of the other agencies. Issuance by those agencies of permits that do not meet the Town's interests does not obligate the Town to approve a permit.

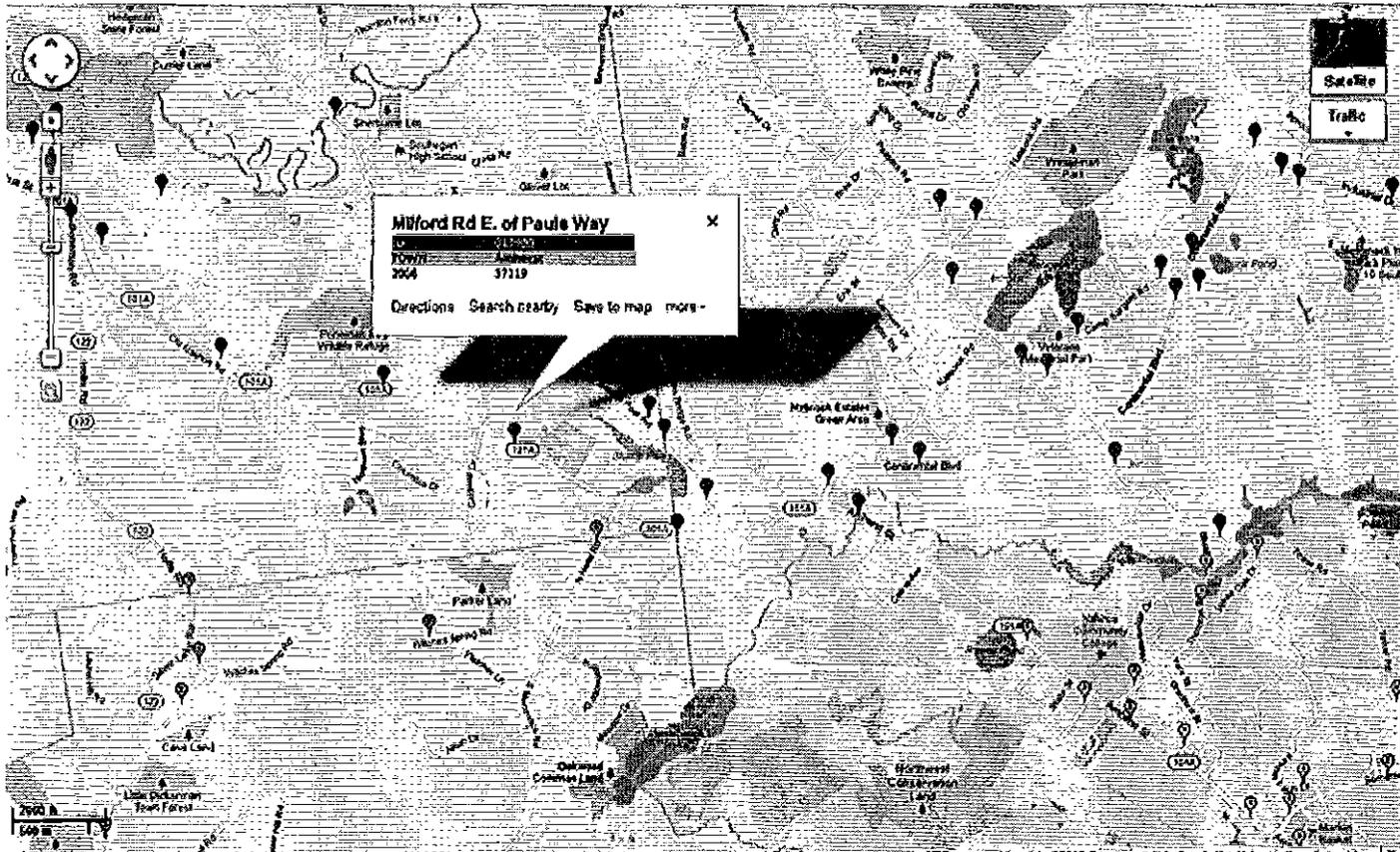
It must be noted that the EPA permit is required when there is greater than 1 acre in total disturbance. Typically, the AoT permit is require when there is greater than 100,000 sq.ft. of disturbance. Our permit, in some form, is required when there is greater than 5,000 sq.ft of disturbance.

