



## AGENDA

May 06, 2014

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

### MINUTES:

1. Approval of minutes from the 4/15/14 meeting.

### NEW BUSINESS:

2. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Public hearing for a waiver request from Milford Development Regulations, Section 7.02 Roadway Standards Charts and continuation of application for major open space subdivision creating twenty-seven (27) new residential lots.  
*(Tabled from 4/15/14 meeting)*

### OLD BUSINESS:

3. **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an indoor equestrian riding arena with attached stalls and associated site improvements.  
*(Tabled from 4/15/14 meeting)*

### OTHER BUSINESS:

4. Rite Aid Grand Re-opening

## WORKSESSION

### 1. Updates (as necessary):

- a. Distinguished Site Awards
- b. CAC-CIP
- c. Community Planning Grant/Hsg subcommittee
- d. BroxCommunity Land Review
- e. Pedestrian Network Plan
- f. Community Facilities Committee
- g. Recreation Master Plan
- h. EDAC
- i. SoRLAC
- j. NRPC

### Future meetings:

5/20/2014 Regular Meeting  
5/27/2014 No Meeting  
6/3/2014 Worksession  
6/17/2014 Regular Meeting

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

1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~

2 April 15, 2014 Board of Selectmen’s Meeting Room, 6:30 PM

3  
4 Present:

5  
6 **Members:**

7 Janet Langdell, Chairperson

8 Paul Amato

9 Chris Beer

10 Steve Duncanson

11 Judy Plant

12 Susan Robinson, Alternate member

**Staff:**

Jodie Levandowski, Town Planner

Kathryn Parenti, Recording Secretary

David Bosquet, Videographer

**Excused:**

Kathy Bauer

Tom Sloan

14  
15 **MINUTES:**

- 16 1. Approval of minutes from the 3/18/14 meetings.

17  
18 **NEW BUSINESS:**

- 19 2. **Badger Hill Properties, LLC –Timber Ridge Dr. – Map 50, Lots 26-124, 26-126, 26-128, 26-**  
20 **129, 26-131, 26-133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-**  
21 **175, 26-177, 26-179, 26-180, 26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26/123, 26-125, 26-**  
22 **126, 26-127, 26-152, 26-170, 26-172, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130,**  
23 **26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163, and 26/165. Public Hearing for**  
24 **Phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and**  
25 **three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots.**

26  
27 **OLD BUSINESS:**

- 28 3. **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an  
29 indoor equestrian riding arena with attached stalls and associated site improvements.  
30 *(Tabled from 3/18/14 meeting)*  
31  
32  
33 4. **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating  
34 twenty-seven (27) new residential lots.  
35 *(Tabled from 3/18/14 meeting)*  
36

37  
38 **OTHER BUSINESS:**

- 39 5. **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Request for a  
40 six (6) month extension for both the conditionally approved minor subdivision creating one (1) new  
41 developable lot in the Residence A District and the conditionally approved site plan for a twenty-four (24)  
42 unit senior housing condominium development.  
43  
44 6. **Arthur B. Schwartz/DTM Autowerks – Elm Street – Map 18, Lot 13;** Discussion for proposed  
45 development.  
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58 Chairperson Langdell called the meeting to order at 6:30PM. She introduced the Board and staff, then explained  
59 the ground rules for the public hearing, and read the agenda into the record. She noted S. Robinson would be  
60 sitting in for the absent T. Sloan.

61  
62 **MINUTES:**

63 J. Langdell verbally submitted a revision for the 3/18/14 minutes. C. Beer made a motion to approve the minutes  
64 from the 3/18/14 meeting, as amended. S. Duncanson seconded and all in favor, with P. Amato abstaining.

