



AGENDA

August 20, 2013

Town Hall BOS Meeting Room - 6:30 PM

MINUTES:

1. Approval of minutes from the 6/18/13 meeting.

SCENIC ROAD HEARINGS:

2. **Town of Milford** for proposed revisions and improvements to the Emerson Rd/Armory Rd/NH Rte 13S intersection.

NEW BUSINESS:

3. **Cole Mt Milford NH, LLC/ Spirit Mt Milford NH, LLC/McDonald's USA, LLC – Nashua St – Map 44, Lot 10; Public Hearing for a site plan amendment for building and site improvements**, and; associated waivers from Milford Development Regulations: 6.04.3.D *Guidelines, Roof forms and materials*, 6.015.2 *Utility Plan*, 6.08.7.A.2 *Landscaping*.
New application-Bohler Engineering
4. **Carlos Andrade/Dunkin Donuts – Elm St - Map 12, Lots 13 & 13-1; Public Hearing for a minor site plan amendment to construct a 512 SF pump house building with storage tank and associated site work**.
New application-Meridian Land Services
5. **St. Joseph Hospital – Nashua St – Map 31, Lot 32; Public Hearing for design review of a new medical building with associated site improvements**, and; associated waivers from Milford Development Regulations: 6.05.3, *Parking Space Dimensions*.
New application-Meridian Land Services

OTHER BUSINESS:

6. **S. Fournier request – Gravel pit / Brox property – Map 38, Lot 58; Request by email dated 6/14/13.**

Future meetings:

9/03/13 *No Meeting*
9/10/13 *Worksession*
9/17/13 *Regular meeting*
9/23/13 *Worksession*

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

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~
2 June 18, 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 Steve Duncanson

11 Judy Plant

12 Tom Sloan

13 Susan Robinson, Alternate

Staff:

Jodie Levandowski, Town Planner

Shirley Wilson, Recording Secretary

Zach Knowles, Videographer

Excused:

Chris Beer

Malia Ohlson, Alternate

14

15

16

17 **MINUTES:**

18 1. Approval of minutes from the 6/04/13 meeting.
19

20

21 **PRESENTATION:**

22 2. **The Milford Improvement Team** –PlanNH grant award and Community Design Charrette.

23

24

25 **NEW BUSINESS:**

26 3. **Aaron & Jamie Kaplan – 167 Elm St – Map 19, Lot 4;** Public Hearing for a minor site plan to convert a
27 residential property back to a previous mixed use designation, to include a residential apartment and a small
28 commercial business.

New application

29

30 **OTHER BUSINESS:**

31 4. **Mark & Brian Danforth – North River Rd – Map 6, Lot 12;** Discussion for a minor subdivision.

32

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

(Original discussion held 2/19/13)

34

35 Chairperson Langdell called the meeting to order at 6:30PM. She then introduced the Board and Staff and read
36 the agenda.

37

38 **MINUTES:**

39 S. Duncanson made a motion to approve the minutes from the 6/04/13 meeting. K. Bauer seconded and all in
40 favor.

41

42 **PRESENTATION:**

43 **The Milford Improvement Team** –PlanNH grant award and Community Design Charrette.

44

45 Chairperson Langdell recognized:

46 Alan Wolfson, MIT

47 Tracy Hutchins, MIT

48

49 A. Wolfson gave a brief history of the Milford Improvement Team formerly known as Do-IT and an overview
50 their two, new broader scoped projects; the QR Code Project and the PlanNH charrette for the old railroad station
51 on Garden St.

52

53 T. Hutchins provided a PowerPoint presentation for the QR Code Project and explained the details. The project is
54 being done in partnership with the Milford Historical Society, the Heritage Commission and the Conservation
55 Commission and will promote Milford's history. Milford has a great number of significant historical sites in town
56 going through America's history; Monson Village, the revolutionary war, and the Underground Railroad during
57 the Civil War. To promote this to the outside world, we've come up with the idea to place signs that have a QR
58 code with a description about a historical property in Milford and one can use a smart phone to scan the code that
59 will take the user to a mobile website where they can obtain all kinds of information about that site or property.
60 We are loosely calling it a 21st century tour that will hopefully engage a new audience. This is being patterned
61 after the GR Tag Tour in Grand Rapids, MI which highlights an art walk and several historical sites. The website
62 is very informative <http://www.grtagtour.org/>. This is very cutting edge and Milford would be a pioneer,
63 being the first municipality in New Hampshire to create a program like this. We are actively seeking to raise
64 money for this project and most funds will go towards creating the mobile website and the graphics for the
65 signage which will be cohesive and integrated. We are trying to pick sites that follow Milford's history; the
66 Revere Bell in the Town Hall, the bridges that represent Milford's growth during the industrial period, quarries
67 that played a large part in Milford's history, Monson, Eagle Hall, the Harriet Wilson statue, the historic buildings
68 on Middle St, the library fountain, and United Auto Body that was the former Fitchburg Rail Station. An audio
69 component is not included in the initial project because cell phone coverage is still spotty in areas, but we are
70 considering that as part of future enhancements. The mobile website will be built in looking towards the future so
71 that it will be expandable, it will be dynamic and will be changeable as needed. T. Hutchins ended the
72 presentation by stating that the Marchese Trust and Keyes Trust funds have awarded us \$5,500 towards this
73 project and we are actively fundraising towards our goal. Also, Polly Cote has been invaluable in this project.

74

75 J. Langdell brought up the possible inclusion of the cemeteries because they include so much artwork done by the
76 residents of Milford on the granite monuments. Also, would it be possible to do a short video with the future
77 audio piece, we have a lot of talent between Granite Town Media and the Tech school.

78

79 P. Amato brought up the state historic markers and placards at Jones Crossing and on Emerson Rd and asked if
80 those could be included as well?

81

82 **Railroad buildings at Cottage and Garden Streets**

83 T. Hutchins stated that we've recently been awarded two grants which will fund a design charrette to be held on
84 November 1 & 2. The Plan NH grant, is for services valued at \$50,000 and the New Hampshire Charitable
85 Foundation grant for \$5,000 will cover the additional fees, so there will be no impact to the town. This visioning
86 session will also include members of the community and professionals in the build environment; landscapers,
87 historic preservationists, planners, architects, builders, and engineers. This project began with the Preservation
88 Alliance who approached Janet and Bill a few months ago about the old train station on Garden St and they, in

89 turn, brought it to the MIT to see if we would be willing to take this project on. It turns out that the wooden
90 freight house is more historic than originally thought as it is one of the few remaining ones on the east coast.
91 Most have deteriorated and fortunately ours was built very solidly. The charrette will give us ideas how to not
92 only preserve and restore or readapt those buildings, but it will also take into account the entire area. That was a
93 very bustling neighborhood years ago with many businesses. This will look at the streetscape and the connection
94 to the downtown and to Elm St so we could put tools in place for redevelopment in a thoughtful manor.
95

96 J. Langdell added that this project was initiated by a gentleman from Bedford who approached Chuck Worcester,
97 Bill and I prior to the Preservation Alliance's involvement who wanted to see these buildings preserved. This
98 project was too large for either the Heritage Commission or Planning Board to take on, so we really appreciate
99 MIT taking this to the next step and championing this project. No matter what happens afterwards, we're at least
100 giving it some well thought out consideration. A. Woolfson said it will be good to get fresh ideas and opinions
101 from professionals. MIT has also set aside some funds to help with the project, although we are in no position to
102 buy the building and renovate it. T. Hutchins invited everyone to participate in the visioning sessions on Friday,
103 November 1st at 4pm and 7pm in the Town Hall auditorium.
104

105 **NEW BUSINESS:**

106 **Aaron & Jamie Kaplan – 167 Elm St – Map 19, Lot 4;** Public Hearing for a minor site plan to convert a
107 residential property back to a previous mixed use designation, to include a residential apartment and a small
108 commercial business.
109

110 *Abutters present:*

111 *Herbert & Cheryl Hardman, Granite Town Plaza c/o Cherb, LLC*
112

113 Chairperson Langdell recognized:

114 Aaron Kaplan, owner
115

116 Chairperson Langdell noted that the application was complete, according to staff memo. S. Duncanson made a
117 motion to accept the application. K. Bauer seconded and all in favor. P. Amato made a motion that this
118 application did not pose potential regional impact. S. Duncanson seconded and all in favor. S. Wilson read the
119 abutters list in the record.
120

121 A Kaplan gave a history of the property and presented plans dated 6/14/13, to change the current single family
122 house back into mixed use with an apartment upstairs and a small shop downstairs. The only changes to the
123 outside will be added parking in back for the tenants and some plantings. He then distributed a proposed
124 plantings list dated 6/18/13.
125

126 J. Langell inquired about the parking and the type of business as the plan states sales and service. A. Kaplan
127 responded it would be a smaller business similar to the computer shop we have on the oval, and listed the
128 appropriate uses from the Development Regulations parking table; appliance, carpet, retail sales, small
129 professional office, salon or barber shop. The highest parking requirement would be 3 spaces per 1,000SF for a
130 professional office, so we would need three (3) spaces for the commercial use, two (2) spaces for the residential
131 area and one (1) handicapped space. The proposed parking area in back contains some scattered gravel now, but
132 we will finish that properly that way the tenants can have easy access to the entrance at the back side of the
133 property.
134

135 J. Langdell brought up the staff memo suggestion for a barrier or fence near the drop off and added that area is
136 now shown as snow storage. A. Kaplan said the snow storage would be straight down the hill and not be along
137 the edge. There is approximately 10-15 feet between the parking and the gradual drop off, but we will abide by
138 all rules. J. Langdell noted that some of those rules come from the Planning Board so she asked staff to do some
139 measurements as this plan was originally developed in 1983 and then revised for this application. Is there enough
140 space for those four (4) spots and is there enough radius to back up and safely turn around? J. Levandowski said
141 the minimum requirement is 20ft and this plan provides 24ft. A. Kaplan added that he didn't measure the area
142 because he didn't think there would be an issue but we have been parking there on occasion and were able to pull
143 in and out without issue.

144 J. Langdell inquired about the granite curbing shown on the plan. A. Kaplan said the original plan did show
145 curbing but DPW seemed satisfied with the way it is and didn't bring up any issues. If Public Works is still
146 satisfied, then perhaps the granite curbing could be removed from the plan. J. Langdell clarified that DPW would
147 have reviewed this plan as presented, with the granite curbing. P. Amato added that the granite curbing was
148 supposed to have been put in back in 1983. J. Langdell said it makes an impact in terms of space for parking. P.
149 Amato said it defines the space for parking a little differently. A. Kaplan asked if there was the possibility to
150 leave the property exactly as it is now. J. Langdell said that the plan will have to be modified to remove all
151 references to the granite curbing.

152
153 S. Duncanson inquired about the proposed floodlight on the corner of the house. A. Kaplan said there is not
154 currently one there. My father, Ronald Kaplan will be installing spotlights but unfortunately is not here tonight so
155 I am not sure where the exact locations will be. There is currently one on the building near spots 3 and 4 and also
156 another one in back that aren't shown on the plan. P. Amato referenced note 14 that all lighting will be downcast.
157 K. Bauer said she is concerned about lighting for customers' safety and would like to know that Aaron would give
158 Planning Staff the location of the lighting in the parking lot. A. Kaplan said he will modify the plan to show all
159 the lighting.

160
161 J. Langdell inquired about the shaded area on the plan. A. Kaplan replied that was a drainage area. J. Langdell
162 read the memo from the Conservation Commission dated 6/17/13. A. Kaplan said the area measures
163 approximately 100ft and a good amount of that area is flat green space, so any water would have to flow 100ft
164 and not seep into grass. Then there is approximately another 60' to 90' to Granite Town Plaza through the dense
165 vegetation. I don't see any issues, whatsoever. P. Amato asked if the new parking spaces would be paved. A.
166 Kaplan said no, and the idea that it would cause Granite Town Plaza to somehow flood, even paved, would not
167 happen. It will be gravel. J. Langdell said the Conservation Commission needs to be concerned with runoff and
168 that it cannot increase onto another property.

169
170 Chairperson Langdell opened the discussion to the public.

171
172 C. Hardman expressed concern with barricade fencing and plantings because we would not want anything to
173 block visibility of the shopping center. The shopping center is already at a disadvantage and as this business is
174 right before the side of the shopping center, we ask the Board to take that into consideration.

175
176 Chairperson Langdell closed the public portion of the meeting.

177
178 J. Langdell reviewed the comments and recommendations from the Staff memo dated 6/18/13.

179
180 A Kaplan stated that dumpsters will not be allowed on the property; we would have that in the lease. The tenants
181 can use the transfer station.

182
183 P. Amato made a motion to approve the application subject to staff recommendations and the two modifications
184 discussed tonight with regards to the lighting and granite curbing. J. Plant seconded and all in favor.

185
186 **OTHER BUSINESS:**

187 **Mark & Brian Danforth – North River Rd – Map 6, Lot 12;** Discussion for a minor subdivision.

188
189 Chairperson Langdell recognized:
190 Mark and Brian Danforth, co-owners

191
192 J. Langdell explained that the Zoning Board of Adjustment (ZBA) heard application for the subdivision of this
193 property and both the variance and rehearing were denied. This discussion will not rehash those meetings and no
194 decisions will be made. The threshold for Planning Board decisions is critically dependent on zoning and a plan
195 would have to meet zoning regulations whether it is by right, by special exception or by variance.

196
197 M. Danforth said we went to the ZBA because that was the step we thought we were supposed to take. We
198 questioned if Lot 6/11 was done through zoning, but that lot was made smaller in 2001 and signed in 2006. The

199 rules changed to two acres in March, 2001, but that lot was made smaller after that, so I thought I had the same
200 rights but there was no zoning meeting making that lot smaller. A ZBA member said that the zoning had nothing
201 to do with that, it was done by the Planning Board, so I should have gone to the Planning Board first.
202

203 J. Langdell said this is a totally different situation. J. Levandowski provided a plan dated in 1980. J. Langdell
204 stated that part of this land was massaged with the Falcon Ridge Development and lot 6/10 was absorbed. The
205 two lots in question were shown on that plan as 7/3-3 and 7/3-4. If there were any changes made to the sizes of
206 these lots during the planning process of Falcon Ridge, it was done through a lot line adjustment. The variance
207 for Lot 6/12 was to take a 2.66 acre lot that already exists and divide it into two lots; one that meets zoning
208 regulations at 2 acres and one that doesn't meet current zoning regulations.
209

210 M. Danforth said his question was, why was it not done for the lot next door. There was no zoning meeting to
211 make that lot smaller. It was 40,000SF and now it is .8 acres; they made it smaller without going to the ZBA.
212 The precedent has been set, so why can't I do it.
213

214 P. Amato, who was on the Board at the time Falcon Ridge went through the planning process, said Falcon Ridge
215 was an open space subdivision. He went on to explain the concept of open space subdivisions and said this may
216 have been part of the cluster for Falcon Ridge. The Zoning Board wouldn't have necessarily known that. M.
217 Danforth said if this was part of the open space development, then if I do the same thing with this lot, it doesn't
218 change that open space development. J. Langdell added that the regulations state an open space development
219 must be five or more lots. Further discussion on open space development ensued. M. Danforth thanked the
220 Board for an answer.
221

222 **St. Joseph Hospital – Nashua St – Map 31, Lot 32; Additional discussion on proposed conceptual design.**
223

224 Chairperson Langdell recognized:
225 Melissa Sears, VP Planning St. Joseph's Hospital
226 Danielle Santos, Lavallee/Brensinger Architects
227

228 M. Sears said our team was here in February with a very basic conceptual plan to get direction from the Board in terms of
229 where we should go with the exterior design. Since that time, we've had the opportunity to do more outreach, meet with our
230 neighbors that border the property and hold some focus groups. This is a revised design based on that feedback. We strive to
231 do two things; balance the needs of the community in terms of reflecting a place to get high quality health care services but
232 also maintain the image and character of the Nashua/Elm Street Corridor district guidelines that we know are meaningful to
233 the Town of Milford as they are to us. We'd like to minimize disruption to the patients and to the community as a whole with
234 the construction of the buildings and get as much done before the snow flies as we can.
235

236 D. Santos presented revised plans dated 6/14/13 and reiterated that the goal is to keep the existing facility operational during
237 construction, so between the existing buildings on the site, the parking and the power lines, we don't have a lot of wiggle
238 room to locate the new building. A key feature for us is that the new building will be conveniently located adjacently to the
239 existing medical office facility and will ultimately be connected. We've looked at this site plan many different ways and in
240 order to keep the main facility, which is on the street, functional and build a whole new facility with the constraints of the
241 site, we're trying to make the best of the situation and minimize the visual impact by creating a drop in grade from Nashua St
242 to the building so the parking will be less visible from the road, increasing the landscaping between the road, creating a
243 landscape berm and changing the layout of the parking to enlarge the islands for more landscaping within the parking layout.
244

245 P. Amato noted that the building actually sits higher than the street but the finished floor elevation of the new building will
246 split the difference from the medical office building bringing the elevation down and it seems that the conceptual plan
247 doesn't actually show what is being proposed. D. Santos clarified the different plan iterations. D. Santos said we wanted to
248 make a direct connection to the medical office building; we didn't want to have stairs or make it cumbersome for patients to
249 move between the two facilities.
250

251 J. Langdell said that while the Board verbalized we didn't want parking on the street, given the lot, this is a great middle of
252 the road as we move along with the proposal.
253

254 D. Santos said the location of the entry ways will remain the same. This simplifies the safety concerns of the multiple
255 accesses to the site and the park. We've met with the neighbors and didn't receive a lot of feedback.
256

257 We've looked at:
258 Overall building elevations,
259 Landscaping,
260 Fencing along the property to separate the visual impact from the road,
261 Breaking up the building massing and form into several small components to make it more functional,
262 Scaling the building to keep it one story near the adjacent properties then changing the scale to better relate to the medical
263 office building,
264 Gable roofs and large vertical glass signify the entry to the building,
265 Matching materials similar to the existing medical office building to give more of a campus feel; stone base with clapboard or
266 shingle materials,
267 Fencing along Linden St is shown on the plan to minimize the view and noise from the ambulance and service entrances to
268 accommodate a request from one of the abutters.