Fred

# Transportation Planning

## Traffic Count Data

24-hour weekday average counts updated through 2011 are now available via our Google Maps application. To access the map, please click [HERE](#).



### About our traffic counts

Each year, NRPC conducts well over 100 traffic counts at locations throughout the region. This data is used both by NRPC and New Hampshire DOT to generate reports that assist in decision making by local and state officials. NRPC also uses count data to calibrate and validate its traffic modeling program.

NRPC maintains historical records for many of these locations so that growth trends can be examined. This data is now available online, covering every count from 1991 to the present. Included are yearly counts requested by NHDOT, as well any count performed at the request of NRPC's member communities or for the purposes of NRPC transportation studies.

### Notes

- \*Not all count locations will be visible upon loading. Zoom in to see more points.
- \*A complete list of counts in the database can be found on the left, organized alphabetically by community.
- \*Most volumes represent 24-hour raw data averages for the 5-weekday period (Mon-Fri). Some counts performed by NHDOT are factored to account for truck traffic and seasonal variation.
- \*Hourly counts are available for most locations in the database. Please contact NRPC with the location ID for more information.
- \*Most counts were conducted by NRPC - a small percentage come from member communities, neighboring planning commissions, and the NHDOT.

4052 vpd

Mont Vernon Rd

13

Steven Ln

Guxton Rd

Mont Vernon Rd

13

Patch Hill Ln

\*Lorisa Ln

Lee Ann Dr

13

Mont Vernon Rd

PROPOSED ACCESS 166 vpd

SITE

9937 vpd

St Joseph Home & Hospice Care

4313 vpd

N River Rd

13

Mont Vernon Rd

13

Adams St

Perkins St

Spring St

Billings St

Rite Aid

Granite St

Mont Vernon Rd

Grove St

Summer St

Summer St

Summer St

Mayflower Dr

Shady Ln

Shady Ln

Falcons Ave

Birch Ln

Summer St

River Rd

Family Dental Care of Milford

Keyes

Endicott

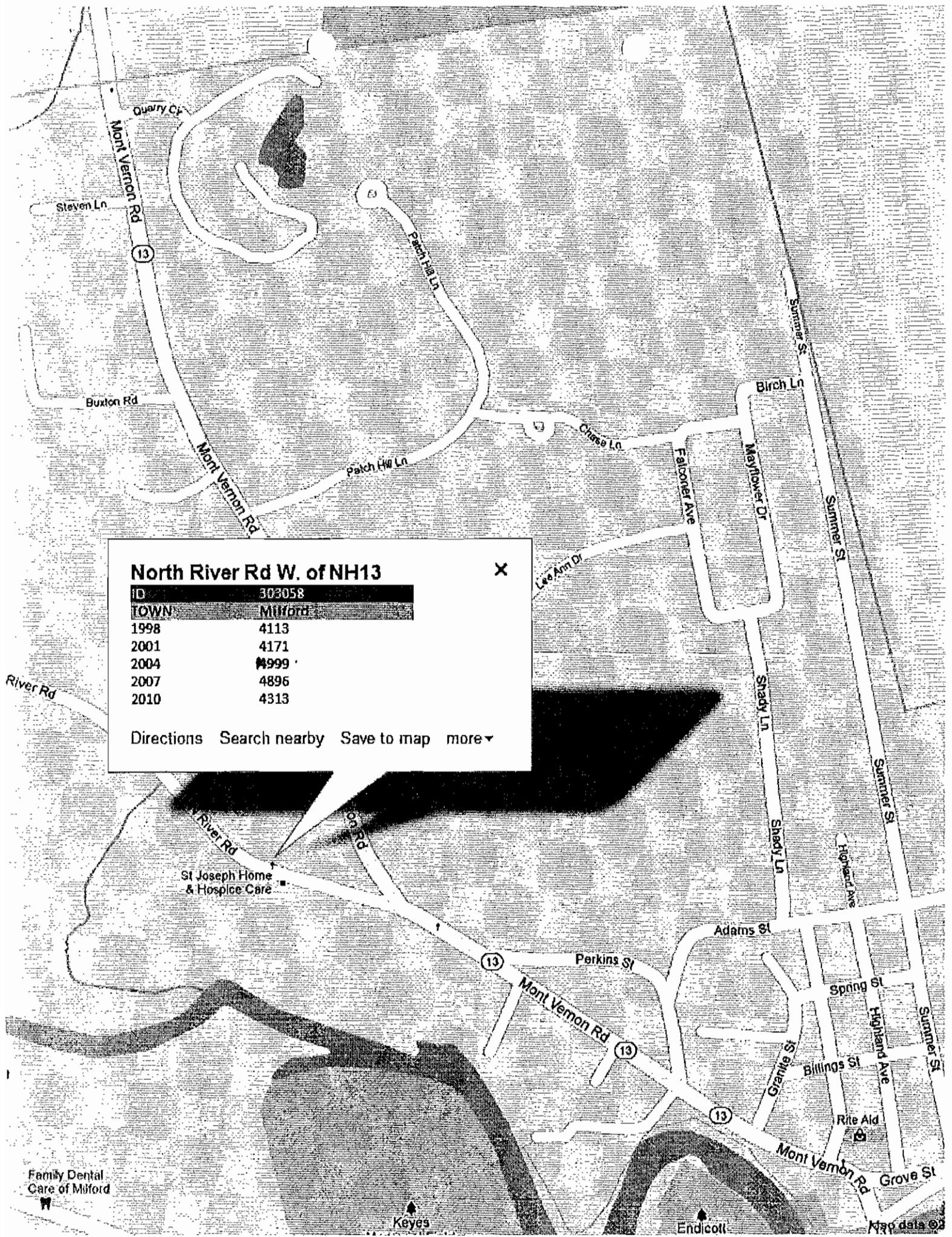
Map data ©

### North River Rd W. of NH13



ID	303058
TOWN	Milford
1998	4113
2001	4171
2004	4999
2007	4896
2010	4313

[Directions](#) [Search nearby](#) [Save to map](#) [more](#)