65  
66 **NEW BUSINESS:**

67 **Badger Hill Properties, LLC –Timber Ridge Dr. – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-**  
68 **133, 26-160, 26-162, 26-164, 26-166, 26-167, 26-168, 26-169, 26-171, 26-173, 26-175, 26-177, 26-179, 26-180,**  
69 **26-181, 26-182, and 26-183; Map 51, Lots 26-47, 26/123, 26-125, 26-126, 26-127, 26-152, 26-170, 26-172, 26-**  
70 **174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-**  
71 **161, 26-163, and 26/165.** Public Hearing for Phase VI of Badger Hill for multiple lot line adjustments involving  
72 sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots.

73  
74 Chairperson Langdell noted there was a request from Badger Hill Properties, LLC to table the application until  
75 the May 20, 2014 meeting. She asked J. Levandowski for the background for the request. J. Levandowski  
76 indicated there was some confusion regarding a home owner's association and town counsel has advised the  
77 applicant to provide additional information regarding the association and its bylaws to ensure proper notification.

78  
79 P. Amato made the motion to table the application until the 5/20/14 meeting with abutter notification prior to the  
80 meeting. S. Duncanson seconded and all in favor.

81  
82 **OLD BUSINESS:**

83 **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Major site plan to construct an  
84 indoor equestrian riding arena with attached stalls and associated site improvements.

85  
86 Chairperson Langdell noted that this was tabled from 3/18/14.

87  
88 Chairperson Langdell read correspondence from Chad Branon, Fieldstone Land Consultants, LLC, on behalf of  
89 Laurie Shiffer, requesting the application be continued until the 5/6/14 worksession. All Board members indicated  
90 they would be available on that date.

91  
92 S. Duncanson made a motion to table the application to the 5/6/14 meeting. C. Beer seconded and all in favor.

93  
94 **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;** Major open space subdivision creating  
95 twenty-seven (27) new residential lots.

96 *No abutters were present.*

97  
98 Chairperson Langdell recognized:  
99 Steve and Carole Colburn, owners  
100 Randy Haight, Meridian Land Services, Inc.

101  
102 Chairperson Langdell noted that this was tabled from 3/18/14 and read the notice into the record.

103  
104 R. Haight presented plans dated 4/10/14 and gave an update on the revised drainage and design plans that were  
105 requested by the Board. He has added a small retaining wall to reduce the amount of dredge and fill disturbance  
106 as a result of the stalemate with the State regarding the dredge and fill permit. The name Nye Drive has been  
107 removed and Woodhawk Drive will be the name for the whole length of the road. Once approved, they will  
108 provide a copy of the open space deed; their intent is to retain it until the last lot is in place to avoid current use  
109 tax penalties. They will provide a draft deed in the meantime. They will also be installing Conservation  
110 Commission placards, similar to those installed at Hampshire Hills, indicating wetland areas at the time of  
111 monumentation. They would like to phase in the installation of roads, along with the phasing of the lots, over

112 three (3) years; the first section would be from Osgood Road to Nye Drive for a length of 1,600 feet. S.  
113 Duncanson noted there would be a 2,000+ foot dead end road, which is unacceptable to the Town. C. Beer  
114 indicated the problem is with access, if the only way in and out is blocked. P. Amato stated the Board granted a  
115 180 lot development down the road with only one (1) access; he would like the completion of Woodhawk Drive  
116 to provide a second access for that development, even though there will be very few houses on the road. He  
117 suggested the applicant ask for a temporary waiver for road length. Chairperson Langdell noted there would only  
118 be ten (10) houses on the road and a waiver may be the valid thing to do; it is the applicant's job to apply for a  
119 waiver in a way that it could be granted.

120  
121 Chairperson Langdell asked about the fire department note regarding sprinklers. R. Haight replied when builders  
122 are found for the site, that will be the time for this discussion; they will be the ones to put forth a plan for  
123 combination sprinkler systems or cisterns. She referenced comments from DPW, Conservation, and Building  
124 Departments and the report from CEI. There was a short discussion regarding stump grinding and road width.