269
270 P. Amato said there has been progress and thanked the applicants for listening to what we said in February and moving
271 forward with this. J. Langdell said you've taken the Board's comments and came up with some new suggestions which will
272 combine to make this an even better project for all of us.
273

274 K. Bauer said as this moves forward, she would like to see something that shows that the parking lot, in fact, which is at a
275 lower grade from Nashua St. Discussion regarding the visuals ensued. K. Bauer inquired about the Town's ROW along
276 Nashua St. J. Heavisides said he wasn't sure of the exact measurements but we dedicated ten (10) ft along the front portion
277 of this property during the planning process for the medical office facility. The road flares out towards the cemetery.
278

279 J. Langdell mentioned the crosswalks and said these questions will come up down the road. Also, with these changes are you
280 expecting the volume of services to increase? M. Sears said at the moment we're seeing a market decrease in the volume at
281 the Milford Medical Center, so we're not building for growth but for the current and historical volume. J. Langdell said that
282 all plays into road widening and opens the discussion for the Kaley Park entrance. J. Heavisides said the entrance is being
283 relocated closer to the cemetery where the ROW is wider and there will be opportunity to put in a turning lane. K. Bauer
284 noted that the ZBA turned down a special exception a number of years ago and the reason was because of the horrendous
285 amount of traffic. The desire was to put in a turning lane to accommodate the full development of Kaley Park. D. Santos
286 said we believe that the redesign of the parking lot, giving it just one entrance will help alleviate some of that traffic with
287 fewer turns. Discussion followed.
288

289 J. Langdell thanked everyone and noted that they could come back for design review or final application.
290

291 **Brox Environmental Citizens Group:**

292 J. Langdell presented an email received on Friday 6/21/13 by Bill Parker and myself from Suzanne Fournier and the Brox
293 Environmental Citizens Group, relative to the gravel pit on the Brox property and the permitting process. "If the Town wants
294 to remove gravel and sand from the gravel pit and/or expand the gravel pit, does it need to apply for a permit and have it
295 reviewed by the State. I request the Planning Board investigate this matter. I also request to be informed of the results."

296 J. Langdell distributed copies of the email and informed the Board that Bill and Jodie are in process of gathering some
297 additional information. We will put this on either the July or August agenda.
298

299 **Freedom's Way, National Heritage Area Management Plan:**

300 J. Langdell noted that there will be a public meeting on Saturday, June 22nd from noon to 4:00PM at the Lawrence Barn, 28
301 Depot Rd in Hollis. This is relative to the federal study and public input sessions that are being done in the development of
302 Freedom's Way by the Freedom's Way Heritage Association who is the process of developing a management plan. This is
303 our opportunity as residents of Milford who are part of the Freedom's Way area to have our voice heard and share our
304 thoughts on this piece of history. All are invited to attend.
305

306
307 P. Amato made a motion to adjourn the meeting 8:00pm. S. Duncanson seconded and all in favor.
308

309
310 **MINUTES OF THE JUNE 18, 2013 PLANNING BOARD MEETING APPROVED _____, 2013**

311
312 Motion to approve: _____

313
314 Motion to second: _____

315
316 _____ Date: _____

317 Signature of the Chairperson/Vice-Chairman:



STAFF MEMO

Planning Board Meeting

August 20, 2013

Agenda Item #2: Town of Milford – Intersection and Signalization Improvements, Emerson Road/Armory Road/Route 13

Scenic Road Hearing – Proposed Improvements within the Scenic Road Portion of Emerson Road

Background:

In 2011 the Town of Milford applied for and received Congestion Mitigation Air Quality (CMAQ) funding through the Federal Highway Administration. This funding is administered by the NH Department of Transportation (NHDOT) and involved a competitive application process managed through the Nashua Regional Planning Commission (NRPC) as the regional metropolitan planning organization (MPO). Through this complex process the Town received 80% of the project cost (\$360,000). The Town was required to commit the remaining 20% of the project cost (\$90,000) which was approved by Milford voters in March 2011. Total cost is budgeted for \$450,000.

This intersection has been identified for many years in many traffic studies as a location requiring improvements to add both capacity and signalization for eastbound and westbound turning movements as well as widening of pavement for southbound and northbound turning lanes. Both Emerson and Armory Roads have experienced a significant increase in traffic due to both local and regional growth and are heavily traveled, especially during morning and evening peak hours.

Traffic studies conducted in the past indicated that the overall level of service (LOS) was ‘D’ (“approaching unstable flow”) in 2007 and would decline to ‘F’ (“forced or breakdown of flow”) by 2025. Additionally, at the time the grant application was made in 2010 the intersection was the location of 28 reported accidents within the prior year.

The Town’s consultant for this project is CLD Consulting Engineers. Because this project is federally funded it is required to comply with many reviews including New Hampshire cultural and natural resource reviews. Preliminary design plans were submitted to the NHDOT in early July of this year and the consultants are currently awaiting comments in order to proceed to final engineering. It is anticipated that the project, which is a ‘locally managed project’, will be advertised for construction this fall with construction to start soon thereafter and completed in the spring of 2014. However, advertising for bids is highly dependent on the NHDOT turnaround time in reviews and approvals.

Scenic Road Hearing

In 1948 the Board of Selectmen voted to identify Emerson Road as running from Federal Hill Road to Ponemah Hill Road. The original location of Emerson Road was considerably altered during the summer of 1970 as part of the construction of the NH 101 Bypass and at that time the NHDOT extended a ‘frontage road’ from Federal Hill Road to Route 13. In 1991 the Selectmen identified this extension as part of Emerson Road.

In 1989 the Town voted to designate the length of Emerson Road from Federal Hill Road to Ponemah Hill Road as ‘Scenic’. In 1992 the extension from Federal Hill Road to Route 13 was also classified as a Scenic Road.

NHRSA 231:158.II states in part that:

“Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 239:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board ...”

Approximately 275’ of Emerson Road is included within the project boundaries and will involve reconstruction, paving, and utility structure relocation all within the existing right-of-way. This portion of the Emerson/Armory/Route 13 project will not impact any stone walls or require the cutting of any trees with a circumference of 15” or more at a point 4 feet from the ground.

Accordingly, the Town is seeking a finding from the Planning Board that there is ‘No Impact from the Emerson/Armory/Route 13 Improvements Project relative to the Scenic Road status of Emerson Road.’”

Attachments: Reduced preliminary project overview plan dated July 2013
Aerial view of project area existing conditions



11/19/2012 10:00 AM



**EMERSON ROAD/ARMORY ROAD/ROUTE 13
INTERSECTION IMPROVEMENT PROJECT
LOCAL CONCERNS MEETING**
MILFORD, NEW HAMPSHIRE
NOVEMBER 19, 2012



**EXISTING
CONDITIONS**

PLANNING BOARD - 8/20/13 SCENIC ROAD

1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE PRELIMINARY DESIGN FOR INTERSECTION IMPROVEMENTS AT THE NH ROUTE 13/EMERSON ROAD/ARMORY ROAD INTERSECTION.

2) EXISTING CONDITIONS, APPROXIMATE DIMENSIONS, AND LOCATIONS OF THE BUILDINGS, STORM DRAINS, TELEPHONE WIRES, RIGHT-OF-WAY BOUNDARIES, SIGNAL ARMS, SIGNALS, OPTICOM RECEIVERS, STROBE LIGHTS, AND ROADWAY BOUNDARIES, HAVE BEEN SHOWN HEREON FROM TOWN OF MILFORD GIS MAPPING, KNOOT PLANS OF PROPOSED FEDERAL AND PRIMARY PROJECT RFD10-1(1) NH PROJECT NO. P-7105A, GOOGLE MAPS, AND SITE VISITS BY OLD CONSULTING ENGINEERS, INC. ON MAY 9, 2013 AND JUNE 13, 2013. A FIELD SURVEY HAS NOT BEEN PERFORMED BY THIS OFFICE.

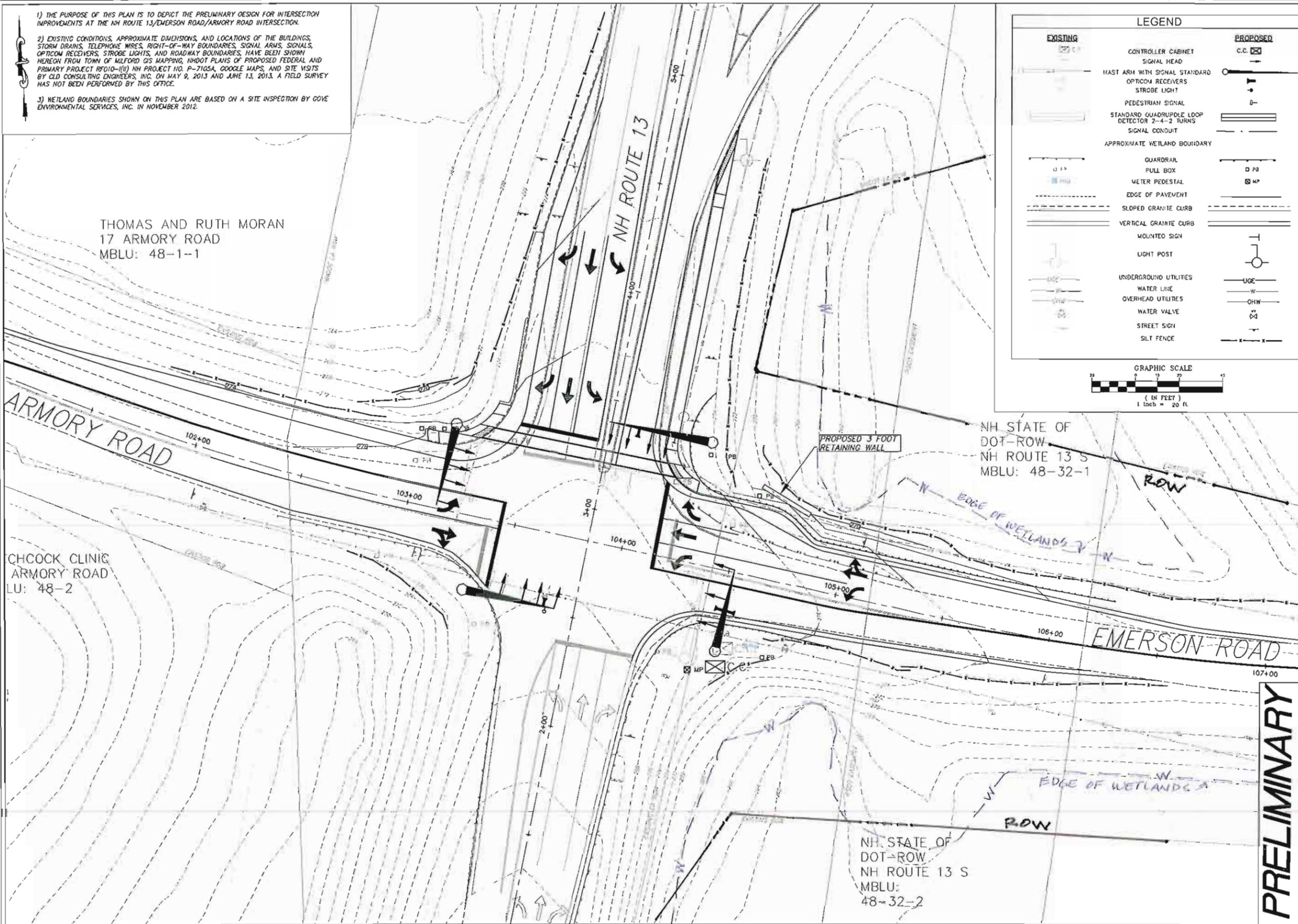
3) WETLAND BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON A SITE INSPECTION BY GOVE ENVIRONMENTAL SERVICES, INC. IN NOVEMBER 2012.

THOMAS AND RUTH MORAN
17 ARMORY ROAD
MBLU: 48-1-1

CHCOCK CLINIC
ARMORY ROAD
LU: 48-2

LEGEND	
EXISTING	PROPOSED
	CONTROLLER CABINET
	SIGNAL HEAD
	MAST ARM WITH SIGNAL STANDARD
	OPTICOM RECEIVERS
	STROBE LIGHT
	PEDESTRIAN SIGNAL
	STANDARD QUADRUPOLE LOOP DETECTOR 2-4-2 TURNS
	SIGNAL CONDUIT
	APPROXIMATE WETLAND BOUNDARY
	GUARDRAIL
	PULL BOX
	METER PEDESTAL
	EDGE OF PAVEMENT
	SLOPED GRANITE CURB
	VERTICAL GRANITE CURB
	MOUNTED SIGN
	LIGHT POST
	UNDERGROUND UTILITIES
	WATER LINE
	OVERHEAD UTILITIES
	WATER VALVE
	STREET SIGN
	SILT FENCE

GRAPHIC SCALE
1 inch = 20 feet



NH STATE OF DOT-ROW
NH ROUTE 13 S
MBLU: 48-32-1

NH STATE OF DOT-ROW
NH ROUTE 13 S
MBLU:
48-32-2

PRELIMINARY

NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			KMG	RWL	RWL

Inc.
540 Commercial Street-Manchester, NH 03101
(603) 668-8223-Fax: (603) 668-8932
oldconsultingengineers.com www.oldconsultingengineers.com
Maine-New Hampshire-Vermont

TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NEW HAMPSHIRE 03055

NH ROUTE 13/EMERSON ROAD/ARMORY ROAD INTERSECTION IMPROVEMENT
MILFORD, NEW HAMPSHIRE
OVERVIEW PLAN

SCALE: 1"=20'	JOB NO. 12-0108
DATE: JULY 2013	DWG.

PLANNING BOARD - 8/20/13 SCENIC ROAD

I:\PROJECTS\201308 MILFORD 1313 EMERSON ROAD\AUTOCAD\ASSEMBLY\CONCEPT OF IMPROVEMENT.dwg 7/23/2013 12:21 PM



STAFF MEMO

Planning Board Meeting

August 20, 2013

Agenda Item #3: Cole Mt Milford NH, LLC/ Spirit Mt Milford NH, LLC/McDonald's USA, LLC – Nashua St – Map 44, Lot 10;

Public Hearing for a site plan amendment for building and site improvements, and; associated waivers from Milford Development Regulations: 6.04.3.D Guidelines, Roof forms and materials, 6.015.2 Utility Plan, 6.08.7.A.2 Landscaping.

Background:

The McDonalds restaurant building was approved by the Planning Board in 2004 as part of the Richmond Company's proposed retail and restaurant development plaza consisting of a 66,000 square foot retail building with a 10,000 square foot mezzanine, a 4,000 SF restaurant with drive-thru and a 6,280 SF retail building on route 101A Nashua Street.

Proposal:

The applicant (McDonalds USA, LLC) has submitted a set of amended plans for a proposed upgrade to the current building façade along with upgraded signage, parking, landscaping, driveway entrance and a new side by side drive-through layout located at their 599 Nashua Street restaurant location.

The proposed new driveway entrance will improve traffic flow into and on the site. By moving the driveway location west on Nashua Street traffic will be prompted to circumvent the drive-thru lane, travel around the building and begin line formation in an orderly approach. This will avoid current back-ups onto Nashua Street. A driveway relocation permit shall be required from the Department of Public Works for these improvements.

The site is located within the Integrated Commercial Industrial Zone (ICI) and is an allowable use under Section 5.08.1 of the Zoning Ordinance. The purpose of the ICI District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur. This application is consistent with this purpose. Article V Section 5.021 of the Town of Milford Development Regulations provides for all major amendments as determined by the Director of Community Development shall be shown on a revised plan to be submitted and approved by the Planning Board prior to the amendment being undertaken by the applicant.

No site improvements are proposed to either the super market location or the retail building.

Waiver Request:

The Applicant is requesting three waivers from the Milford Development Regulations. The first waiver is to Section 6.04.3.D Guidelines, Roof forms and materials for the reason that the existing roof is flat and upgrades to a peaked roof, as required by the towns development regulations would be cost prohibitive. The Applicant is requesting to preserve the existing flat roof design.

The second waiver is to Section 6.015.2 Utility Plan— The existing sewer and water lines shall remain without modification with the exception of minor relocations to 2 existing catch basins and 4 light poles. Minor modifications are shown on grading and drainage plan. Full Utility Plan unjustified.

The third waiver is to Section 6.08.7.A.2 Landscaping— the project proposes to relocate one tree along Nashua Street in order to increase site distance for vehicles coming from Nashua Street. The project proposed to maintain the existing frontage trees on-site.

ZBA Variance:

The applicant has submitted a request to the Zoning Board of Adjustments for an additional monument sign on site. The McDonald's currently has a panel in the existing freestanding Plaza sign, which also has a Stop & Shop panel and 1 other tenant panel. McDonald's would like to keep the existing sign panel, but would like to propose their own monument sign.

The plan calls out the existing freestanding sign shown to the east of the plaza's drive-way. The proposed monument sign is located to the east of the proposed McDonald's entrance. The site plan notes that the proposed monument sign would require a Variance through the ZBA.

Article VI, Section 7.06.7.G defines a "Monument Sign" as a sign established on a freestanding frame, mast or pole and not attached to any building. Where such signs are established back to back, the larger face shall be calculated for the purposes of determining allowable area.

Article VI Section 7.06.7.G of the Town of Milford Zoning Ordinance provides for one (1) monument sign per lot with a maximum area of seventy five (75) square feet and no higher than fifteen (15) feet.

Interdepartmental Review:

Building Department: No issues with the site changes for McDonalds, but they currently have a sign on the existing stop and shop sign, and since that counts as a monument sign they will need ZBA approval to install a separate monument sign.

Environmental Coordinator: Provide outlet protection during excavation. Note 1 on sheet 10 should reference NHDES - NH Stormwater Manual. Note 3 Sheet 10 Hay bales and Silt Fence are not the preferred methods - engineer should investigate straw wattles, etc. Note 14 sheet 10 Are wetlands to be delineated on site? Otherwise, the references to "flagged" wetlands may not be meaningful.

Public Works: It looks like the improvements are better for the site. A driveway relocation permit shall be required. If the tree is relocated make sure it is not in line of site, and/or small type that doesn't become a problem later on down the road.

Zoning Code Enforcement: See attached memo

Conservation Commission: No Comment

Water Utilities: No Issues

Fire Department: No issues

Heritage Commission: No comment

Ambulance: No issues with the proposed

No comments were received as of August 15, 2013 from Police or Assessing. If any additional comments come in, Staff will let the Board know at the meeting.

Notices Sent:

Abutter notices were sent by certified mail to all abutters

Application Status:

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 plan set and waiver request.