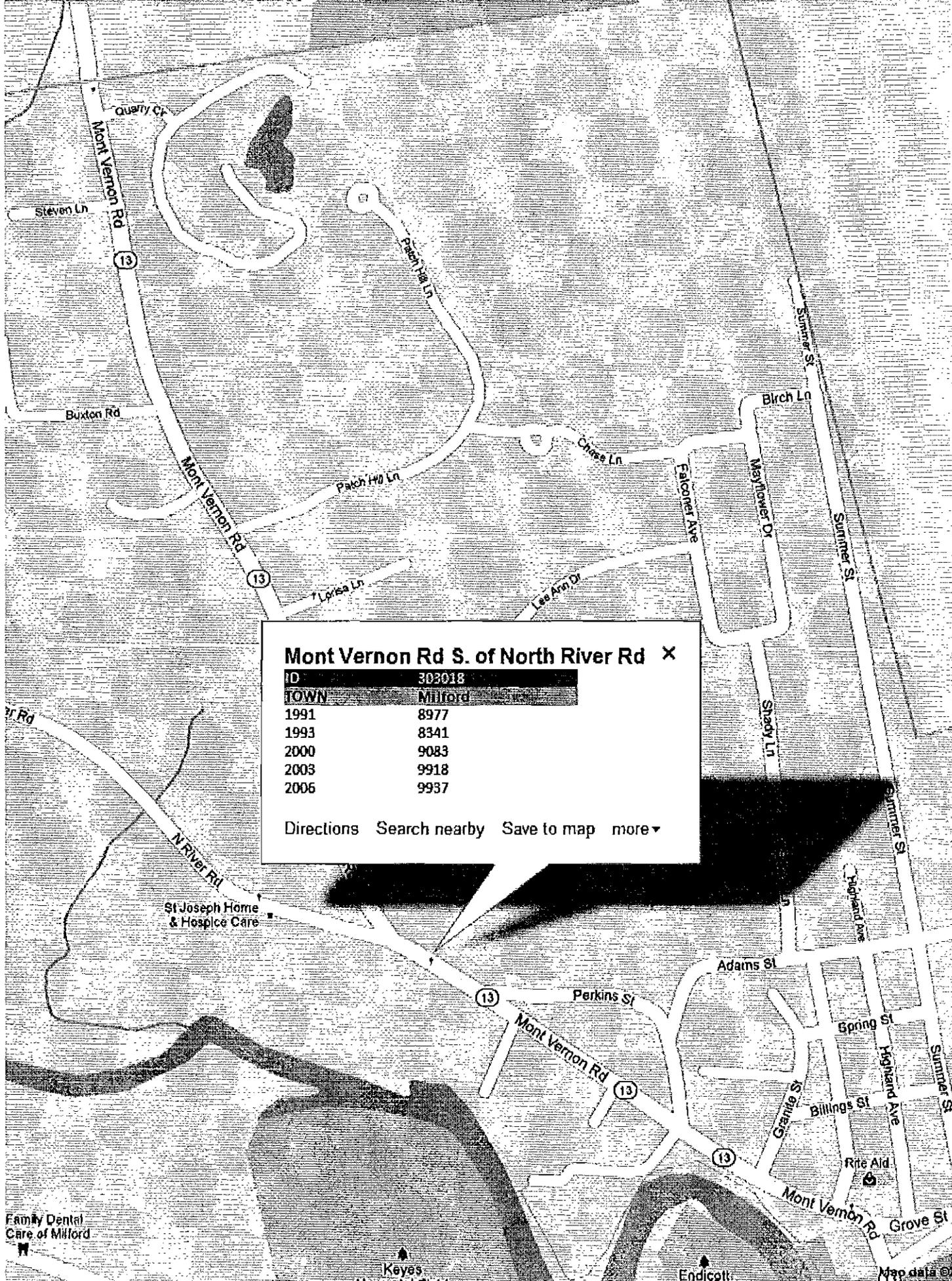


Family Dental  
Care of Milford

Keyes

Endicott

Map data ©



**Mont Vernon Rd S. of North River Rd X**

<b>ID</b>	303018
<b>TOWN</b>	Milford
1991	8977
1993	8341
2000	9083
2003	9918
2006	9937

[Directions](#) [Search nearby](#) [Save to map](#) [more](#) ▾

Family Dental  
Care of Milford

Keyes

Endicott

Map data ©

# Mont Vernon Rd North of Quarry Circle Df

ID	303074
TOWN	Milford
1996	4348
1999	4305
2002	4566
2004	4771
2007	4164
2010	4052

[Directions](#) [Search nearby](#) [Save to map](#) [more](#) ▾



TRAFFIC COUNTS -  
"THE BELMONT" - AMHERST ST.  
55+ DEVELOPMENT

**From:** Stephen G. Pernaw [mailto:sgp@lr.net]  
**Sent:** Wednesday, July 18, 2012 8:12 AM  
**To:** John A Heavisides  
**Subject:** RE: Traffic Count - Milford

Jay: Here is the data for 7 days. Wednesday appears to be somewhat atypical. According to my calculations, the Average Daily Traffic (ADT) volume is 75 vehicles per day (vpd) and the Average Weekday Traffic volume (AWDT) is 83 vpd.

Monday – 71 vehicle-trips  
Tuesday – 66 vehicle-trips  
Wednesday -- 117 vehicle-trips  
Thursday – 90 vehicle-trips  
Friday -- 69 vehicle-trips  
Saturday – 70 vehicle-trips  
Sunday – 40 vehicle-trips

The daily reports are attached. Let me know if you have any questions.