125  
126 J. Levandowski said staff has reviewed CEI's comments and Jay Heavisides of Meridian Land Services has  
127 supplied correspondence, dated 4/11/14, responding to CEI's comments. There was some discussion regarding  
128 stormwater analysis; J. Levandowski deferred to CEI's analysis of the stormwater. R. Haight noted J. Heavisides  
129 referenced it as well.

130  
131 Chairperson Langdell opened the meeting to the public; there being no comment, the public portion of the  
132 meeting was closed.

133  
134 C. Beer and S. Duncanson brought up the issue of road name confusion if there are two (2) sections of Woodhawk  
135 Drive that aren't connected. The suggestion was for the road to remain Nye Drive until phasing is complete.

136  
137 P. Amato made a motion to table the application to the 5/6/14 meeting. C. Beer seconded and all in favor.

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139 J. Levandowski informed the applicant she was not sure how the other department heads would respond to the  
140 waiver request.

141  
142 **OTHER BUSINIESS**

143 **Ducal Development, LLC – North River Rd & Mont Vernon St – Map 8, Lot 52;** Request for a six (6) month  
144 extension for both the conditionally approved minor subdivision creating one (1) new developable lot in the  
145 Residence A District and the conditionally approved site plan for a twenty-four (24) unit senior housing  
146 condominium development.

147  
148 Chairperson Langdell stated the applicant had requested an extension but did not need it and were withdrawing  
149 the request, per staff correspondence dated 4/15/14.

150  
151 **Arthur B. Schwartz/DTM Autowerks – Elm Street – Map 18, Lot 13;** Discussion for proposed development.

152  
153 Chairperson Langdell recognized:  
154 Kyle Bouchard, Meridian Land Services, Inc.  
155 Chris Desmarais

156  
157 Chairperson Langdell stated this was a conceptual discussion and any comments made by the Board were non-  
158 binding.

159  
160 K. Bouchard presented a plan dated 4/7/14 and noted they are trying to get the Board's impressions in this due  
161 diligence period. This property is located in the West Elm Street Corridor district and those standards apply.  
162 There was a previously approved plan for this site with fifty-eight (58) senior units with underground parking.  
163 There is an existing house, built around 1790, with no historical significance and will be torn down. In its place  
164 will be a large steel building with stormwater management and septic located to the rear of the property and the  
165 building will be angled thirty (30) feet from the property line to a maximum distance of fifty-eight (58) feet with  
166 landscaping between the road and building. The building will have a front awning and windows to highlight the

167 showroom area; the color scheme will be gray, white, brown and cobalt blue will be on the windows, doors and  
168 along the roof line. There will be three (3) bay doors and twenty (20) parking spaces. The property will have town  
169 water and will connect to natural gas while the connections to the former house will be capped off.  
170

171 P. Amato thought it was great to have a local business expanding and thought it might be nice to add a knee wall  
172 of stone or more glass to make the front façade more interesting and appealing. He also suggested the building be  
173 moved back from the road at least twenty (20) feet to allow for more green space out front and moving some  
174 customer parking closer to the front door. Chairperson Langdell felt they could add a few additional parking  
175 spaces for cars needing parts as well as employees and customers. C. Beers noted the entrance to the site was very  
176 close to the abutting driveway to the east and felt that should be addressed. J. Plant agreed the building should be  
177 moved further back. S. Robinson thought the side and rear parking was a nice idea and noted there are other ways  
178 for the applicant to have green space, besides using grass. S. Duncanson had no comment.  
179

180 Chairperson Langdell thanked the applicant and said the Board will look forward to the submitted application.  
181

182 **2014 Presidential Achievement Award:**

183 Chairperson Langdell noted she had received an email from the Preservation Alliance indicating that he Pine  
184 Valley Mill had received the 2014 Presidential Achievement Award; the presentation will be in May and she  
185 congratulated the Dakota Partners on their work on the project.  
186