Staff Recommendations:

Staff has no issues with the proposed site improvements as presented. The Board should first act on the three waiver request for roof forms, utility plan and landscaping. The Planning Department recommends that the Planning Board accept the application and approve the site plan application with the following conditions:

1. The owner's signature shall be added to the final plan submitted for signature;
2. The applicant shall provide the Planning Department with a digital version of the final plan;
3. A note be added to the plan stating outlet protection to be provided during excavation;
4. A driveway relocation permit be obtained from Public Works;
5. Note 1 on sheet 10 should be revised to reference NHDES - NH Stormwater Manual;
6. Note 3 Sheet 10 Hay bales and Silt Fence are not the preferred methods - engineer should investigate straw wattles, etc;
7. If wetland delineation is not proposed on site, note 14 on sheet 10 should be removed as references to "flagged" wetlands may not be meaningful;
8. ZBA approval number for monument sign be added to the plan if applicable;
9. Monument sign details be submitted to planning staff once approved by ZBA (if applicable);
10. The approval includes the granting of the three waivers requested for the reasons stated by the applicant and by staff.





TOWN OF MILFORD
RECEIVED
JUL 17 2013
PR 5/11 ZBA Office

Waiver Request Form

Department of Planning and Community Development

Name of Project Proposed Improvements to McDonald's (Nashua Street)

Applicant McDonald's USA, LLC

Date 5/17/2013

When a proposed subdivision plat or site plan is submitted for approval, the applicant may request in writing to waive specific requirements of these Regulations as they pertain to the subdivision or site plan. The applicant shall present reasons in writing why the waiver is needed by the application deadline for a regularly scheduled Planning Board meeting. The Board's publicly notice agenda for the particular meeting shall clearly indicate that a waiver request has been received, a copy of which is available at the planning office, and that the waiver request will be considered at the meeting.

Abutter notification is required for all waiver requests.

The Planning Board may grant a waiver in a special case, so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan. The Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.

All approved waivers shall be noted on the plans, indicating the paragraphs waived and a general description of the waivers.

Subdivision or Site
Plan Regulation
Section Number

Request and Rationale

1. 6.04.4.D (Roof Form)

The existing roof is flat and upgrades to a peaked roof would be cost prohibitive. The proposed building design will enhance the appearance & be a vast improvement over existing conditions.

Subdivision or Site
Plan Regulation
Section Number

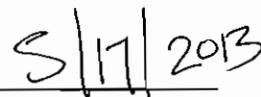
Request and Rationale

3. 6.015.2
Utility Plan
- Existing utilities will not be modified with the exception of minor relocations to 2 existing catch basins and 4 light poles. The existing utilities and these minor modifications are shown on the Grading and Drainage Plan.
4. 6.08.7.A.2
(Frontage Trees)
- The project proposes to relocate one (1) tree along Nashua Street in order to increase sight distance for vehicles coming from Nashua Street to patrons in the parking lot. The project proposes to maintain the existing quantity frontage trees on-site.
5. _____
6. _____

Please feel free to attach any other information as necessary.



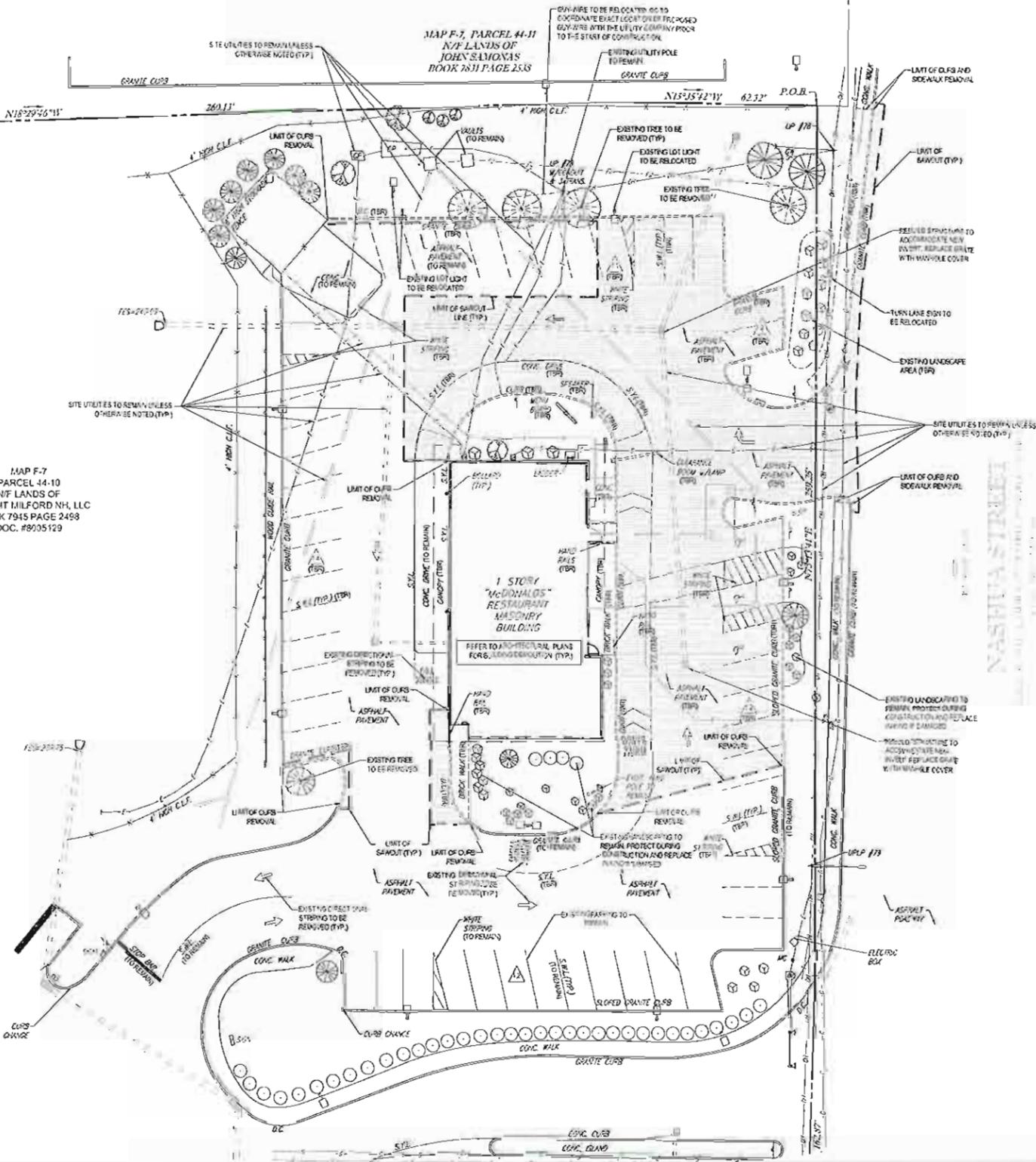
Signature of Applicant



Date



MAP F-7
PARCEL 44-10
NF LANDS OF
COLE MT MILFORD NH, LLC
BOOK 7945 PAGE 2493
DOC. #8905129



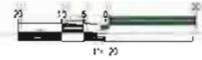
 APPROXIMATE AREA OF PAVEMENT REMOVAL

DEMOLITION NOTE
EXISTING FEATURES ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED

SEDIMENT & EROSION CONTROLS
GO TO USE SOIL EROSION CONTROLS AS NECESSARY TO ELIMINATE THE POSSIBILITY OF SEDIMENT RUN-OFF FROM THE SITE. ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



APPLICANT
MCDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090

OWNER
COLE MT MILFORD NH, LLC
2325 EAST CAMELBACK ROAD, SUITE 1100
ATTENTION: PROPERTY MANAGEMENT
PHOENIX, AZ 85016
602-778-8700

(APPLICANT SIGNATURE)

(OWNER SIGNATURE)

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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Fax: (508) 429-9930
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WARREN, NJ

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• ALBANY, NY
• HUNTSVILLE, AL
• CENTERTOWN, VA
• TAMPA, FL
• CHICAGO, IL
• PHILADELPHIA, PA
• WASHINGTON, DC
• BOULDER, CO
• LAKE CHARLES, LA

PROJECT No.: W122030
CAD I.D.#: W122030es1.dwg

STREET ADDRESS 599 NASHUA STREET		STATUS	DATE	BY
CITY MILFORD	STATE NEW HAMPSHIRE	DRAWN BY:	2/16/13	EGD
COUNTY HILLSBOROUGH		PLAN CHECKED		JAX
REGIONAL DWG. NO.	PLAN DESCRIPTION DEMOLITION PLAN	AS-BUILT		
		SHEET NO.	C-3 OF 9	

REV	DATE	DESCRIPTION	BY
1	5/16/2013	REVISED PER BUILDING ADDITION	EGD

M.D. SMITH
PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF NEW HAMPSHIRE
NO. 10000

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
OFFICE: NORTHEAST REGION
ADDRESS: 690 CANTON STREET, WESTWOOD, MA

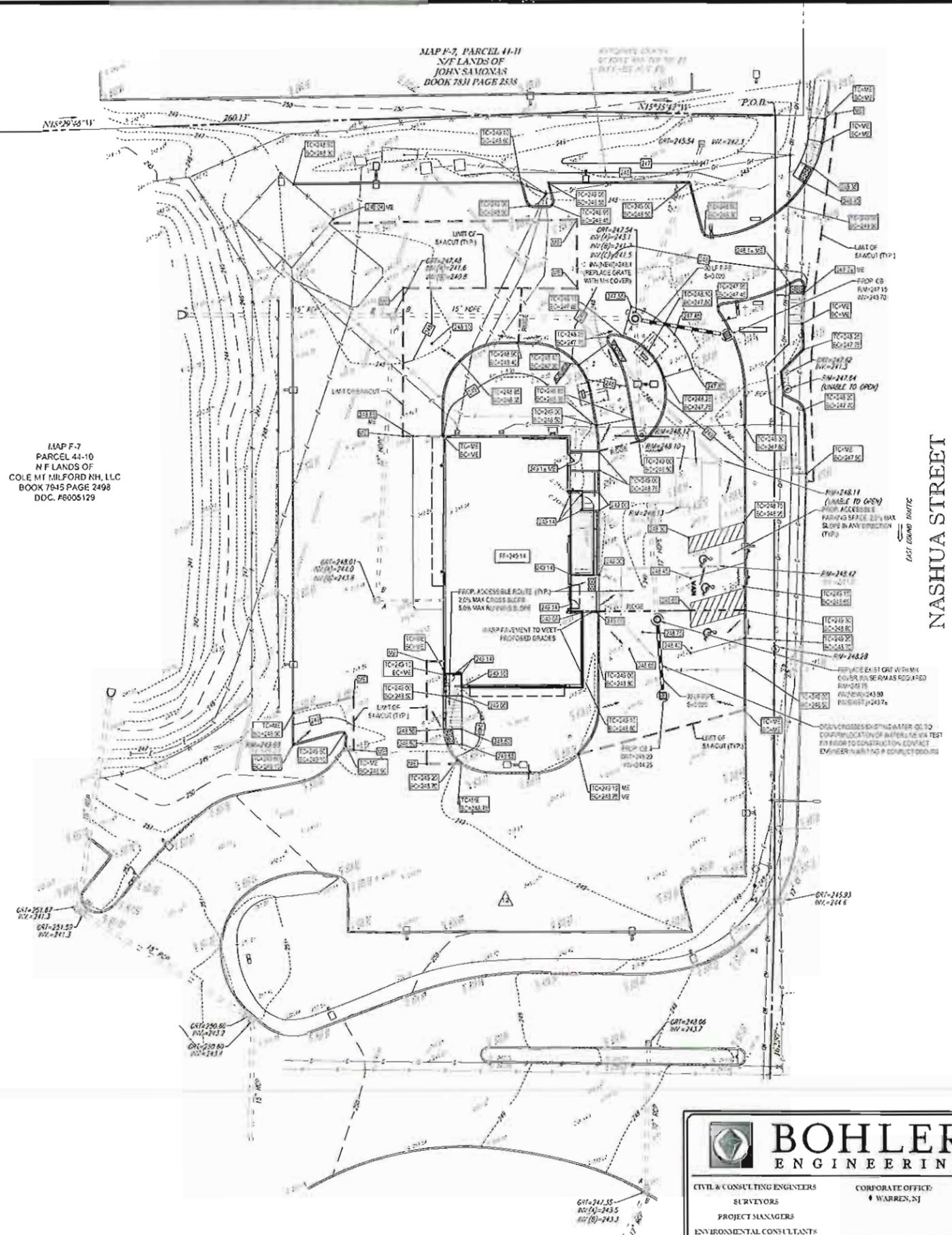
PLAN APPROVALS	DATE
SIGNATURE	
APPROVED MODALITY: AGENT	





MAP F-7
PARCEL 44-10
N F LANDS OF
COLE MT MILFORD NH, LLC
BOOK 7545 PAGE 2498
DOC. #R005129

MAP F-7, PARCEL 44-11
N F LANDS OF
JOHN SAMONAS
BOOK 7311 PAGE 2538



NASHUA STREET
(A.K.A. NEW HAMPSHIRE STATE HIGHWAY ROUTE 101-A)
(VARIABLE WIDTH)
EAST BOUND ROUTE

APPLICANT
MCDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090

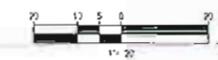
OWNER
COLE MT MILFORD NH, LLC
2325 EAST CAMELBACK ROAD, SUITE 1100
ATTENTION: PROPERTY MANAGEMENT
PHOENIX, AZ 85016
602-778-8700

(APPLICANT SIGNATURE)

(OWNER SIGNATURE)

THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET
FOR GRADING & UTILITY NOTES



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352 TURNPIKE ROAD
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PHILADELPHIA, PA
PHILADELPHIA, PA
PHILADELPHIA, PA
PHILADELPHIA, PA
PHILADELPHIA, PA

CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W122030
CAD I.D. #:	W122030est1.dwg

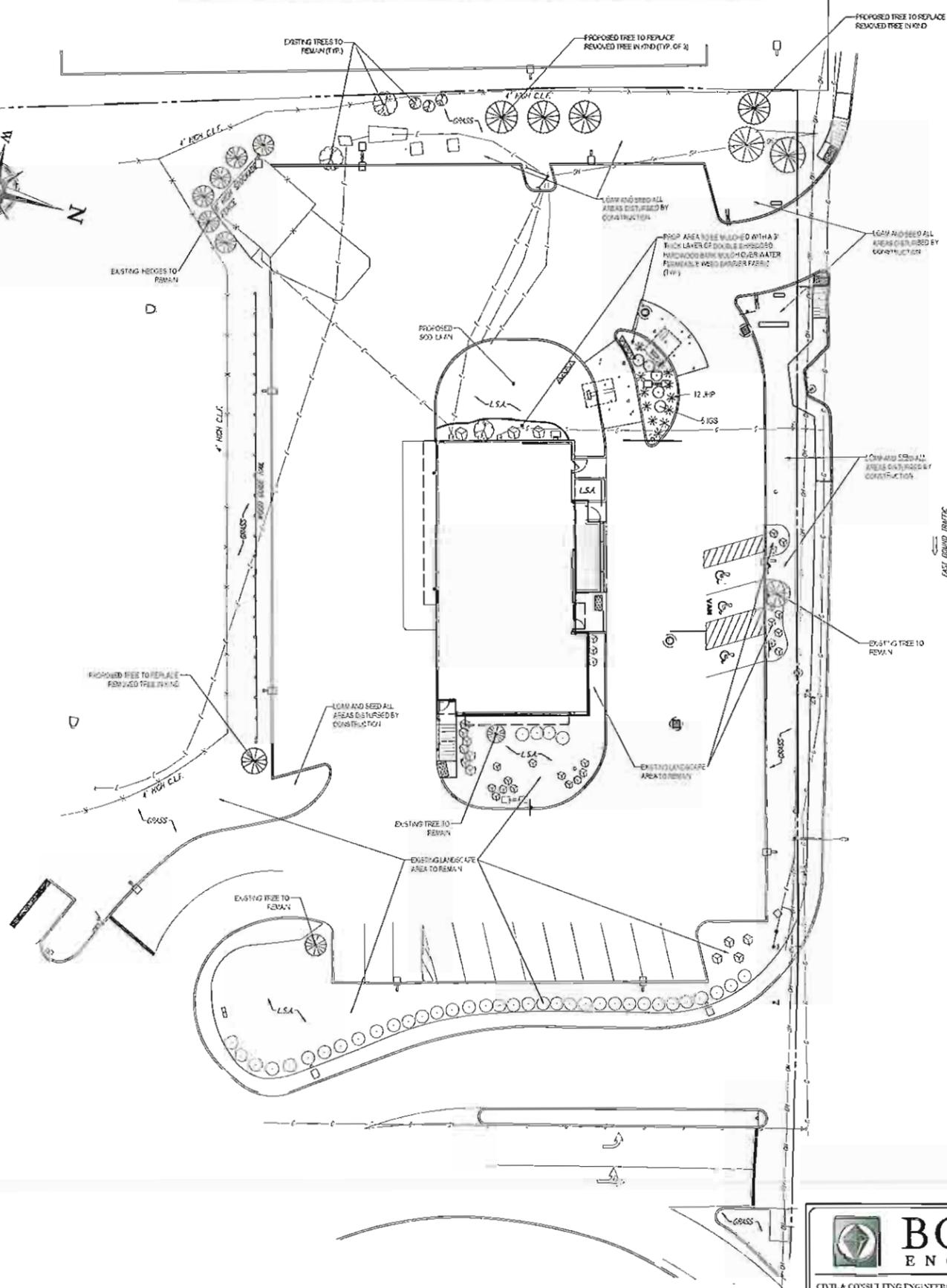
STREET ADDRESS 599 NASHUA STREET	
CITY MILFORD	STATE NEW HAMPSHIRE
COUNTY HILLSBOROUGH	
REGIONAL DWG NO	PLAN DESCRIPTION GRADING & DRAINAGE PLAN

REV	DATE	DESCRIPTION
1	5/18/2013	REVISED PER BUILDING ADDITION

M.D. SMITH
PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
LICENSE NO. 1100
EXPIRES 12/31/2015

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ADDRESS: 690 CANTON STREET, WESTWOOD, MA

PLAN APPROVALS	DATE	BY
APPROVED MCDONALD'S AGENT		
DATE		
STATUS	DATE	BY
DRAWN BY:	2/18/13	EGD
PLAN CHECKED		JAK
AS-BUILT		
SHEET NO.	C-5	
	OF 8	



NASHUA STREET
 (A.K.A. NEW HAMPSHIRE STATE HIGHWAY ROUTE 101-A)
 (VARIABLE WIDTH)

PROPOSED LANDSCAPE SCHEDULE						
LANDSCAPE SCHEDULE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUB	105	5	ILEX GLABRA 'SHAMROCK'	SHAMROCK YEW-BERRY HOLLY	24-37"	#5 CAN
TP	12	12	JUNIPERUS HORIZONTALIS PLUMOSA	ANGORA JUNIPER	15-18" SPD	#3 CAN
	17					

NOTE: (1) IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.
 (2) THIS TABLE ONLY REPRESENTS PROPOSED LANDSCAPE AND DOES NOT INCLUDE EXISTING LANDSCAPE OR TREES TO BE REPLACED IN KIND.