1431A

**Stephen G. Pernaw, P.E., PTOE**  
Stephen G. Pernaw & Company, Inc.  
P.O. Box 1721  
Concord, NH 03302  
Phone: 603.228.5750  
Fax: 866.929.6094  
[sgp@lr.net](mailto:sgp@lr.net)

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Monday - July 09, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	1
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	3
05:00 - 05:59	0
06:00 - 06:59	5
07:00 - 07:59	4
08:00 - 08:59	0
09:00 - 09:59	9
10:00 - 10:59	9
11:00 - 11:59	2
12:00 - 12:59	8
13:00 - 13:59	0
14:00 - 14:59	3
15:00 - 15:59	8
16:00 - 16:59	3
17:00 - 17:59	3
18:00 - 18:59	6
19:00 - 19:59	3
20:00 - 20:59	1
21:00 - 21:59	0
22:00 - 22:59	0
23:00 - 23:59	3

---

<b>ADT</b>	71	
<b>AM Peak Time</b>	09:15 - 10:14	<i>9-45</i>
<b>AM Peak Volume</b>	15	
<b>PM Peak Time</b>	12:00 - 12:59	<i>12:40</i>
<b>PM Peak Volume</b>	8	

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Tuesday - July 10, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	0
05:00 - 05:59	3
06:00 - 06:59	3
07:00 - 07:59	5
08:00 - 08:59	2
09:00 - 09:59	5
10:00 - 10:59	3
11:00 - 11:59	3
12:00 - 12:59	8
13:00 - 13:59	5
14:00 - 14:59	1
15:00 - 15:59	5
16:00 - 16:59	7
17:00 - 17:59	7
18:00 - 18:59	3
19:00 - 19:59	4
20:00 - 20:59	0
21:00 - 21:59	2
22:00 - 22:59	0
23:00 - 23:59	0

---

<b>ADT</b>	66	
<b>AM Peak Time</b>	07:15 - 08:14	7:45
<b>AM Peak Volume</b>	6	
<b>PM Peak Time</b>	16:15 - 17:14	
<b>PM Peak Volume</b>	9	

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Wednesday - July 11, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	3
05:00 - 05:59	0
06:00 - 06:59	0
07:00 - 07:59	11
08:00 - 08:59	15
09:00 - 09:59	9
10:00 - 10:59	6
11:00 - 11:59	1
12:00 - 12:59	5
13:00 - 13:59	6
14:00 - 14:59	5
15:00 - 15:59	7
16:00 - 16:59	11
17:00 - 17:59	1
18:00 - 18:59	13
19:00 - 19:59	11
20:00 - 20:59	7
21:00 - 21:59	3
22:00 - 22:59	0
23:00 - 23:59	3

---

<b>ADT</b>	117	
<b>AM Peak Time</b>	07:30 - 08:29	<i>0:00</i>
<b>AM Peak Volume</b>	16	
<b>PM Peak Time</b>	18:00 - 18:59	
<b>PM Peak Volume</b>	13	

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Thursday - July 12, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	3
05:00 - 05:59	0
06:00 - 06:59	2
07:00 - 07:59	6
08:00 - 08:59	2
09:00 - 09:59	7
10:00 - 10:59	9
11:00 - 11:59	1
12:00 - 12:59	9
13:00 - 13:59	11
14:00 - 14:59	4
15:00 - 15:59	1
16:00 - 16:59	3
17:00 - 17:59	13
18:00 - 18:59	6
19:00 - 19:59	0
20:00 - 20:59	10
21:00 - 21:59	0
22:00 - 22:59	3
23:00 - 23:59	0

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<b>ADT</b>	90	
<b>AM Peak Time</b>	08:45 - 09:44	<i>9:16</i>
<b>AM Peak Volume</b>	9	
<b>PM Peak Time</b>	17:15 - 18:14	
<b>PM Peak Volume</b>	16	

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Friday - July 13, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	0
05:00 - 05:59	3
06:00 - 06:59	0
07:00 - 07:59	7
08:00 - 08:59	6
09:00 - 09:59	8
10:00 - 10:59	8
11:00 - 11:59	2
12:00 - 12:59	0
13:00 - 13:59	0
14:00 - 14:59	5
15:00 - 15:59	3
16:00 - 16:59	2
17:00 - 17:59	5
18:00 - 18:59	8
19:00 - 19:59	9
20:00 - 20:59	3
21:00 - 21:59	0
22:00 - 22:59	0
23:00 - 23:59	0