187 **Town-wide clean-up day:**

188 Chairperson Langdell stated there was a town-wide clean-up day with a free continental breakfast and chicken  
189 barbeque at Keyes Field, scheduled for 5/3/14 and is sponsored by the Masons and Milford Improvement Team.  
190 Any questions should be directed to Wendy Hunt, director of MIT.  
191

192 The meeting was adjourned at 8:00pm.  
193

194 MINUTES OF THE APRIL 15, 2014 PLANNING BOARD PUBLIC HEARING APPROVED \_\_\_\_\_, 2014  
195

196 Motion to approve: \_\_\_\_\_  
197

198 Motion to second: \_\_\_\_\_  
199

200 \_\_\_\_\_ Date: \_\_\_\_\_  
201

Signature of the Chairperson/Vice-Chairman:



# TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT  
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## STAFF MEMO

**Date:** May 6, 2014  
**To:** Town of Milford Planning Board  
**From:** Jodie Levandowski, Town Planner  
**Subject:** **Carol Colburn – Osgood Rd & Woodhawk Dr – Map 51, Lot 1;**  
Public Hearing for a waiver request from Milford Development Regulations, Section 7.02 Roadway Standards Charts and continuation of application for major open space subdivision creative twenty-seven (27) new residential lots.  
(Tabled from 3/18/14 meeting)

### **HISTORY:**

The Planning Board will likely recognize this plan from the Design Review phase for an application to subdivide the parcel into 32 open space residential lots, with a through road connecting to Woodhawk Dr and one cul-de-sac. That application made it through Design Review phase in February of 2007, but never returned for Final Application as the economy stalled and the money for outside engineering review was not available. Provided below, is a timeline prepared for the project beginning in December of 2006 through present time.

### **TIMELINE:**

*December 2006* – Discussion- Conceptual discussion of the proposed subdivision. The Board reviewed the proposal and asked the applicant to come back with a formal application for design review. At the meeting the Board discussed the idea of having a conventional subdivision on this property.

*February 2007* – Design Review- Design review for a potential subdivision of the original 94.9 acre parcel into 32 lots meeting all area, frontage and slope requirements. The lots are to be serviced by individual wells and septic. The Planning Board approved the density for no more than thirty-two (32) lots and for the applicant to go forward with an open space subdivision plan.

*July 2007* - ZBA Hearing - ZBA Hearing was tabled until the August 16, 2007 meeting for a special exception from Article VI, Section 6.026.A.6 to impact 10,800 SF of wetlands and a special exception from Article V, Section 6.026.B to impact 19,762 SF of wetlands buffer for the construction of a roadway.

*August 2007* – ZBA Hearing & State Application- Applicant received special exception approval from the ZBA on August 16, 2007 from Article VI, Section 6.026.A.6 to impact 10,800 SF of wetlands and a special exception from Article V, Section 6.026.B to impact 19,762 SF of wetlands buffer for the construction of a roadway. The applicant also submitted a dredge and fill application to the state.

*September 2007* – Final Application - First public hearing for the final application of a subdivision off of Osgood road. At this meeting the Board tabled the application until the November 2007 meeting pending a site walk scheduled for October 2nd and outside engineering review and comments.

*November 2007 – March 2008* – Extension Request – Per the applicant’s request, a sixty-five (65) day extension was granted in accordance with RSA 676:4 and application was tabled to the May 20, 2008 meeting.

*May 2008* – Extension Request – Per the applicant’s request, a six (6) month extension was granted in accordance with RSA 676:4 and application was tabled to the December 16, 2008 meeting with the condition that abutters be re-notified at the applicant’s cost.

*December 2008* – Application Withdrawal – Applicant decided to withdraw their application and hoped to return when the economy turns around.

*September 2011* – Scenic Road Hearing & Public Hearing for Minor Subdivision – Applicant returned to the Board in 2011 with a separate application proposing to subdivide lot 51/1 into 3 new building lots and one large remainder lot on Osgood Rd. The Planning Board conditionally approved the subdivision of the 3 frontage lots. A scenic Road hearing was also held for the partial removal of stonewall and potential tree cutting/trimming for one new driveway and one new shared driveway off of Osgood Road. Planning Board granted approved subject to the disturbed portion of the stone wall is rebuilt along the new driveway or incorporated into the existing wall.