TOWN OF MILFORD LANDSCAPE REQUIREMENTS				
SECTION OF BYLAW	REQUIREMENT	REQUIRED	EXISTING	PROPOSED
SECTION 6.08.0	MINIMUM ONE (1) SHRUB FOR EVERY FIVE (5) FEET OF BUILDING FRONTAGE 87.75 = 18.4 = 17 SHRUBS	17	50+	87+
SECTION 6.08.7 A 2	ONE (1) TREE EVERY (30) FEET OF LANDSCAPE STRIP 230.730 = 7.7 OR 8 TREES	8	4	4
SECTION 6.08.7 B	1) MINIMUM 5% OF PARKING AREA SHALL BE LANDSCAPED 2) ONE (1) TREE FOR EVERY (15) PARKING SPACES 51/15 = 3.4 OR 3 TREES	5%	9.0%	11.5%

(A) WATER REQUESTED

APPLICANT
 MCDONALD'S USA, LLC
 690 CANTON STREET,
 WESTWOOD, MA, 02090

(APPLICANT SIGNATURE)

OWNER
 COLE MT MILFORD NH, LLC
 2325 EAST CAMELBACK ROAD, SUITE 1100
 ATTENTION: PROPERTY MANAGEMENT
 PHOENIX, AZ 85016
 602-778-8700

(OWNER SIGNATURE)

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY
 REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



BOHLER ENGINEERING
 312 TURNPIKE ROAD
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 Fax: (508) 483-6660
www.BohlerEngineering.com

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 # JERSEY, NJ
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 # COVINGTON, VA
 # CHILMARK, PA
 # PALM BEACH, FL
 # STERLING, VA
 # HARRINGTON, DE
 # FORT LAUDERDALE, FL
 # TAMPA, FL

CONSTRUCTION CHECK DATE
 CONSTRUCTION CHECK DATE
 PROJECT No.: W122030
 CAD I.D.#: W122030ss1.dwg

STREET ADDRESS
 599 NASHUA STREET

CITY STATE
 MILFORD NEW HAMPSHIRE

COUNTY
 HILLSBOROUGH

REGIONAL DWG. NO.
 PLAN DESCRIPTION
 LANDSCAPE PLAN

REV	DATE	DESCRIPTION	BY
1	5/18/2013	REVISED PER BUILDING ADDITION	EGD

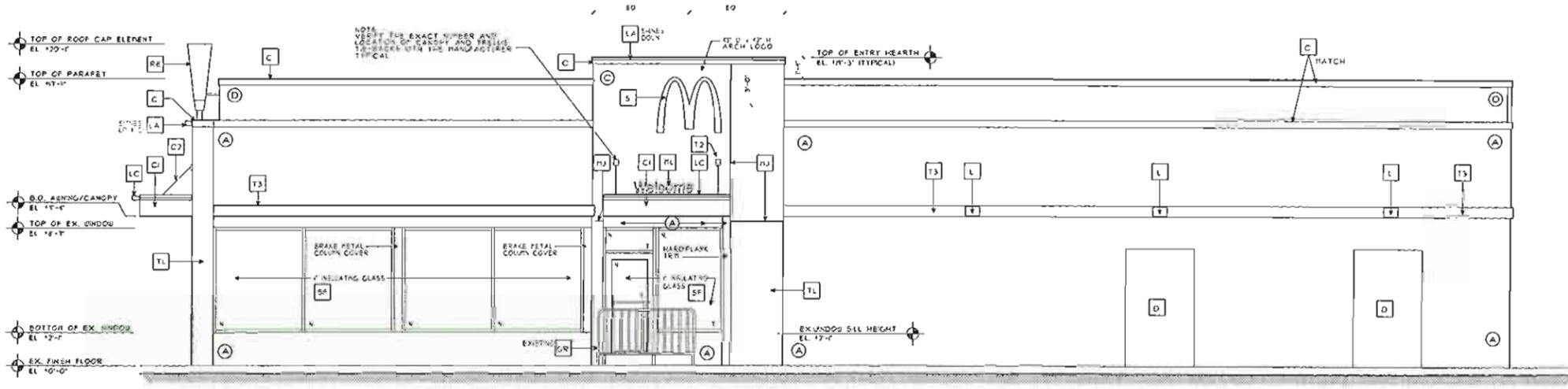
M.D. SMITH
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/14
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 10000

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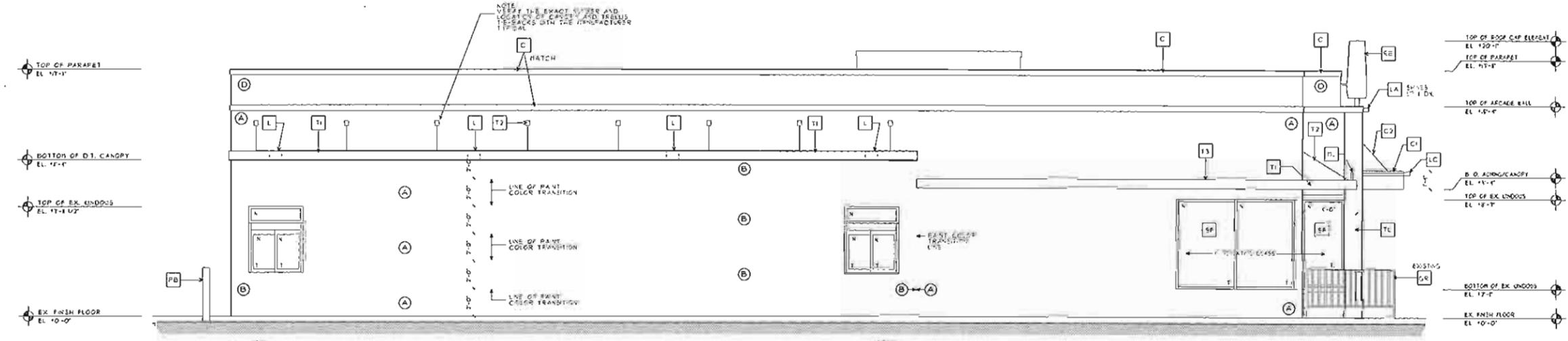
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APPROVED MCDONALD'S ASST		

STATUS	DATE	BY
DRAWN BY:	2/18/13	EGD
PLAN CHECKED		JAK
AS-BUILT		
SHEET NO.	C-6 OF 9	

PLOT DATE & TIME: 2/14/2013 5:20 PM
 FILE PATH & NAME: Y:\PROJECTS\MCDONALDS\M-12095\M-12095-NM-1286\MILFORD, NH, 599 NASHUA ROAD (MRP)\CON DOCS\M-1286 A2.0 ELEVATIONS\MILFORD NH - REV



1 RIGHTSIDE ELEVATION
 SCALE 1/4"=1'-0"



2 LEFTSIDE ELEVATION
 SCALE 1/4"=1'-0"

FINISH LEGEND	
(A)	NEW HARD-PLANK SIDING - BASE BUILDING COLOR FINISH COLOR: STONET SKY BR-21
(B)	NEW HARD-PLANK SIDING - ACCENT COLOR FINISH COLOR: HEARTHSTONE BR-22
(C)	BRUSH STROKE TILE - OYSTER GRIS US1 BY EUROSET DECORATIVE SURFACES GROUT COLOR: MUST MATCH TILE
(D)	CORRUGATED METAL - CITY SCAPE

KEY NOTES: (TYPICAL WHERE SHOWN)

- | | |
|---|---|
| <p>BM BUILDING MATERIAL</p> <p>BR COLOR
 BR - BASE BUILDING
 DT - DRIVE THRU BANDING
 PB - PARAFET BAND</p> <p>C METAL SIDING - COLOR TO MATCH SURROUNDING MATERIAL</p> <p>C1 ALUMINUM CANOPY DE BRACKS</p> <p>C2 CONTROL JOINT</p> <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> <p>E EXT INSULATION FINISH SYSTEM (EIFS)</p> <p>GR GUARD RAIL</p> <p>L LIGHT FIXTURE (WALL SCENE) - SEE ELECTRICAL</p> <p>LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
 LINEAR FIXTURE TO COVER FULL BRAND/ARCADE LIGHT</p> <p>LC LIGHT FIXTURE (CANOPY LIGHTS) - SEE ELECTRICAL</p> | <p>HL THE ROOF/JOINT - SEE NOTES FOR MODIFICATIONS SPECIFICATIONS (MOVEMENT JOINTS SHALL BE INSTALLED OVER THE GYM NEB SEALANT)</p> <p>ML METAL LETTERS - BY OTHERS</p> <p>PB PIPE BOLLARD - PAINTED YELLOW</p> <p>PI PASS-THRU COIN COLLECTOR - OPTIONAL (RHH)</p> <p>RE ROOF CAP ELEMENT BY OTHERS</p> <p>RO ROOF DRAIN OVERLAP - SEE PART TO MATCH SURROUNDING MATERIAL</p> <p>S RECORDS SHOWN BY OTHERS - UNDER SEPARATE PERM. SEE SIGNAGE SUPPORT NOTE OF THIS SHEET</p> <p>SF SELF STORE FRONT GLAZING</p> <p>TI ALUMINUM TRELIS (PROVIDED BY McDONALD'S AND INSTALLED BY GC.)</p> <p>T2 ALUMINUM TRELIS DE-BACK</p> <p>T3 ALUMINUM TRELIS SUB FALL FASCIA</p> <p>TL DOWN BRIDGE TILES (SEE 503 SF EXISTING EXISTING SERVICES CONTACT JIM BIRRE - 603-750-5500)</p> |
|---|---|

NOTE:
 ALL CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY ARCHITECT OR RECORD AND SUFFICIENT FULL SCALE DRAWING.

SIGNAGE SUPPORT NOTE:
 ALL LOGO AND SIGNAGE SUPPORTS TO BE REFERRED TO THE McDONALD'S AREA COORDINATION MANUAL AND COORD. WITH SIGN MANUFACTURER.

COLOR LEGEND		CLAYBOARD SIDING	
NEW ENGLAND GRAY SCHEME	ARCADIES HEARTH	EUROSET BRUSH STROKE TILE - OYSTER GRIS RUNNING BOND	
	BASE BUILDING	NEW HARD-PLANK CLAYBOARD SIDING	
	DRIVE THRU BANDING	N/A	
	PARAFET BAND	CORRUGATED METAL - METAL-ERA 1/2" S PANELS (26GA) STEEL PANELS COLOR: CITY SCAPE. INSTALL WITH GASKETED FASTENERS. FACTORY FINISH TO MATCH PANEL.	

NOTE:
 RESURFACE ALL EXTERIOR LOOD TRIM WITH "AZEK" PVC TRIM OR APPROVED EQUAL COORDINATE FINISH TRIM COLOR WITH COVER FROM TO START OF CONSTRUCTION.

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DC</th> </tr> <tr> <td>1</td> <td>01/27/2013</td> <td>DC</td> <td>DC</td> </tr> <tr> <td>2</td> <td>02/19/2013</td> <td>DC</td> <td>DC</td> </tr> <tr> <td>3</td> <td>02/11/2013</td> <td>DC</td> <td>DC</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> </table>		NO.	DATE	BY	DC	1	01/27/2013	DC	DC	2	02/19/2013	DC	DC	3	02/11/2013	DC	DC	4				5				6				7			
NO.	DATE	BY	DC																														
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7																																	
<p>CONSULTANT:</p>																																	
<p>SHEET TITLE: EXTERIOR ELEVATIONS</p>																																	
<p>RESTAURANT LOCATION: 599 Nashua Road Milford, NH National Store Number: 25393</p>																																	
<p>PREPARED FOR: McDonald's USA, LLC McDonald's Plaza OAK BROOK, ILLINOIS 60521</p>																																	
<p>SHEET NUMBER: A2.0</p>																																	



STAFF MEMO

Planning Board Meeting

August 20, 2013

Agenda Item #4: Carlos Andrade/Dunkin Donuts – Elm St - Map 12, Lot 13-1

Public Hearing for a minor site plan amendment to construct a 512 SF pump house building with storage tank and associated site work.

Background:

The site is located at 770 Elm Street between Dunkin Donut's to the east and Balcom Brothers to the west within the Commercial Zoning District. There are no structures across Route 101 as the ROW abuts the banks of the Souhegan River, although the river sits substantially lower than the road and businesses.

The site was originally home to a school house and has been a series of coffee shops or restaurants over the last several years and in recent months has been purchased by the owner of the neighboring Dunkin Donut's site. Future plans are to merge the two lots to allow for parking lot and drive-thru expansions on site.

Proposal:

The applicant, Carlos Andrade/Dunkin Donut's is before the Board for a minor site plan amendment to a previously approved site plan to construct a new 512 square foot one story building to hold a water pump and tank to add increased water storage for lot 12-13(Dunkin Donuts).

The applicant is proposing to utilize the water sources from lot 12-13-1 by constructing a pump house to tap in to several wells on both lots. This site and surrounding area has a history of water capacity issues.

Given the pressing needs for increased water supply on site, it was the recommendations of Planning Staff to have the applicant submit a minor site plan amendment to get the ball rolling with regards to building permits. Future plans for the merging of the lots and site improvements are forthcoming. The applicant is not proposing any changes to the existing driveway entrance, parking configuration or open space at this time.

There are no new loading or service areas proposed. There will be no increase in stormwater runoff. The proposed building footprint replaces an existing paved area and the building only totals 330 SF of new impervious surface.

B. Buffer Zones: Any of the following uses that do not alter the surface configuration by the addition of fill, removal of soil, or obstruct in any manner the natural flow of ground or surface water, or disturb in any manner the ground itself to any depth and that are otherwise permitted by the Zoning Ordinance.

[...]

c. Potable water supply wells and their associated water lines and associated power lines, provided there are adequate erosion control measures in place during work and repair of any disturbance

[...]

The site is located within the Commercial Zone (C) and is an allowable use under Section 5.05.1 of the Zoning Ordinance. The purpose of the C is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. This application is consistent with this purpose. Article V Section 5.021 of the Town of Milford Development Regulations provides for all major amendments as determined by the Director of Community Development shall be shown on a revised plan to be submitted and approved by the Planning Board prior to the amendment being undertaken by the applicant.

Waivers:

No waivers requested

Notices Sent:

Abutter notices were sent by certified mail to all abutters

Application Status:

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 plan set.

Interdepartmental Review:

Building Department: I do have issues with DD putting their water supply on a separate lot. The building code clearly states that each structure (with some exceptions) must have its own potable water supply. I know the same person currently owns both lots, but if DD is sold off they would be dependent on their neighbor for water. They would have to find a way to put the water supply on the DD lot or do a lot line adjustment.

Public Works: The future plan improves traffic flow in and out in an area that has a history of difficult egress and ingress and allows more parking.

Environmental Coordinator: The Dunkin Donuts plan shows future improvements to parking, etc. These will require some significant drainage/stormwater considerations at that time.

Zoning Code Enforcement: See attached memo

Heritage Commission: See attached memo

Fire Department: No Comments

Water Utilities: No Comment- No public water at this location

Conservation Commission: No Comment

Ambulance: No issues with the proposed

No comments were received as of August 15, 2013 from Police or Assessing. If any additional comments come in, Staff will let the Board know at the meeting.

Staff Recommendations:

Staff has no issues with the proposed site improvements as presented. The Planning Department recommends that the Planning Board accept the application and approve the site plan application with the following conditions:

1. The owner's signature shall be added to the final plan submitted for signature;
2. Reference to lot 12-13 be removed from the plan
3. A note be added to the plan stating that lot 12-13-1 lies within the Level 1 Groundwater Protection District.
4. A note be added to the plan stating that a voluntary lot merger must be submitted to the Hillsborough County Registry of Deeds for recording prior to issuance of a building permit for pump house.
5. Should this lot merger take no legal effect, appropriate easements shall be required to be in place.





Milford Heritage Commission
Interdepartmental
Review and Comments

Map/Lot# 12-13-1

Project

Carlos Andrade RT101 Duncan Donuts

Planning /ZBA Board Hearing Date Aug 20 2013

Comment Due Date aug 15 2013

-
- This project has been reviewed and is returned without further comment
- This project has been reviewed subject to the following comments

In looking at the plans for the changes to these two parcels, we note that the long range plan involves the removal or demolition of the Historic Pine Valley School House to make way for parking and added access to the drive through donut shop.

We urge the owners to find other adaptive uses for this structure of historical importance. Perhaps an upscale Coffee House with WIFI and relaxing comfortable seating for customers to enjoy the new Duncan Donut Menu of sandwiches and breakfast items. In any event we are extremely concerned about the potential loss of this Historic asset to Milford and its gateway from the West.

Charles F. Warden Chair Person
Milford Heritage Commission

Date 8/14/2013

Resources for Your Assistance

New Hampshire Preservation Alliance

PO Box 268
Concord NH 03302-2281
Tel. (603) 224-2281
Fax (603)226-9368
www.nhpreservation.org

New Hampshire Division Of Historic Resources

19 Pillsbury Street 2nd floor
Concord NH 03301
Tel (603) 271-3483
Fax (603) 271-3433
www.nh.gov/nhdhr

National Trust for Historic Preservation

1785 Massachusetts Ave. NW
Washington DC 20036-2117
Tel (202)588-6000
Fax (202) 588-6038
www.nationaltrust.org

Milford Heritage Commission

Town Hall
One Union Square
Milford NH 03055
Tel (603)673-7964
Fax(603)673-2273
www.milfordnh.info



DEMOLITION

?????