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<b>ADT</b>	69
<b>AM Peak Time</b>	07:15 - 08:14 <i>7:45</i>
<b>AM Peak Volume</b>	11
<b>PM Peak Time</b>	18:45 - 19:44
<b>PM Peak Volume</b>	11

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Saturday - July 14, 2012

---

Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	0
05:00 - 05:59	1
06:00 - 06:59	2
07:00 - 07:59	0
08:00 - 08:59	4
09:00 - 09:59	2
10:00 - 10:59	10
11:00 - 11:59	10
12:00 - 12:59	5
13:00 - 13:59	2
14:00 - 14:59	5
15:00 - 15:59	5
16:00 - 16:59	10
17:00 - 17:59	4
18:00 - 18:59	2
19:00 - 19:59	3
20:00 - 20:59	0
21:00 - 21:59	3
22:00 - 22:59	1
23:00 - 23:59	1

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<b>ADT</b>	70
<b>AM Peak Time</b>	10:45 - 11:44
<b>AM Peak Volume</b>	15
<b>PM Peak Time</b>	16:00 - 16:59
<b>PM Peak Volume</b>	10

### Daily Vehicle Volume Report

Location: Milford, New Hampshire  
Unit ID: SGPERNAW  
Study Date: Sunday - July 15, 2012

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Time	Volume
00:00 - 00:59	0
01:00 - 01:59	0
02:00 - 02:59	0
03:00 - 03:59	0
04:00 - 04:59	0
05:00 - 05:59	0
06:00 - 06:59	4
07:00 - 07:59	2
08:00 - 08:59	4
09:00 - 09:59	6
10:00 - 10:59	6
11:00 - 11:59	1
12:00 - 12:59	0
13:00 - 13:59	5
14:00 - 14:59	2
15:00 - 15:59	2
16:00 - 16:59	0
17:00 - 17:59	4
18:00 - 18:59	4
19:00 - 19:59	0
20:00 - 20:59	0
21:00 - 21:59	0
22:00 - 22:59	0
23:00 - 23:59	0

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<b>ADT</b>	40
<b>AM Peak Time</b>	09:45 - 10:44
<b>AM Peak Volume</b>	10
<b>PM Peak Time</b>	13:15 - 14:14
<b>PM Peak Volume</b>	6



## **STAFF MEMO**

### **Planning Board Meeting**

**February 19, 2013**

### **Agenda Item #5: St. Joseph Hospital – Nashua St – Map 31/Lot 32-1 and Map 32/Lot 1**

#### **Discussion on proposed conceptual design – new medical facility**

St. Joseph Hospital is presenting preliminary information to the Planning Board detailing the redevelopment of the Milford Medical Center (MMC) property at the corner of Nashua and Linden Streets.

Representatives of the Hospital recently met with Building, Community Development, and Fire staff members to review the conceptual plan being presented to the Board. The project as currently proposed includes the demolition of the existing Nashua Street building, and the construction of a new medical facility that will connect with the medical office building constructed in 2005. The MMC emergency room will be located in the new building with access from Nashua Street. The older structure does not meet adequately meet the needs of the Hospital either at present or for future operations and services.

St. Joseph Hospital is the current owner of Map 32/Lot 1, the former Adams Property. This parcel will be incorporated as part of the overall site development. There is also a 'strip' of property that bisects the two Hospital lots that is owned by the Town and is part of Map 32/Lot 32 (Kaley Park). The properties are zoned Residence 'A'.

Site changes, in addition to the demolition of the existing older structure, include relocated and new parking areas, as well as relocation of the easterly access to the site off Nashua Street. As shown on the conceptual plan, the easternmost access will be relocated to a location further to the east on the 'Adams' site. This access will also provide a route to Kaley Park that will circumvent operations on the southerly portion of the property.