*October 2012* – Public Hearing for a Lot Line Adjustment & Minor Subdivision- Applicant was back before the board last October for a lot line adjustment to revise the common lot line between lots 51-1 and 51/1-2 by exchanging parcels to create a more even lot and to create one new buildable lot. The Planning Board conditionally approved the lot line adjustment and subdivision. The subdivision created a lot of 2.514 acres (109,493 sq. ft.), leaving the original parcel with 85.366 acres (3,718,606 sq. ft.). The large (85.366 acre) remainder lot was left with less than 200 feet of frontage on a Class V or better road. The Planning Board expressed at this time they would not like to see any further subdivision of lot 51-1 without an open space plan being presented.

*November 2013* – Tabled until the December 2013 meeting to allow for engineering review and to address staff comments.

*December 2013* – Tabled until the January 2014 meeting to allow time for the applicant to submit the escrow funds and CEI to complete their engineering review.

*January 2014* – Extension Request – Per the applicant’s request, a six (6) month extension was granted in accordance with RSA 676:4 and application was tabled to the February 18, 2014 with no abutter re-notification.

*February 2014* – Tabled until the March 2014 meeting to allow for the applicant to respond to comments from CEI and the outside engineering review and to address staff comments.

*March 2014* – Tabled to allow time for Staff and Department Heads to review a complete plan set and comment.

April 2014 – Tabled until May 6, 2014 to allow the applicant time to submit a waiver request for an extension of allowable road length for a dead-end road.

**PROPOSAL:**

The applicant is back before the Planning Board for continuation of a public hearing of the final application for a subdivision off of Osgood road. The 85.366 acre parcel would be subdivided into 27 residential lots meeting all area, frontage and slope requirements and two open space non-building lots totaling 44+ acres abutting the Hitchiner Town Forest. The proposed lots will be serviced by on-site wells and septic systems (DES application pending) and underground power and communication services.

The lots as proposed range from 53,019 square feet to 80,239 square feet in size with frontage off of an extension of Woodhawk Drive. The applicant is proposing a 4,100 ft expansion of Woodhawk Drive with 24' of pavement and a 50' ROW along with a 524 ft dead-end hammerhead roadway with 24' of pavement and a 50' ROW. The proposed road will cross the a wetland in two places, 6,935 SF of impact will be associated with the first crossing and 3,865 SF of impact will be associated with the second crossing.

The applicant has minimized cuts and fills for the development of the roadway, and details a maximum slope of 8% as the roadway winds throughout the subdivision. The hammerhead has a maximum slope of 4.25% and then levels out to a 1.50% grade for the end of the roadway.

**SITE INFORMATION:**

Zoning for the entire site is Residential 'R' (Rural) with minimum lot frontage requirements of 200 feet and lot area of 2.00 acres (87,120 SF) with building setbacks of 30 feet front and 15 feet rear and sides. Additionally, the site is located within the Level 1 Groundwater Protection Overlay District and lies outside of the 100 year flood hazard area as shown on FIRM Panel 33011C0470D.

Lot 51-1 is presently under a current use tax lien and listed as a non-buildable lot as there is less than fifteen (15) feet of frontage on a Class V or better road.

**ZBA APPROVAL:**

The applicant received approval from Article VI, Sections 6.02.6:A.6 on 10/7/2013 to impact 10,800 SF of wetlands and from 6.02.6:B to impact 19,762 SF of wetland buffer for the construction of the proposed roadway (a dredge and fill application has been submitted to the state).