Milford

Heritage Commission

Town Hall

One Union Square

Milford NH 03055



“Historic preservation is not about stopping change and is certainly not about squeezing out creative and exciting new architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize neighborhoods, spur economic revitalization, and, quite simply, create better communities.”

Ken Bernstein is Director of Preservation Issues
for the Los Angeles Conservancy.

Questions you should ask yourself as you consider the demolition of a Building or Structure.

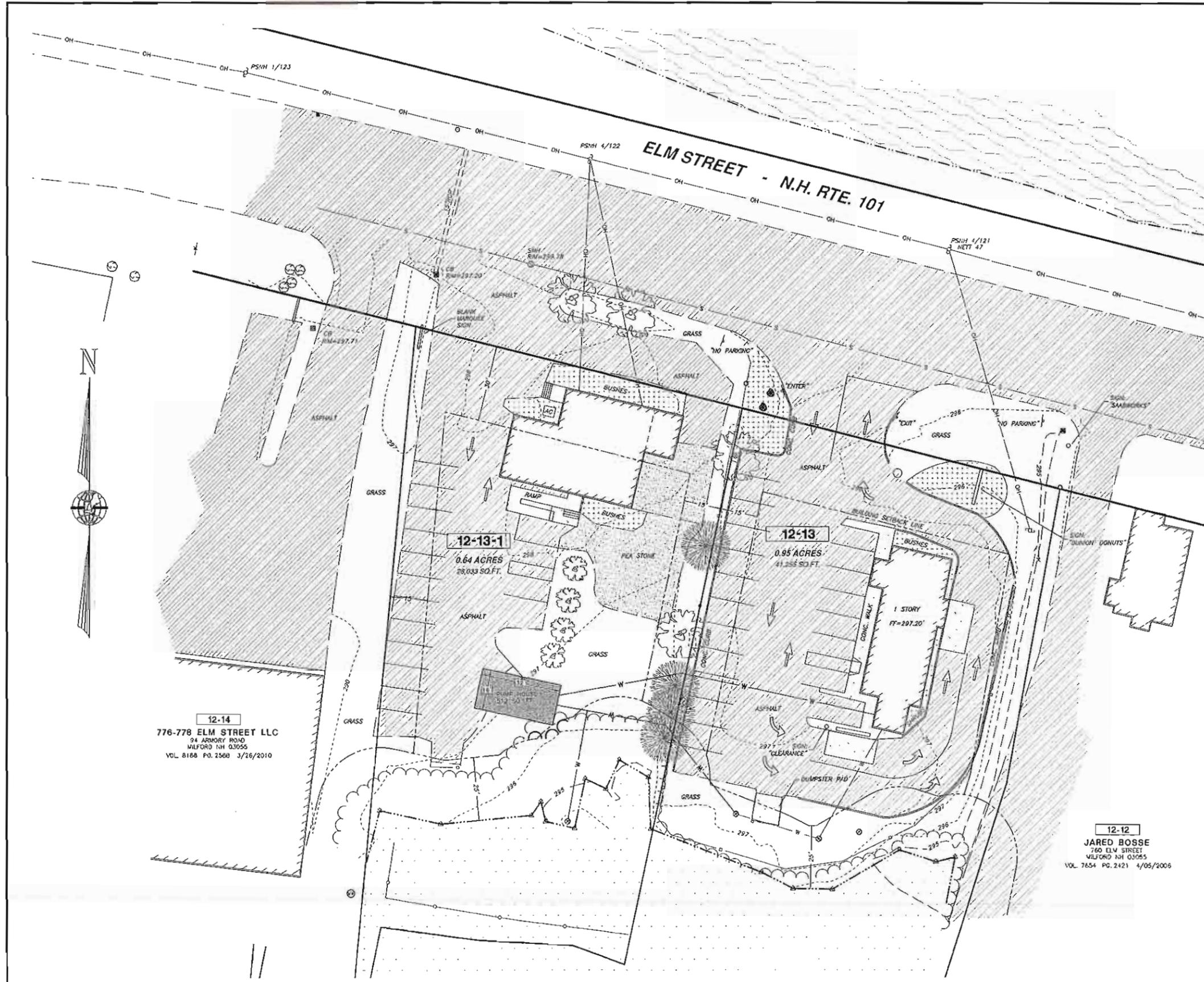
- Does the building or structure have such interest or quality that it would meet national, state or local criteria for designation as a historic, cultural, or architectural landmark?

- Is the Building or structure of such unusual or uncommon design, texture, or materials that it could not be reproduced or only with great difficulty and expense?

- Is the Building or structure of such architectural or historic interest that its removal would be a detriment to the public interest?

- Would retention of the building or structure help to preserve and protect a historic place or area of historic interest.

- Are there incentives or assistance to maintain this building or structure?



- LEGEND:**
- 5 FT CONTOUR
 - 1 FT CONTOUR
 - ZONE LINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - CHAIN LINK FENCE
 - BUILDING SETBACK LINE
 - EDGE OF PAVEMENT
 - OVERHEAD ELECTRIC
 - EXISTING TREE LINE
 - EXIST. GRANITE BOUND FOUND
 - 2-23 EXISTING TAX MAP AND LOT NUMBER
 - EXISTING PAVEMENT
 - EXISTING BUILDING
 - PROPOSED WATER LINE
 - X-X SILT FENCE
 - PROPOSED BUILDING

- NOTES: PROPOSED IMPROVEMENTS**
- THE APPLICANT IS CARLOS ANDRADE, 7 WETEA LAKE, BEDFORD NH 03110-0204
 - THE PURPOSE OF THIS PLAN IS TO SHOW A 512SF, ONE STORY BUILDING BEING ADDED TO THE SITE. THIS BUILDING WILL HOLD A WATER PUMP AND TANK TO ADD WATER STORAGE FOR LOT 12-13 (DUNKIN' DONUTS).
 - THERE ARE NO NEW LOADINGS OR SERVICE AREAS PROPOSED.
 - THERE ARE NO NEW COVENANTS, OR DEED RESTRICTIONS PROPOSED.
 - PROPOSED BUILDING COVERAGE IS 4,401 SF OR 6.35% (COMBINED LOTS)
 - THE PROPOSED OPEN SPACE AREA IS 42,192 SF OR 60.8% (COMBINED LOTS)
 - THERE WILL BE NO INCREASE IN STORMWATER RUNOFF. THE PROPOSED BUILDING FOOTPRINT REPLACES AN EXISTING PAVED AREA AND THE BUILDING ONLY TOTALS 529 SF OF NEW IMPERVIOUS SURFACE.
 - SEE SHEET SP-2 FOR BOUNDARY AND ZONING INFORMATION.

PLAN INDEX:

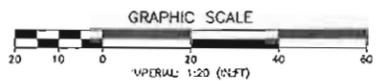
PG.	SHEET	DESCRIPTION
1	SP-1	PROPOSED CONDITIONS
2	SP-2	EXISTING CONDITIONS
3	SP-3	FUTURE EXPANSION

12-14
776-778 ELM STREET LLC
94 ARMORY ROAD
MILFORD NH 03055
VOL. 8188 P.O. 2580 3/26/2010

12-12
JARED BOSSE
760 ELM STREET
MILFORD NH 03055
VOL. 7654 PG. 2421 4/05/2008

Carlos Andrade
OWNER'S SIGNATURE 7/31/13
DATE

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



MERIDIAN
ENGINEERING SURVEYING ENVIRONMENTAL PLANNING
OFFICE: 31 OLD HAMPDEN ROAD, SUITE 3
MILFORD, NH 03055 TEL: 603-873-1441
FAX: 603-873-1584
ADDRESS: MILFORD, NH 03055 MCRIMMON@MILFORDNH.COM

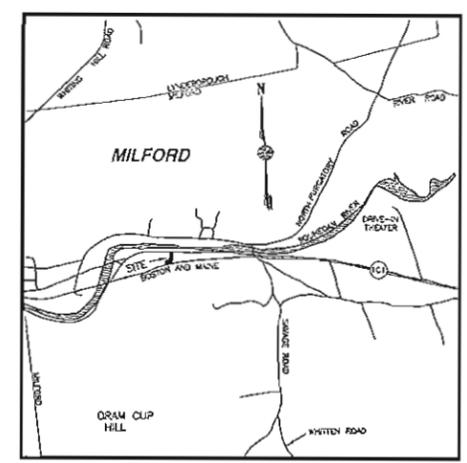
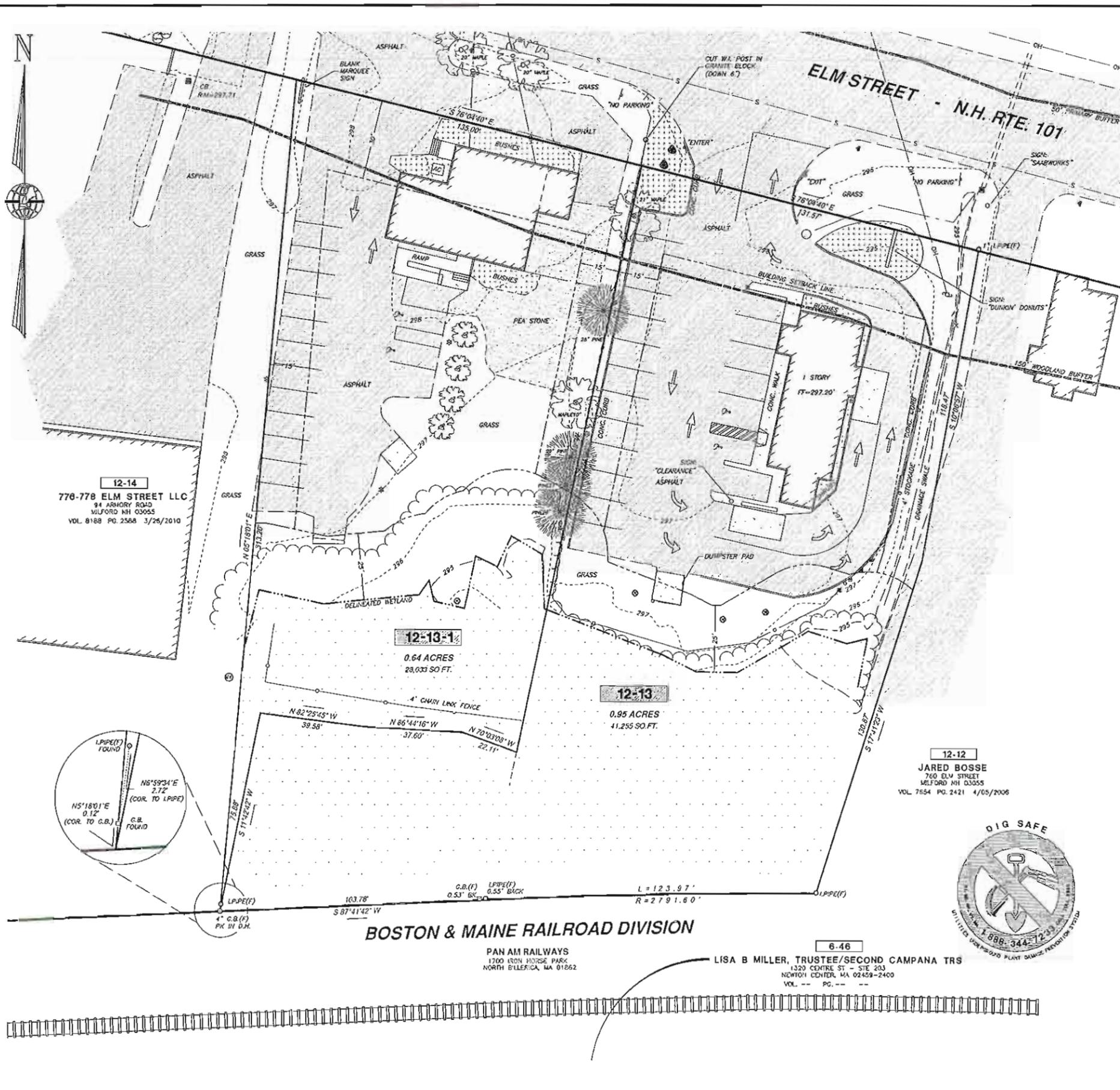
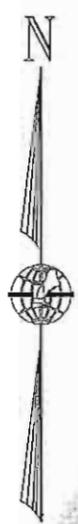
STATE OF NEW HAMPSHIRE
JOHN A. HEAVISIDES
No. 7895
LICENSED PROFESSIONAL ENGINEER
J.A. Heavisdas
5/1/13

REV.	DATE	DESCRIPTION	BY	CHK
1	7/31/13	MINOR SITE PLAN #SP-1		

DUNKIN' DONUTS
MINOR SITE PLAN
PUMP HOUSE
PROPOSED CONDITIONS
JULY 31, 2013

CARLOS ANDRADE
RTE 101 - ELM STREET
MAP 12 LOT 13-13-1
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 20'

SP-1
SHEET
FILE: 105600A.dwg
PROJECT: 1056.00
SHEET NO. 1 OF 3



REFERENCE PLANS

- BOUNDARY & CONSOLIDATION PLAN - ELM STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR - ALE. YOUNG, INC., AMHERST, NEW HAMPSHIRE - 12 JULY 1978 PREPARED BY - ALLAN H. SWANSON, INC., NASHUA, NEW HAMPSHIRE
- PLAT OF MARY E. PARKER LAND - MILFORD, N.H. - OWNER OF RECORD: MARY E. PARKER - SCALE: 1" = 20' - PREPARED BY: ROBERT B. TODD, L.L.S. 20 - DRAWN: FEBRUARY 24, 1957

NOTES - EXISTING CONDITIONS:

SP-2.1 THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF TAX LOTS 12-13 AND 12-13-1.

SP-2.2 THE OWNER OF RECORD: MAP 12 LOT 13 (764 ELM STREET) CARLOS & MARIA ANDRADE 7 METEA LANE EEDFORD, NH 03010-0528 VOL. 5634 PG 669 DATED 6/20/1995
 MAP 12 LOT 12-1 (770 ELM STREET) CARLOS AND MARIA ANDRADE FAMILY LIMITED PARTNERSHIP 146 EDDY ROAD MANCHESTER, NH 03108-3231 VOL. 6530 PG 63 DATED 2/26/2013

SP-2.3 LOT 12-13 IS SUBJECT TO DRAINAGE AND FLOWAGE RIGHTS OF LOT 12-13-1.

SP-2.4 REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, TAX LOTS 12-13 AND 12-13-1 ARE LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT.

COMMERCIAL DISTRICT DIMENSIONAL REQUIREMENTS
 MINIMUM LOT AREA: 60,000 SQ. FT. MINIMUM FRONTAGE: 265'
 BUILDING SETBACKS: 30' FRONT, 15' SIDE AND 15' REAR

SP-2.5 THIS PLAN WAS PREPARED FROM A TOPOGRAPHIC SURVEY MADE BY THIS OFFICE JULY 17, 2013.

SP-2.6 THE EXISTING AREA OF TAX MAP 2, LOT 20-1 IS 64,543 SQ. FT. (1.14 AC.).

SP-2.7 WETLAND BOUNDARIES WERE DELINEATED BY THOMAS E. CARR, C.W.S. OF THIS OFFICE ON JULY 17, 2013, IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT, Y-87-11 & THE NORTH EAST REGIONAL SUPPLEMENT.

SP-2.8 TAX MAP 49, LOT 10-2 IS NOT GRAPHICALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE, PER FURIA COMMUNITY PANEL NUMBER 26011004540, DATED SEPTEMBER 25, 2009.

SP-2.9 CONTOURS DEPICTED ARE ON NGVD83 VERTICAL DATUM.

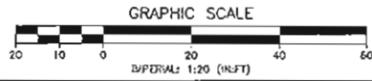
SEE SHEET SP-1 FOR PROPOSED IMPROVEMENT NOTES.