Preliminary issues and areas noted with Hospital representatives by staff include the need to consider:

1. The customary Development Regulation requirements relative to site plan design and approval;

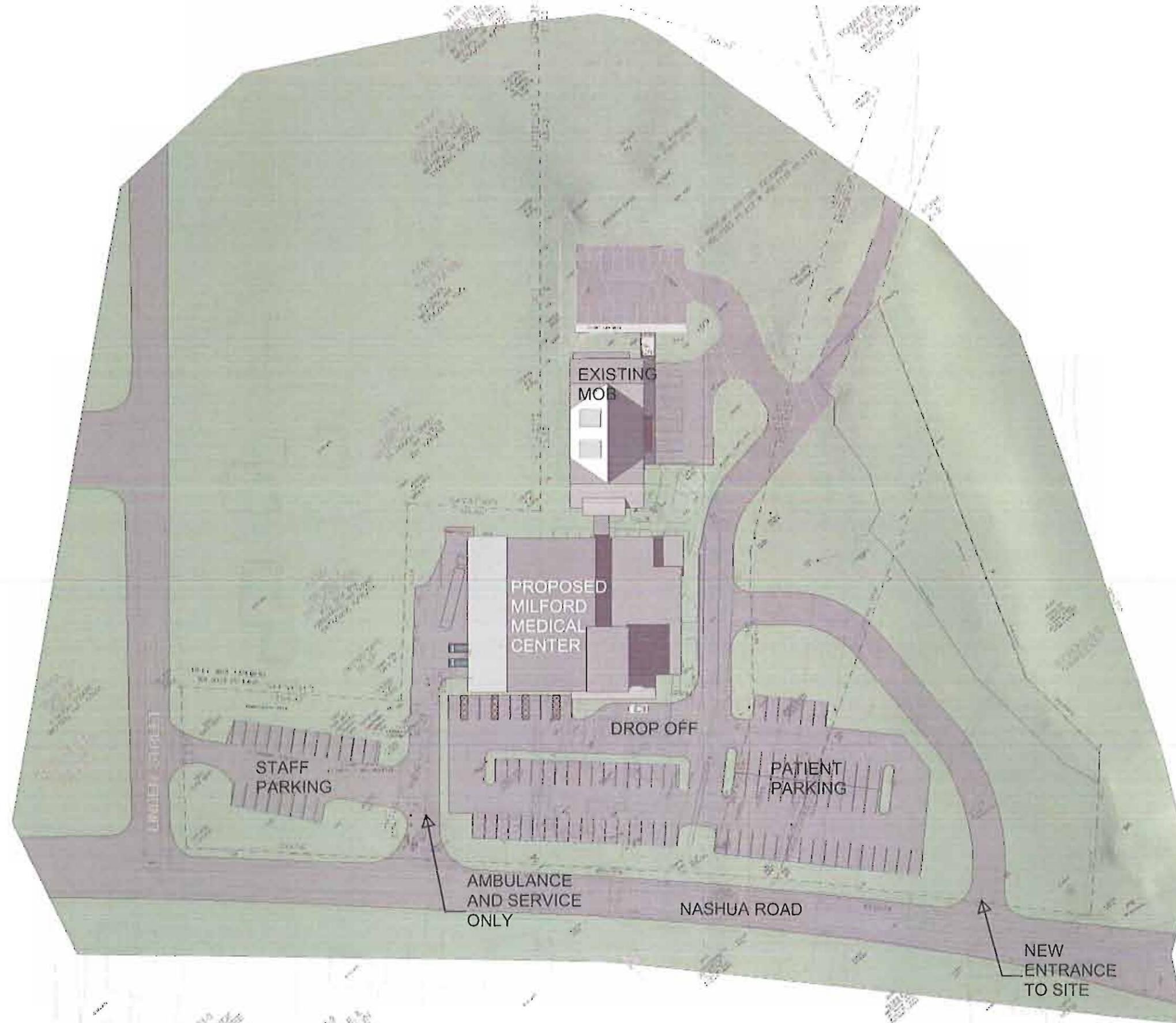




MILFORD MEDICAL CENTER  
CONCEPTUAL AERIAL VIEW  
ST JOSEPH HOSPITAL

LAVALLEE|BRENSINGER ARCHITECTS|CTS

1/15/13 1/15/13



MILFORD MEDICAL CENTER  
CONCEPTUAL SITE PLAN  
ST JOSEPH HOSPITAL

LAVALLEE BRENSINGER ARCHITECTS

1/15/13