**OPEN SPACE:**

The parcel encompasses a total of approximately ± 85 acres on the southern side of Burns Hill, with frontage on Osgood Road. The applicant is proposing two tracts of open space. The first tract is located on the southern portion of the property (51-1) and is approximately 20.778 acres (905,107 SF) with approximately 339,280 SF being wet. Open space lot 51-1 will abut to an existing Conservation Easement (8415/1291) already monitored by the Conservation Commission. The second tract of open space (51-1-32) will extend from the most southern tip of the lot to the most northern, for a total of 23.378 acres (1,018,356 SF) abutting the Hitchner Town Forest.

While in past discussion the Conservation Commission has expressed interest in the two open space lots, per section 5.08 of the Development Regulations the applicant needs to specify how the open space lots (Map 51, Lot 1 & 1-32) will be owned. Their options are: a government agency or nonprofit; in common by 27 residential lots; a homeowners association of the 27 residential lots; or the land may remain with the developer. If the applicant would like to propose some other form of ownership of the open space they will need to seek Planning Board approval.

**DRAINAGE/STORMWATER:**

The site is entirely wooded with a predominate drainage pattern of draining into the site’s central wetland area and then flowing to the north and south off site. The slopes throughout the site provide for a majority of the existing site to drain by sheet flow to adjacent wetlands.

There are two proposed oversized 4’ box culverts located in the wetlands crossing for the proposed road. The oversized box culverts are intended for wildlife passage.

The proposed site improvements do not significantly alter the peak rate of storm water runoff to the existing Osgood Road drainage system. The small increase in runoff to Osgood Road will have no adverse effect downstream or on existing drainage.

**PHASING:**

The Planning Board requires developments which qualify as Major Subdivisions to take place over a period of years, in stages, in order to promote orderly development with minimal impact on the provisions of Town services. The allocation of building permits shall be by the following method:

<u># of New Building Permits</u>	<u>Phasing (years)</u>
1-10	None
11-20	2
21-30	3
35 31-40	4
40+	Minimum of 5

It is the intention of the phasing schedule to evenly distribute the number of building permits over the required number of years. However, if the Planning Board determines it is in the public’s best interest (i.e. through-road connection, etc.) to allow an applicant to have a greater number of permits in the beginning or end of the allotted phasing period, the Planning Board may grant an allowance for more permits in a single year, as long as the project remains phased over the entire phasing period. The approved phasing schedule shall be identified in a note on the plan or laid out as a phasing plan included in the final plan set.

**IMTERDEPARTMENTAL REVIEWS:**

Fire Department:

In regards to the Colburn subdivision, the proposed 2,250 foot roadway with the dead end does not meet the following requirements of NFPA 1141 in regards to subdivisions:

*5.2.17 Dead Ends.*

*5.2.17.1 Every dead-end roadway more than 300 ft (91 m) in length shall be provided at the closed end with a turnaround having no less than a 120 ft (36.6 m) outside diameter of the traveled way.*

*5.2.17.2\* The length of any cul-de-sac shall not exceed the fire-fighting capability of the fire department.*

5.2.17.3\* *A cul-de-sac exceeding 1200 ft (366 m) in length shall be provided with approved intermediate turnarounds at a maximum of 1200 ft (366 m) intervals.*

Section 5.2.17.2 is applicable. There are no water sources close to this area and the amount the length of the roadway will hamper firefighting efforts for any structure. We would ask that the applicant complete the roadway from Osgood road to Woodhawk drive the add Nye Dr. at a later date.

Department of Public Works:

See attached memo dated May 1, 2014 from DPW Director.

Environmental Coordinator:

Regarding stormwater permitting, the Planning Board should be aware of the following as it relates to the waiver requested.

- 1) The disturbance associated with the road will exceed 2.5 acres. A stormwater management plan (SWMP) is required.
- 2) As the project will disturb greater than 1 acre, the EPA Construction General Permit will be required prior to the start of construction. This permit will require all anticipated disturbances for the entire project to be incorporated into a Stormwater Pollution Prevention Plan (SWPPP). This includes anticipated disturbances related to the development of each of the individual lots.
- 3) The Alteration of Terrain permit incorporates construction phasing which will require implementation of the sediment and erosion control plans for a major portion of the project prior to other earth disturbance activities.