EXISTING FEATURES LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ABUTTING LOT LINE
- - - 1 FT. CONTOUR
- - - 5 FT. CONTOUR
- - - EDGE OF PAVEMENT
- - - EDGE OF WETLAND

TAX MAP & LOT NUMBER

- ▣ EXISTING BUILDING
- TREE LINE
- FLOW DIRECTION
- GRANITE BOUND FOUND (UNLESS OTHERWISE NOTED)
- DRILL HOLE FOUND
- IRON PIPE FOUND
- WATER LINE
- - - STORM WATER DRAINAGE
- - - OVERHEAD UTILITIES
- - - UNDERGROUND UTILITIES
- STORM WATER CATCH BASIN
- UTILITY POLE
- WATER VALVE
- SIGN



MERIDIAN
 ENGINEERING
 SURVEYING
 ENVIRONMENTAL
 PLANNING

31 U.S. HIGHWAY 101 UNIT 100
 OFFICE: 1000 W. RIVER ROAD, SUITE 100, MILFORD, NH 03055
 MAILING: P.O. BOX 118, MILFORD, NH 03055
 ADDRESS: MILFORD, NEW HAMPSHIRE 03055
 TEL: 603-673-1441
 FAX: 603-673-1384
 MERIDIANENGINEERINGANDSURVEYING.COM

NO.	DATE	DESCRIPTION	BY	CHK
1	7/31/13	MINOR SITE PLAN APP	MMH	DR
2				
3				
4				
5				
6				
7				
8				
9				
10				

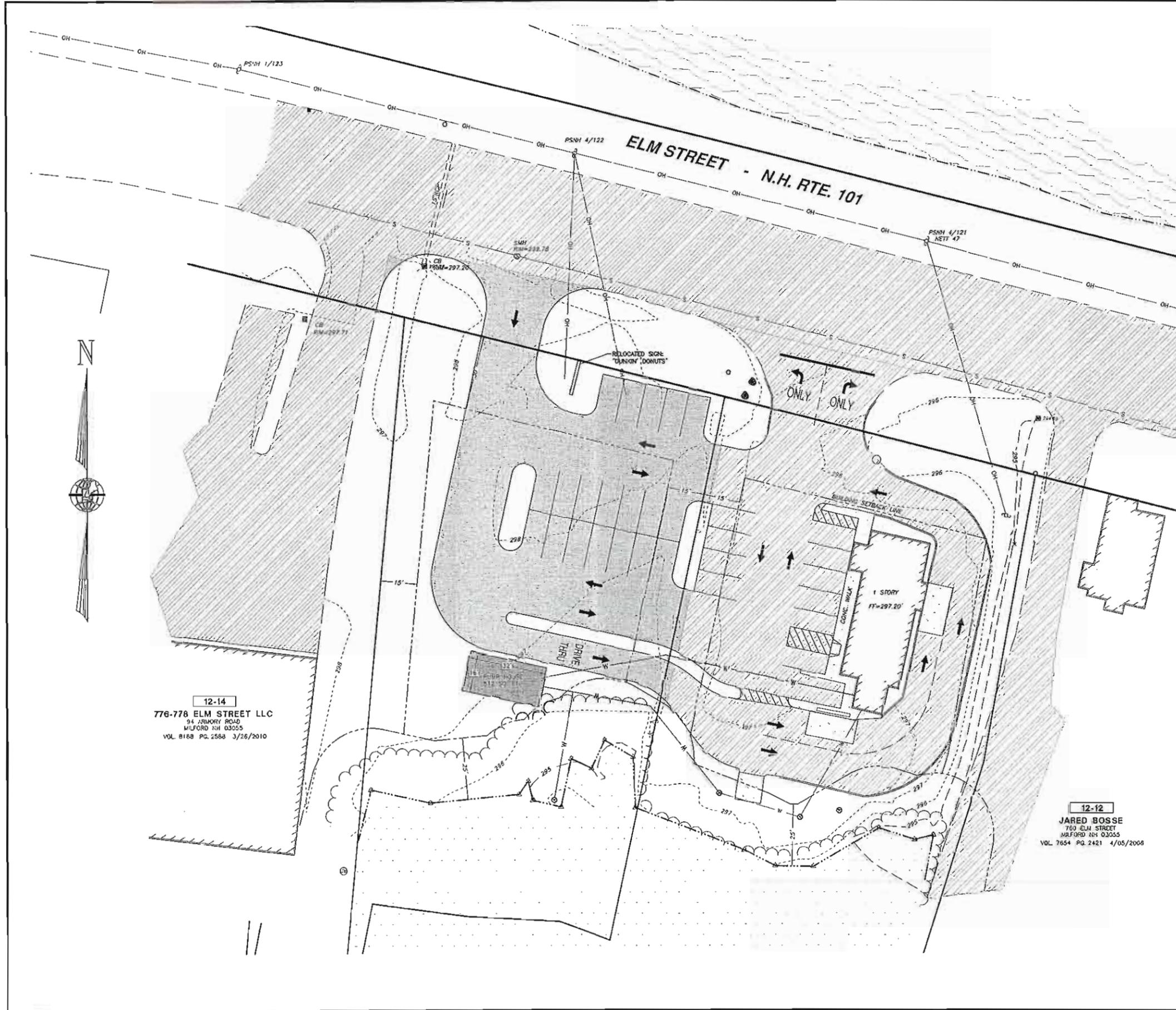
**DUNKIN' DONUTS
 MINOR SITE PLAN
 EXISTING CONDITIONS**

JULY 31, 2013

CARLOS ANDRADE
 RTE 101 - ELM STREET
 MAP 12 LOT 13-1
 MILFORD, NEW HAMPSHIRE

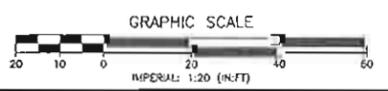
SCALE: 1" = 20'

SP-2
 SHEET
 FILE: 1056/00A.dwg
 PROJECT: 1056.00
 SHEET NO. 2 OF 3



12-14
 776-778 ELM STREET LLC
 94 HIRSHY ROAD
 MILFORD NH 03055
 VOL. 8168 PG. 2588 3/26/2010

12-12
 JARED BOSSE
 763 ELM STREET
 MILFORD NH 03055
 VOL. 7654 PG. 2421 4/05/2008



REV.	DATE	DESCRIPTION	DR	DC
A	7/23/13	MINOR SITE PLAN MIP		
B				
C				
D				
E				
F				
G				
H				
I				

DUNKIN' DONUTS
 CONCEPT PLAN
 FUTURE EXPANSION
 PARKING LOT
 JULY 31, 2013

CARLOS ANDRADE
 RTE 101 - ELM STREET
 MAP 12 LO 13-1
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 20'

SP-3
 SHEET
 FILE: 105600A.dwg
 PROJECT: 1056.00
 SHEET NO. 3 OF 3



STAFF MEMO

Planning Board Meeting

August 20, 2013

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

Design Review Hearing on proposed conceptual design – new medical facility with offsite improvements

Background:

Based on data from the Historical Society's files at the Library on parcel ownership and the Milford Town Reports 1974 -1978, the Milford Medical Center was established in July 1976. That was the month when the Milford Volunteer Ambulance Service started transporting patients to the medical center and the date documented in Wright's The Granite Town. The parcel has been used as a healthcare facility with outpatient and emergency/urgent care services for at least over 37 years.

The site is located at 442 Nashua Street, Tax Map 31-32-1 and 32-1 within the Residence "A" Zoning District. The existing St. Joseph medical center has a footprint of approximately 11,760 square feet. The character of the surrounding area consists of a mix of residential and commercial and industrial properties.

It should be noted that properties lying immediately across Nashua Street are zoned as Limited Commercial Business "LCB" and Health Service Facilities are an allowable use in that district.

Proposal:

Beginning in early 2013 Project representatives from St. Joseph Hospital have met with the Planning Board and staff, abutting property owners, local contributors, and active community members to gather information on the architectural details and site layout of the proposed new facility. The applicant is back before the Planning Board for a design review hearing to present conceptual information detailing the redevelopment of the Milford Medical Center (MMC) property at the corner of Nashua and Linden Streets.

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 older structure does not 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'.

Article V Section 5.021 of the Town of Milford Development Regulations provides for all major amendments as determined by the Director of Community Development shall be shown on a revised plan to be submitted and approved by the Planning Board prior to the amendment being undertaken by the applicant.

Site Layout:

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. The site is highly visible from Nashua Street with approximately 660 feet of frontage. The parcel is within the Nashua and Elm Streets Corridor District, an overlay district which provides guidance on the layout of sites along Elm and Nashua Streets.

Drainage Pattern:

Current: In 2005 when the new medical building was constructed it was assembled over an existing detention basin, built in 1991. The basin was relocated to the back portion of the property and drainage was rerouted to the new basin, sized for both the existing (front) and proposed new (rear) buildings. A series of small lawn drains with cast iron covers have directed outfall to the detention basin.

Proposed: Following the new site layout drainage patterns will continue to flow towards the back portion of the property into the existing detention basin. A series of bio-retention areas, water quality swales, stormwater outfalls and underground chambers have been proposed in the improved front parking area for stormwater management.

Planning staff met with project engineers to review the conceptual grading and drainage. Staff rose important points regarding site drainage and the need for permits, a drainage report and stormwater plan early on in the process. At this time plans are not detailed enough and more information is needed prior to further staff review of site drainage.

The applicant will need to apply for an NH DES alteration of terrain permit.

ZBA Variance History:

On July 19, 1990 St Joseph's Hospital received a use variance from Article V, Section 5.021 of the Zoning Ordinance to allow the expansion of a non-conforming use within the Residence "A" Zoning District with respect to an addition to the existing medical center and was subject to the following conditions:

- a. Natural buffers of at least twenty (20') feet along lot 30-2 and thirty (30') feet along all other residential properties along Linden Street. The natural buffer shall contain no structures, paving or parking areas, shall have a minimum disturbance of existing mature vegetation with a natural screen between the residential properties along Linden St. of at least five (5') feet in height above the parking elevation consisting of evergreen plantings.
- b. No trash container shall be emptied between the hours of 9:00PM and 8:00AM
- c. Planning Board approval.

Along with a variance from Article V, Section 5.025 to allow the expansion of an existing structure which is approximately 20' from the front property line.

On September 2, 2004 a Special Exception from Article VI, Wetland Conservation District, Para. 6.026.B was granted by majority vote to impact approximately 7,140 SF of wetland buffer for the construction and use of an access drive, parking, detention basin and treatment swale in support of a medical office building in the rear portion of lot 31-32-1.

Applicant has submitted an application to the Zoning Board of Adjustments for a variance from Article V, Section 5.025 to allow the expansion in an existing structure.

Waiver Request:

The Applicant is requesting a waiver from the Milford Development Regulations. The request is to Section 6.05.3, Parking Space Dimensions for the required off-street parking space dimensions of 9' x 18'. The applicant is seeking relief to allow a reduced dimension of 9' x 16' in all areas where parking spaces are head-in towards a green space or parking island. The 2 foot reduction will allow larger green space areas within the parking islands on site and will increase the buffer area along Nashua St to allow for plantings to buffer the front parking from passersby.

Interdepartmental Reviews:

Fire Department: A question regarding the "green fire lane" from the parking lot to the ambulance entrance. The plans show that it can accommodate H2O fire apparatus. Can we request that this area accommodate the weight of the ladder truck? The weight of the ladder is approx. 60K pounds. Fire would like clarification on whether the material can support the weight of the ladder?

Public Works: 1.) Would like to see a stop sign at the drive entering the parking lot and Kaley Park drive. 2.) Can there be a buffer area along the parking lot entrance drive to protect runoff from the brook? 3.) Will the existing entrance sign for Kaley Park remain on site? Would like to see it stay. 4.) Right-of-way easements will have to be worked out with the Town for Kaley Park. 5.) A sign should be added stating "emergency vehicles entering and exiting" if in fact emergency vehicles will visit the site 6.) Is there a sidewalk/ crosswalk proposed along Nashua street?

Environmental Coordinator: St. Joe's staff review raised important points regarding drainage and the need for permits and a drainage report and plan (aquifer protection zone) early in the process. Further comment will follow once detailed drainage plans are presented.

Ambulance: 1.) Are the three tear-drop shapes symbols on Nashua Street by the respective entrance/exits traffic islands or painted lines? If they are islands, the roadway will need to be expanded on both sides through that entire stretch of road to allow for emergency vehicle passage in the event traffic is backed up in those areas.

2.) The west entrance/exit should also have a turning lane for eastbound traffic similar to that of the east entrance/exit. If this entrance/exit is only for staff and the mobile CT scanner, then signage should be placed noting it is not for public use. Another suggestion is to use Linden Street as the entrance/exit. Not sure if a mobile CT tractor-trailer unit could make the turns as depicted but maybe more thought should be given to that to avoid use of Nashua Street for this purpose.

Water Utilities: Waiting for a more developed utility plan to comment on.

Zoning Code Enforcement: See attached memo from Bill Parker, Zoning Code Administrator

Conservation Commission: See attached memo from the Conservation Commission

Building Department: No comments

Heritage Commission: No comments or concerns

Staff Recommendations:

The application is complete and ready to be accepted at this time. The Board will need to make a determination of regional impact.

Staff has no significant issues with the plan as presented. The Board should first act on the waiver request for parking dimensions. Since this is the first design review meeting the Board should use this time to work out any concerns regarding site layout and design with the applicant. The Board should discuss with the applicant any questions or concerns with the project and should be prepared to give the applicant formal direction on the following items:

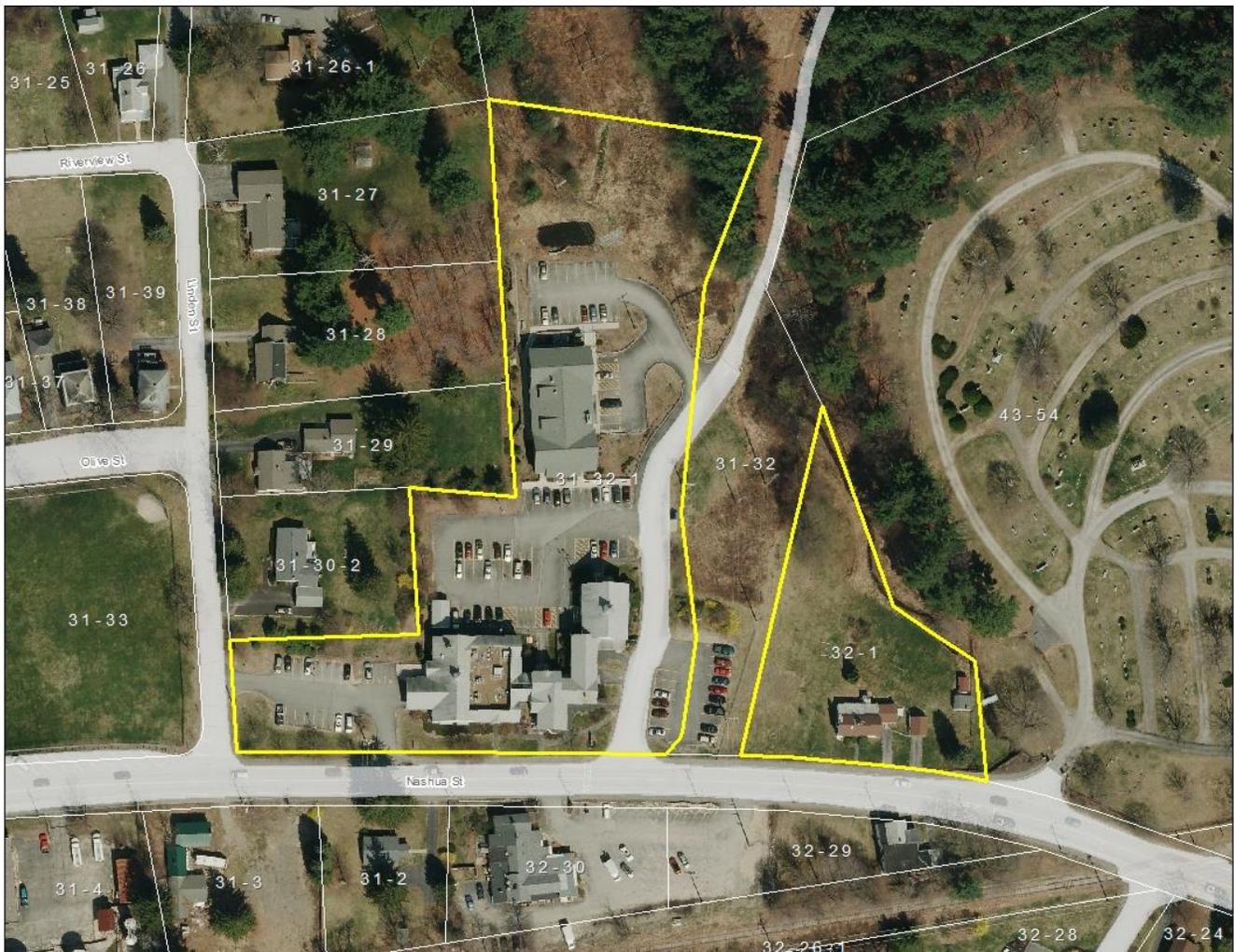
1. Discussion on eastbound left-turn lane at the relocated easternmost access (Are the three tear-drop shapes symbols on Nashua Street by the respective entrance/exits traffic islands or painted lines);
2. Landscaping buffers along Nashua Street to screen front parking area;
3. Site signage (directional signs, stop signs, etc)
4. Discussion on sidewalks and crosswalks;
5. Reworking of existing easements (access and parking) between the Hospital and the Town;
6. Discussion on drainage analysis and stormwater management plan and submission of a full drainage, landscape and utility plans;
7. Discussion on the applicability of the Nashua-Elm Street Corridor design guidelines relative to parking location, architecture, and landscaping should the board feel it necessary
8. Necessary Zoning Board of Adjustment approvals;

The Planning Board in its discussion with the applicant will want to seek additional information on the architectural style, site layout and landscaping.

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

1. Comply with the Town's Stormwater Management and Erosion Control Regulations and submit a drainage plan with calculations and drainage report.
2. Submit an underground utility plan for water, sewer, gas etc.
3. Add a note stating lots 31-32-1 and 32-1 are within the Level 1 Groundwater Protection District
4. Delineation of all proposed easements; inclusive but not limited to utility, drainage, access, conservation, slope etc.
5. Submission of a full drainage, landscape and utility plan;
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.

Attached are the concept plan, waiver request and applicable materials for the proposed medical facility.





Waiver Request Form

Department of Planning and Community Development

Name of Project: St. Joseph Hospital of Nashua- Milford Medical Center

Applicant: Meridian Land Services

Date July 22, 2013

When a proposed subdivision plat or site plan is submitted for approval, the applicant may request in writing to waive specific requirements of these Regulations as they pertain to the subdivision or site plan. The applicant shall present reasons in writing why the waiver is needed by the application deadline for a regularly scheduled Planning Board meeting. ***The waiver request should explain the impacts to the plan if the waiver is not granted, and briefly discuss alternatives for site development if the waiver is granted.*** The Board's publicly notice agenda for the particular meeting shall clearly indicate that a waiver request has been received, a copy of which is available at the planning office, and that the waiver request will be considered at the meeting.

Abutter notification is required for all waiver requests.

The Planning Board may grant a waiver in a special case, so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan. The Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.

All approved waivers shall be noted on the plans, indicating the paragraphs waived and a general description of the waivers.

Development Regulations Section Number	<i>Request, Rationale and Alternatives</i>
1. 6.05.3 PARKING SPACE DIMENSIONS	St. Joseph's Hospital is requesting a waiver from the Milford Development Regulations, Section 6.05.3, Parking Space Dimensions for the required off-street parking space dimensions of 9' x 18' to reflect a reduced dimension of 9' x 16' in all areas where parking spaces are head-in towards a green space or parking island. The 2 foot reduction will allow larger green space areas within the parking islands on site and will increase the buffer area along Nashua St to allow for additional planting and grading to screen the parking facing Nashua St. The

reduced parking space size yields additional environmental benefit by reducing impervious areas that have the effect of lessening increases in overall storm water runoff from the site. Minimizing paving for parking areas in this way also adds conformance with New Hampshire Department of Environmental Services Low Impact Development goals for protecting and enhancing natural wetlands and waterways.

Development
Regulations Section
Number

Request and Rationale

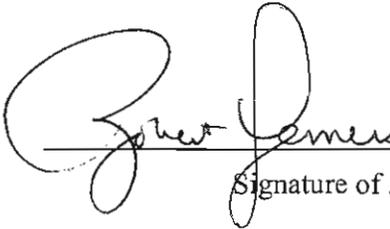
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6. _____

Please feel free to attach any other information as necessary.



Signature of Applicant

7/22/13
Date

Town of Milford
CONSERVATION COMMISSION

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964



MEMORANDUM

August 13, 2013

To: Planning Board

Re: Interdepartment Review Map/Lot # 31-32-1 and 32-1

To the Board,

The Conservation Commission appreciates the opportunity to comment on this project. The Commission is in approval of the request for reduced parking dimension in order to increase the amount of landscape/buffer.

The site is located in the Groundwater Protection Zone, Level 1 Zone. As such, the property is of environmental interest and concern to the Commission. The Commission would like to see:

1. The applicant take every opportunity to retain storm water on site for infiltration. This can be achieved by incorporating bioretention cells in landscaping
2. The applicant take every opportunity to reduce the amount of impervious surfaces by using pervious materials on sidewalks, driveways, and parking slots
3. The applicant consider the possibility of creating a green roof to aid in storm water retention. This design has been shown to be effective in reducing energy costs.

The Commission would like to increase the walkability of the area. Urban trails (sidewalks) are an essential component of its long range plan to have a town-wide trail network. The Commission is very glad to see a sidewalk as part of this proposed plan.

Very Respectfully,

Audrey Fraizer, Chair
Milford Conservation Commission

VELISHKA AND KOZLOWSKI

ATTORNEYS AT LAW

1 EAST HOLLIS STREET

NASHUA, NEW HAMPSHIRE 03060

TELEPHONE 603-889-6131

LEONARD G. VELISHKA
LUCILLE KOZLOWSKI
Roger L. Gauthier

October 20, 1975

To Whom It May Concern:

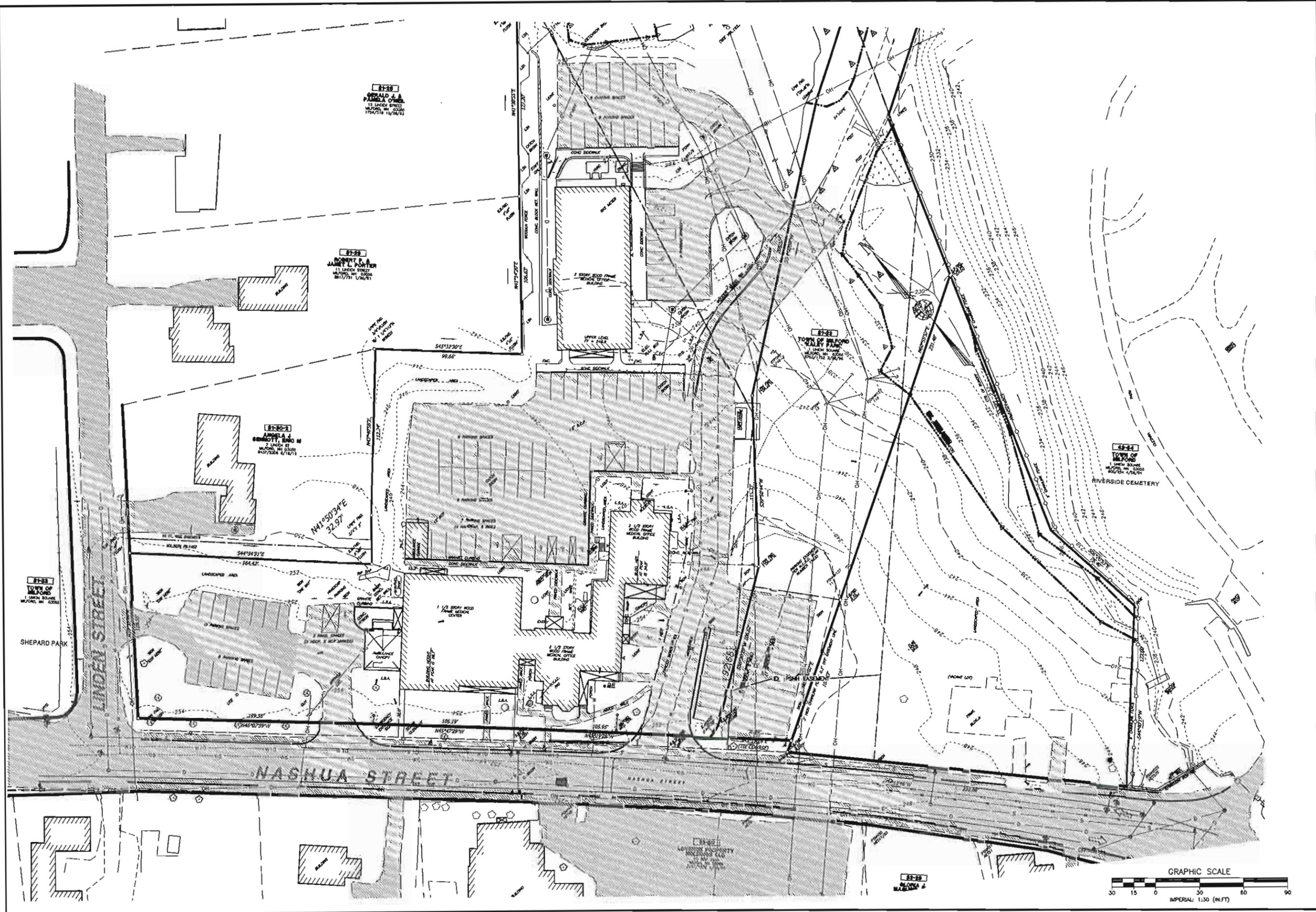
This is to certify that I, Leonard G. Velishka, of Nashua, New Hampshire, have been named as Executor of the Estate of the late Clara Marie Mitchell, late of Milford. Part of the estate consisted of land and buildings located on Nashua Street in Milford containing approximately twenty-five acres. That on October 16, 1975, I signed an agreement with T. Harrison Whalen and others who proposed to convert the dwelling into a medical center, received a deposit and gave them a written option expecting the title to the property will pass on or about the 7th day of November, 1975.

Very truly yours,

Velishka and Kozlowski

By: 
Leonard G. Velishka

LGV/dm



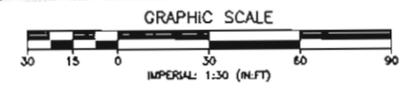
ENGINEERS
LAND SURVEYORS
SCIENTISTS
LAND PLANNERS
MERIDIAN
 OFFICE: 31 OLD NASHUA ROAD, SUITE 2
 AMHERST, NEW HAMPSHIRE 03051
 MAILING: P.O. BOX 118
 ADDRESS: MELFORD, NEW HAMPSHIRE 03065
 TEL: 603-873-1441
 FAX: 603-873-1084
 WWW.MERIDIANLANDSURV.COM

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PROPOSED MEDICAL OFFICE
 BUILDING
 EXISTING CONDITIONS PLAN

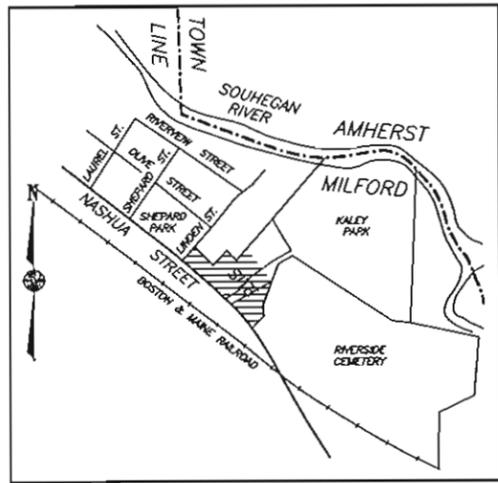
ST. JOSEPH HOSPITAL
 MILFORD MEDICAL CENTER
 LOTS 31-32-1 and 32-1
 MILFORD, NEW HAMPSHIRE

SP-1
 SHEET
 FILE: 124505A-F.dwg
 PROJECT: 000.00
 SHEET NO. 1 OF 1



DATE: JULY 30, 2013

SCALE: 1" = 30'



LOCUS PLAN
SCALE: 1" = 1000±



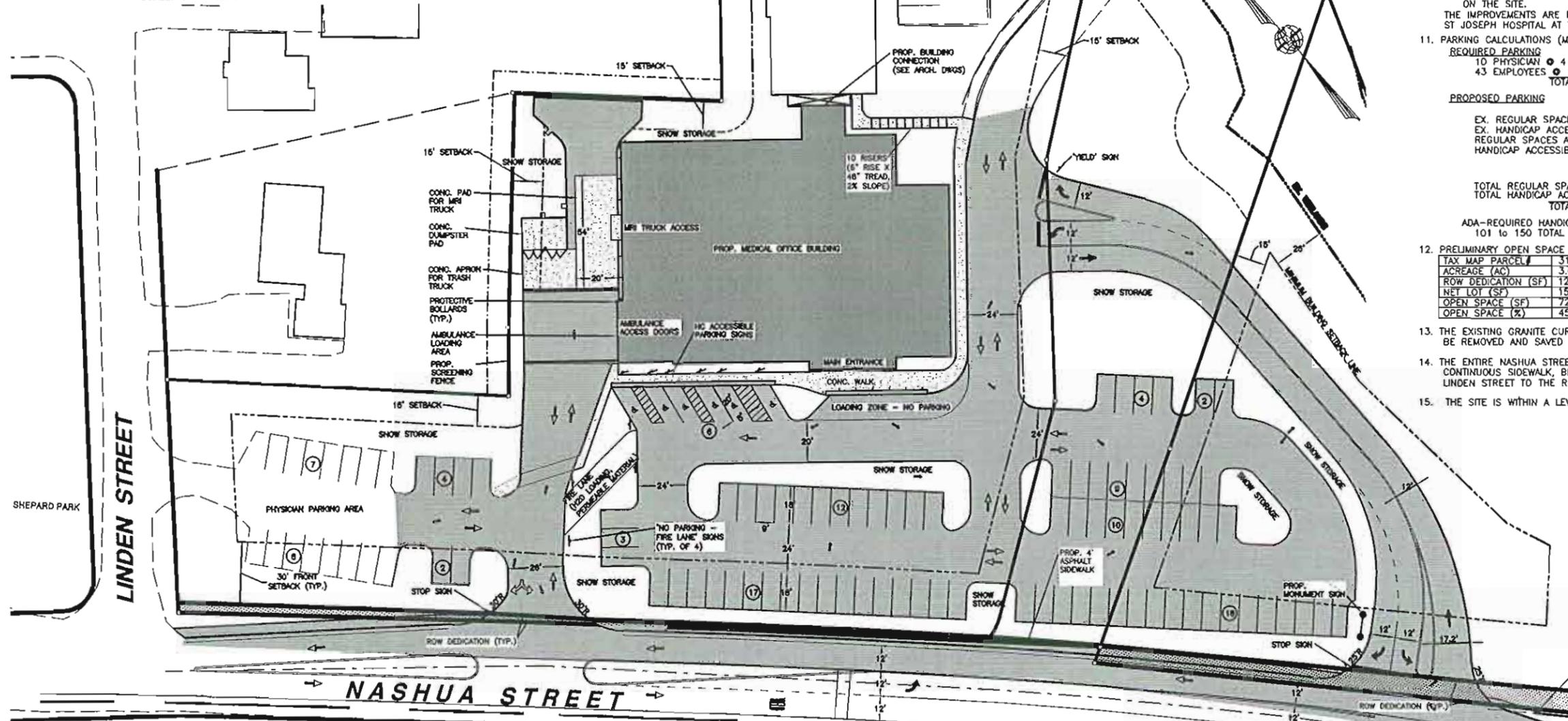
- GENERAL CONSTRUCTION NOTES:**
1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
 2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR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

- REFERENCE PLANS:**
1. "SITE PLAN - TAX MAP PARCELS 31-32-1 - MILFORD MEDICAL CENTER - MILFORD, NEW HAMPSHIRE - PREPARED FOR - ST. JOSEPH HOSPITAL OF NASHUA, N.H." SCALE 1"=40', DATED MARCH 24, 1995, BY THIS OFFICE.

- NOTES:**
1. THE OWNER OF RECORD OF THE MILFORD MEDICAL CENTER AT 442 NASHUA STREET, MILFORD N.H. IS ST. JOSEPH HOSPITAL OF NASHUA, N.H., 172 KINSLEY STREET, NASHUA, N.H. DEED REFERENCES IN THE HGRO ARE VOL. 3037 PG. 1 DATED JUNE 20, 1983, VOL. 3184 PG. 350 DATED JULY 12, 1984 AND VOL. 5074 PG. 1452 DATED DECEMBER 21, 1988.
 2. THE APPLICANT IS ST. JOSEPH HOSPITAL OF NASHUA.
 3. [31-32-1] AND [32-1] DENOTE TAX MAP PAGE AND PARCEL NUMBERS.
 4. THE AREA OF THE PARCELS OWNED BY ST JOSEPH HOSPITAL ARE 4.658 ACRES (202,923 SQ. FT.)
 5. ZONING FOR THE SITE IS RESIDENCE A. SEE VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT, JULY 19, 1990 - ARTICLE V, PARAGRAPH 5.D.21 - ALLOWING THE EXPANSION OF A NON-CONFORMING USE (MEDICAL CENTER).
 6. EXAMINATION OF THE "NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS" COMMUNITY PANEL 330096 D002 B, DATED MAY 1, 1980, INDICATES THAT THE PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE.
 7. THE SITE HAS THE BENEFIT OF AN AGREEMENT AND CONSENT OF JOINT USE WITH PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, VOL. 5228, PG. 41, DATED OCTOBER 23, 1990, FOR THE CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE FACILITIES SHOWN HEREON.
 8. THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 9. GROSS BUILDING FOOTPRINT AREA SHOWN IS 16,718 SQ.FT.
 10. THE PURPOSE OF THIS DESIGN REVIEW PLAN IS TO SHOW:
 - A) THE PROPOSED IMPROVEMENTS TO NASHUA STREET TO PROVIDE FOR AN EAST BOUND LEFT TURN LANE IN TO THE SITE;
 - B) SITE IMPROVEMENTS INCLUDING THE PROPOSED MEDICAL OFFICE BUILDING, ASSOCIATED PARKING, PAVING, GRADING AND UTILITY IMPROVEMENTS ON THE SITE.
 THE IMPROVEMENTS ARE PROPOSED TO MEET THE DEVELOPMENT PLAN OF ST JOSEPH HOSPITAL AT THE MILFORD MEDICAL CENTER.
 11. PARKING CALCULATIONS (Medical Office, largest shift)

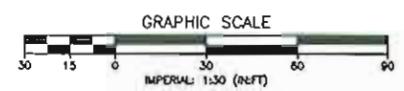
REQUIRED PARKING	
10 PHYSICIAN @ 4 SPACES/PHYSICIAN =	40
43 EMPLOYEES @ 1 SPACE/2 EMPLOYEES =	22
TOTAL PARKING REQUIRED =	62 SPACES
PROPOSED PARKING	
EX. REGULAR SPACES TO REMAIN	34
EX. HANDICAP ACCESSIBLE SPACE TO REMAIN	5
REGULAR SPACES ADDED	81
HANDICAP ACCESSIBLE SPACES ADDED	6
TOTAL REGULAR SPACES	115
TOTAL HANDICAP ACCESSIBLE	11
TOTAL PARKING PROVIDED =	126 SPACES
ADA-REQUIRED HANDICAP ACCESSIBLE SPACES	
101 to 150 TOTAL SPACES IN LOT =	5 HC SPACES
 12. PRELIMINARY OPEN SPACE CALCULATIONS:

TAX MAP PARCEL#	31-32-1	32-1	31-32
ACREAGE (AC)	3.658 AC	1.000 AC	19.700 AC
ROW DEDICATION (SF)	1241 SF	2,129 SF	70 SF
NET LOT (SF)	158,122 SF	41,431 SF	858,062 SF
OPEN SPACE (SF)	72,472 SF	25,744 SF	847,072 SF
OPEN SPACE (%)	45.8%	62.1%	98.7%
 13. THE EXISTING GRANITE CURBING ALONG NASHUA STREET AND ON-SITE SHALL BE REMOVED AND SAVED TO BE RE-INSTALLED IN THE LOCATIONS SHOWN.
 14. THE ENTIRE NASHUA STREET FRONTAGE SHALL BE RECONSTRUCTED WITH A CONTINUOUS SIDEWALK, BROKEN ONLY AT THE TWO SITE ENTRANCES, FROM LINDEN STREET TO THE RIVERSIDE CEMETERY ENTRANCE.
 15. THE SITE IS WITHIN A LEVEL 1 GROUNDWATER PROTECTION DISTRICT.



- SITE GEOMETRY NOTES:**
- SP-2.1 SITE GEOMETRIC LAYOUT HAS BEEN INFORMED BY AUTOTURN DESIGN SOFTWARE USING TURNING MOVEMENTS FOR ALL APPROPRIATE DESIGN VEHICLES EXPECTED ON THE SITE.
 - SP-2.2 THE SITE ACCOMMODATES STANDARD FIRE LADDER TRUCK ACCESS TURNING MOVEMENTS THROUGH THE SITE VIA A FIRE ACCESS LANE. MATERIAL FOR THE FIRE LANE SHALL ACCOMMODATE H2O FIRE TRUCK LOADING.
 - SP-2.2 THE SITE ACCOMMODATES AN AASHTO WB-62 SEMI-TRUCK & TRAILER DESIGN VEHICLE THAT IS APPROXIMATELY THE SAME SIZE AND CONFIGURATION AS THE MRI TRUCK. THE MRI TRUCK SPECIFICATIONS APPLIED ARE FOR A SIEMENS 48' MEDICAL COACH MOBILE UNIT (MEDICAL COACHES, INC. SITE PLANNING GUIDE 123296 REV F - DATED JANUARY 31, 2006).

- SP-2.3 HAMMERHEAD TURNAROUND LAYOUT ALLOWS SEMI-TRUCK TO MANEUVER AWAY FROM THE TRAILER TO LEAVE THE SITE, AS WELL AS TO RETURN AND RECONNECT TO THE TRAILER.
- SP-2.4 THE TRAILER MUST BE BACKED OUT OF THE SITE, AND TEMPORARY TRAFFIC CONTROL WILL BE NEEDED ON NASHUA STREET DURING THIS EXIT MANEUVER.
- SP-2.5 FINAL DUMPSTER ENCLOSURE AND PAD CONFIGURATION SHALL BE REFINED IN FINAL DESIGN.



OWNER SIGNATURE
Robert James

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

MERIDIAN
ENGINEERS
LAND SURVEYORS
SCIENTISTS
LAND PLANNERS

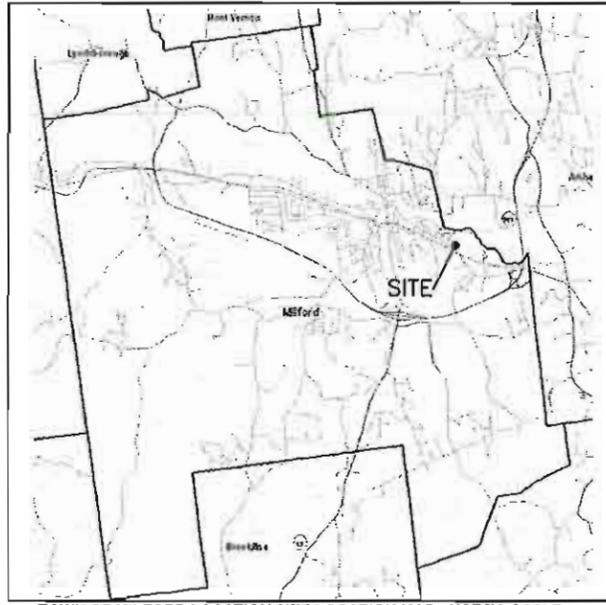
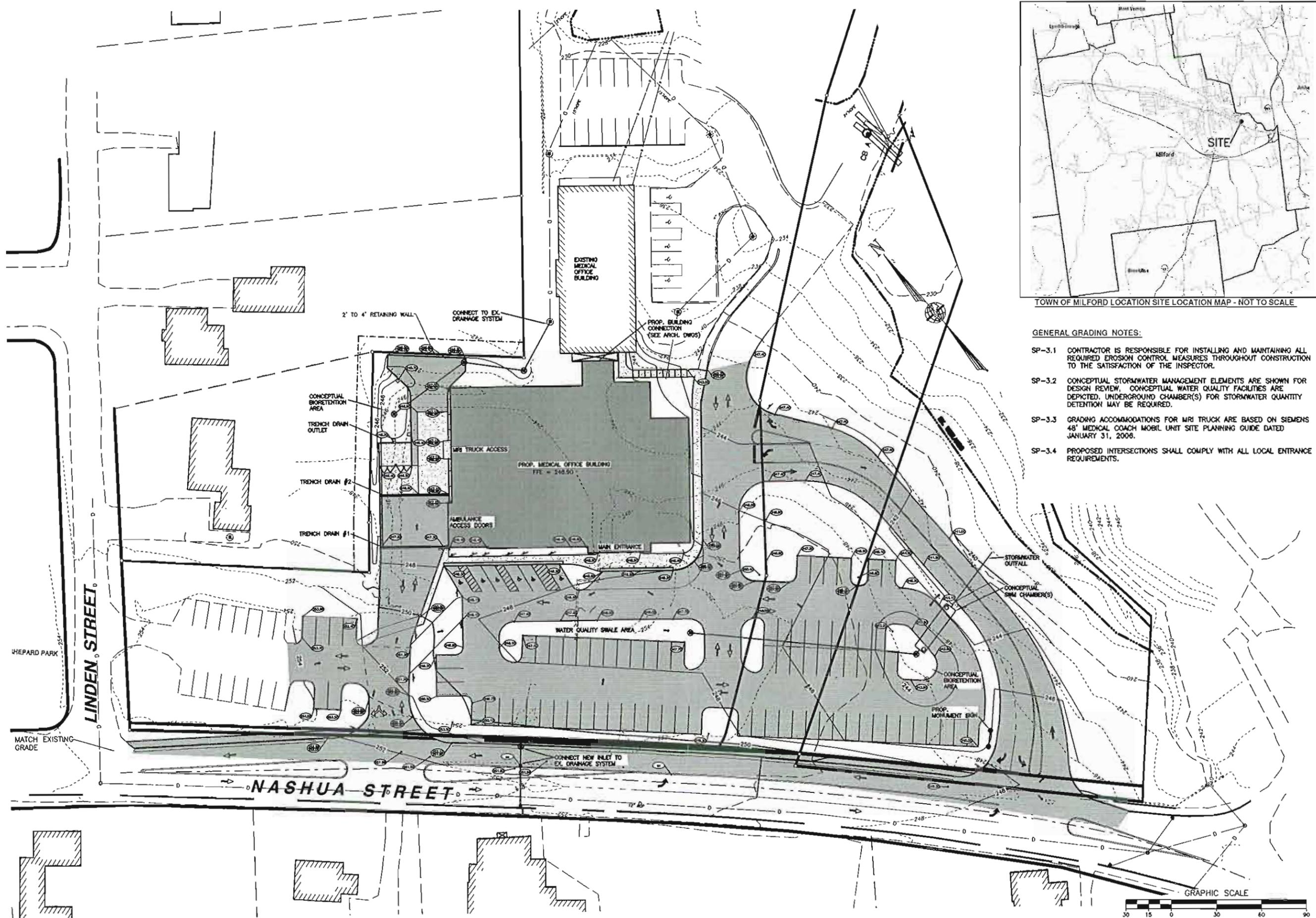
OFFICE: 31 005 NASHUA ST. SUITE 4
MILFORD, NH 03055
TEL: 603-877-1441
FAX: 603-877-1504
ADDRESS: MILFORD, NEW HAMPSHIRE 03055

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PROPOSED MEDICAL OFFICE BUILDING
PROPOSED CONDITIONS PLAN
JULY 30, 2013

ST. JOSEPH HOSPITAL
MILFORD MEDICAL CENTER
LOTS 31-32-1 and 32-1
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 30'

SP-2
SHEET
FILE: 124505A-F.dwg
PROJECT: 000.00
SHEET NO. 1 OF 1



TOWN OF MILFORD LOCATION SITE LOCATION MAP - NOT TO SCALE

GENERAL GRADING NOTES:

- SP-3.1 CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL REQUIRED EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE INSPECTOR.
- SP-3.2 CONCEPTUAL STORMWATER MANAGEMENT ELEMENTS ARE SHOWN FOR DESIGN REVIEW. CONCEPTUAL WATER QUALITY FACILITIES ARE DEPICTED. UNDERGROUND CHAMBER(S) FOR STORMWATER QUANTITY DETENTION MAY BE REQUIRED.
- SP-3.3 GRADING ACCOMMODATIONS FOR MRI TRUCK ARE BASED ON SIEMENS 48' MEDICAL COACH MOBIL UNIT SITE PLANNING GUIDE DATED JANUARY 31, 2008.
- SP-3.4 PROPOSED INTERSECTIONS SHALL COMPLY WITH ALL LOCAL ENTRANCE REQUIREMENTS.

MERIDIAN
LAND PLANNERS

ENGINEERS
LAND SURVEYORS
SCIENTISTS
LAND PLANNERS

OFFICE: 31 S.D. NORVA ROAD, SUITE 2
MILFORD, NEW HAMPSHIRE 03055
MAILING ADDRESS: MILFORD, NEW HAMPSHIRE 03055

TEL: 603-875-1441
FAX: 603-875-1604
WWW.MERIDIANLANDPLANNERS.COM

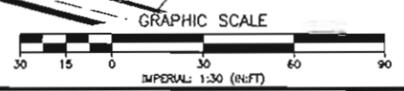
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PROPOSED MEDICAL OFFICE BUILDING
PROPOSED GRADING PLAN

ST. JOSEPH HOSPITAL
MILFORD MEDICAL CENTER
LOTS 31-32-1 and 32-1
MILFORD, NEW HAMPSHIRE

SP-3
SHEET

FILE: 1245405A-F.dwg
PROJECT: 000.00
SHEET NO.: 1 OF 1



**TOWN
OF
MILFORD
NEW HAMPSHIRE**

	Page
Zoning Ordinance	3
Subdivision Regulations	23
Non-Residential Site Plan Review Regulations	35
Building Code	41

1974 EDITION

develop water conservation or recreational uses. This plan must be submitted at the time of application together with a written review of the plan conducted by the Hillsborough County Conservation District.

4) The excavation shall proceed in a manner which will not allow it to hold standing surface water in excess of two (2) inches except as approved as part of a surface water absorption system designed to minimize surface water runoff.

5) Upon completion of all excavation, the entire site shall be respread with loam to a depth of four (4) inches or the average depth of loam prior to the commencement of excavation, whichever is less. Loam sufficient to meet this requirement shall be stockpiled on the excavation site.

b) when the removal of materials is completed, the finished grades, as specified in the approved plan, shall have a permanent cover crop established, except when ledge rock is exposed, to assure adequate drainage and prevent erosion.

c) In order to ensure the applicants performance in adherence with these regulations, applicant shall post a bond with the town in the amount of five hundred dollars (\$500) per acre that is being proposed in the application for excavation. Such bond shall be posted prior to the issuance of said permit and shall be forfeited six months after expiration of the permit if all work does not comply with these regulations. The bond shall be returned upon establishment of the crop cover for two full growing seasons or earlier upon certification by the Hillsborough County Conservation District.

d) Exception - The excavation of loam, sand, gravel, and other similar earth materials for the construction of buildings, farm ponds, man-made lakes, swimming pools, streets and driveways and contouring of the land and any excavation area involving the removal of less than one hundred (100) cubic yards per year shall not require a permit.

ARTICLE II

Lot Sizes

2-1 Those areas of Milford not serviced by both municipal sewerage and water systems shall have lots not less in area than forty thousand (40,000)

square feet with one hundred fifty (150) feet of frontage on a principal route of access. New apartments and multi-family dwellings not serviced by both municipal sewerage and water systems shall have a maximum of four (4) dwelling units per acre.

2-2 Those areas of Milford serviced by both municipal sewerage and water systems shall have lots not less in area than fifteen thousand (15,000) square feet with one hundred (100) feet of frontage on a principal route of access. New apartments and multi-family dwellings serviced by both municipal sewerage and water systems shall have a maximum of eight (8) dwelling units per acre.

2-3 In the conversion of an existing house to apartments or multi-family dwellings, a maximum of two (2) dwelling units shall be permitted per house, except that the Zoning Board of Adjustment may grant a special exception for up to five (5) dwelling units per house given the following conditions:

1) that multi-family dwellings are a permitted use in the District in which the structure is located;

2) that the structure is adequate in size and configuration to safely accommodate the number of people and the number, size, and type of dwelling units being proposed for the structure.

3) that adequate off-street parking at 1½ parking spaces per dwelling unit is provided and that it is so located and constructed as to provide for safe, all weather use;

4) that sufficient lawn, landscaping, and play area is retained in keeping with the general character of the neighborhood.

The application for such use shall be referred by the Board of Adjustment to the Health Officer and Board of Firewards for their recommendations and shall be reported upon by them prior to the public hearing on the application or thirty days having elapsed following such referral without receipt of such report.

Residence A District

Residence A District is designed for single and two family residences, their accessory buildings and home occupations and professional use provided the

outward appearance of the dwelling remains residential in nature. All dwellings must be set on frost free foundations.

A-1. Yard Requirements.

a. Each structure shall be set back at least 30 feet from the front lot line, or at such a distance to conform to the setback of existing buildings on adjacent property.

b. Each structure shall be at least 15 feet from side and rear property lines. In the case of a corner lot, the side distance shall be increased to 30 feet on the side bordering the street, lane or public way.

A-2. Uses acceptable by approval of Planning Board and Board of Adjustment, where such use will not be detrimental to existing property.

a. Recreation and community center buildings and grounds for games and sports, except if they are to be carried on primarily for gains.

b. Kindergartens and day nurseries.

c. Churches.

d. Public Utility use necessary for public welfare.

A-3. Uses specifically excluded.

a. Mobilehomes.

b. Dumps.

c. Junk yards.

Residence B District

Residence B District is primarily for residential use and accessory buildings related thereto. All yard requirements and acceptable uses of Residence A District shall also apply in Residence B District including multi-family dwellings such as apartment houses, provided such multi-family dwellings provide at least one and one-half off-street parking spaces for each dwelling unit and yard area equal to not less than 20% of the total lot area.

B-1. Acceptable uses by approval of the Planning Board and the Board of Adjustment where such use will not be detrimental to existing property.

a. Hospital and/or related facilities.

b. Schools.

c. Funeral homes.

B-2. Uses specifically excluded.

a. Mobilehome parks.

b. Dumps.

c. Junk yards.

Residence R District

Residence R District is primarily a residential-agricultural district. The uses set forth in Residence A District are also acceptable in Residence R District.

R-1. Other uses also permitted in this district.

a. Hospital.

b. School.

c. Farm, agriculture or nursery use.

d. Mobilehome park according to the provisions of Article III.

e. Harvesting and/or processing of natural resources.

f. Motels.

g. Public utility use necessary for public welfare.

h. Recreational uses.

R-2. Yard Requirements.

The same as set forth in Residence A District.

Commercial-Business District

C-1. The following uses shall be permitted in this district.

a. Drug stores, shops, restaurants, and other retail and wholesale businesses.

b. Garages, parking lots, and filling stations.

c. Professional offices and banks.

d. Theaters, halls, clubs and churches.

e. Newspaper and job printing.

f. Funeral homes.

g. Lodging and apartment houses, or motels, provided one and one-half off-street parking spaces are provided each unit.

h. Laundries and dry cleaning.

C-2. Uses specifically excluded from this district.

a. Dumps.

b. Junk yards.

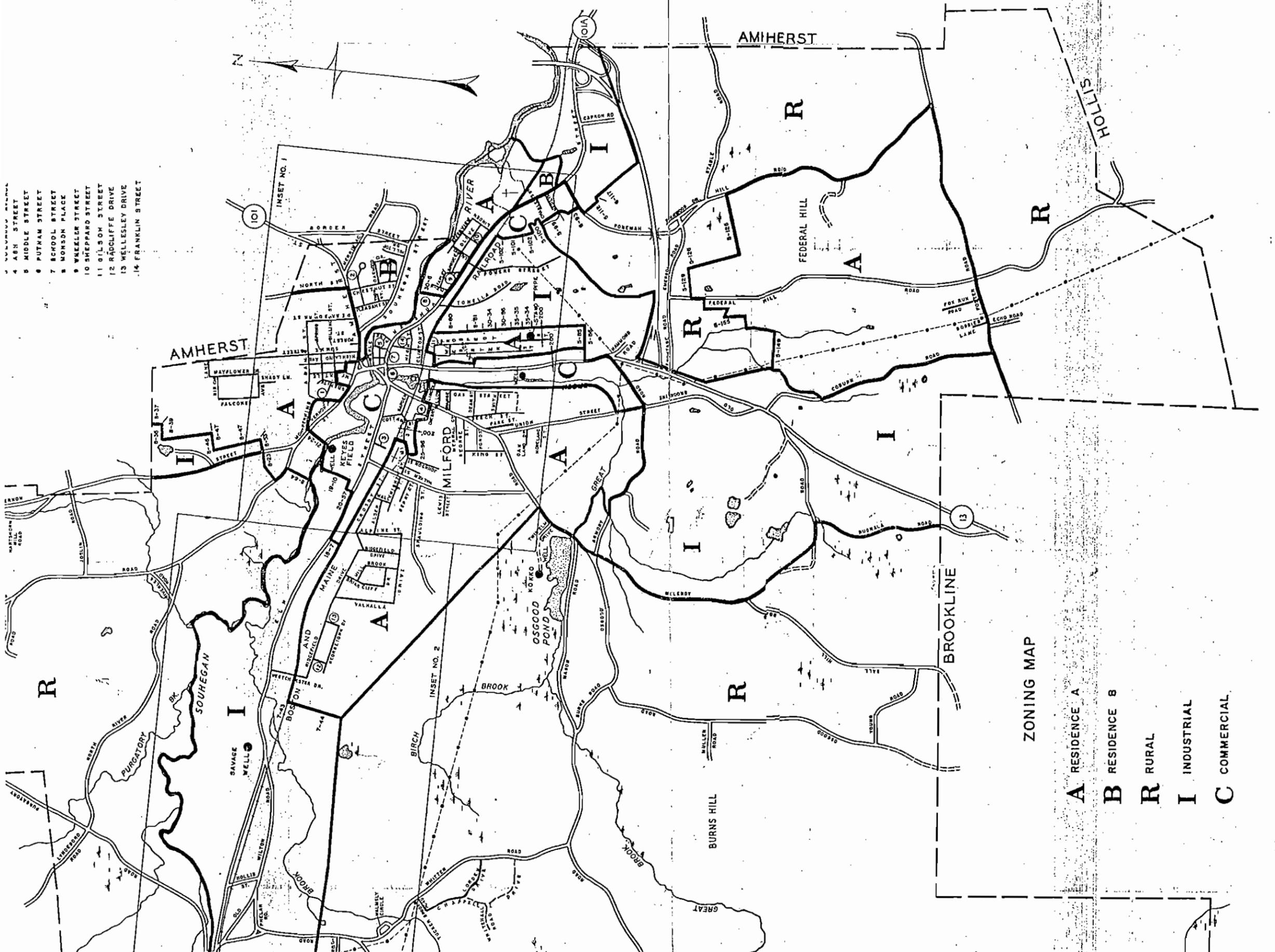
c. Mobilehomes.

Industrial District

I-1. The following uses shall be permitted in this district.

a. Uses permitted in the business and Residence

- 1 VULCAN STREET
- 2 ABN STREET
- 3 MIDDLE STREET
- 4 PUTNAM STREET
- 5 SCHOOL STREET
- 6 MONSON PLACE
- 7 WHEELER STREET
- 8 SHEPPARD STREET
- 9 O'LESON STREET
- 10 RADCLIFFE DRIVE
- 11 WELLESLEY DRIVE
- 12 FRANKLIN STREET



ZONING MAP

- A RESIDENCE A
- B RESIDENCE B
- R RURAL
- I INDUSTRIAL
- C COMMERCIAL

W.N. OF MILFORD, N. H.



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT	
DRAWN BY: A. NICHOLAS	DATE: OCT. 1974
SOURCE: 1968 MICROFILMS EXAMINATION	
REVISION	DATE: Oct. 1971
DRAWING BY: J. R. BENT	DATE: FEB. 1974
The accuracy of this map was checked to suit the purpose of the project. It is not intended to be used for any other purpose without the approval of the Department of Resources and Economic Development.	
SHEET NO. 1 OF 1	FILE NO. 77-71-73
SHEET NO.	

1974
SAFE