Based upon the above, significant effort involving the permitting of the entire project would, despite the requested waiver, be necessary.

Ambulance:

Ambulance does not support the requested waiver based on the amount of time the temporary road may stay in a 'temporary' condition. Maintenance of the road to a standard the department ambulance could navigate if this department's services are requested at the end of the road is a concern.

- a) Additionally, the concerns of the fire department and associated fire-fighting requirements need to be taken into consideration.
- b) Lastly, the road name will need to be Nye Rd., not Woodhawk, to avoid confusion for emergency providers. Further, unless the road is connected, this would be a violation of NH E911 naming regulations.

Police:

1. The roadway in question would not be much of an issue for the Police Department. Our vehicles should be able to maneuver on the road without issue.
2. I do agree with the Building Department and the Ambulance Service in regards to the numbering and renumbering of the addresses and that it could pose a problem with the E911 system.
3. I also agree with the Fire Department that the fire codes should be adhered to and that there needs to be adequate water sources close to the area so that firefighters and first responders can have the necessary resources nearby if a fire or some type of major incident should occur.

Building Department:

I strongly advise we do not allow a temporary dead end road to be installed. There is no guarantee the rest of the roadway will ever be completed and past experience trying to enforce site plans with this developer has not gone well. This could also cause problems for E911 numbering/renumbering in the future.

1. If the road is fully constructed the roadway must be designated “Woodhawk Dr.” and E911 numbering will start with the existing homes on Woodhawk. As soon as the Planning Board approves the site plan I will notify the residents of Nye Dr. of their new Woodhawk addresses.
2. For E911 numbering purposes we will need one sheet showing the road w/50’ tick marks in the center of the roadway. The 50’ tick marks should start at the center of the hammerhead on Woodhawk and continue out to Osgood Rd. For the dead end rd. they should start in the center of Woodhawk and end at the center of the hammerhead.

**WAIVERS:**

A waiver is being requested by the applicant from Section 7.02 Roadway Standards Charts- table 1: Roadway Standards – Public Dead-end, which regulation provides that a Public Dead-end Road be no longer than 1,000 feet.

The Planning Board may grant a waiver from a specific section of the Development Regulations in a special case when:

- A. The strict application of these regulations would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property; or
- B. An alternative site plan or subdivision design approach which meets the purpose of the regulations equally well or better than compliance with the existing regulations.

In either of the forgoing circumstances, the waiver may be granted 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 the Development Regulations, the Zoning Ordinance or the Master Plan.

**NOTICES SENT:**

Notices were sent to all abutters on April 18, 2014

**STAFF RECCOMENDATIONS:**

The Board should discuss note 19 on sheet 1 and sheet 3. The note states: “The open space lots 51-1 & 51-1-32 shall to be conveyed to the Town of Milford at the completion of the 27 lot building development”. The Board should consider that in the event the 27<sup>th</sup> lot is not completed or the subdivision is never built out, the Town would lose out on the open space lots as the note is currently written. Staff recommends this note be revised to not tie the dedication of the open space lots to development of the house lots or other language suitable to the Board and the applicant.

In regards to the waiver request for maximum road length of a dead-end road, the Board should consider all department head comments in their review and should use the criteria listed in Section 5.020 Waiver Applications of the Development Regulations when making their decision.

There is strong opposition from department heads regarding the waiver request to allow a 2,300 linear foot road to be constructed. There are no guarantees that the road will be fully built out unless a development agreement or bond is in place. To assure proper planning is in place for future development of this subdivision, a bond should be put in place for phase 1 and phase 2 of the road construction with phase 2 having a time frame for completion.

Should the Planning Board grant the waiver of road length and allow 2,300 linear feet of road to be construct where 1,000 is the town maximum, the road should retain the name “Nye Drive” until such time that the road is completed and a connection is made with Woodhawk Drive. Additionally, a phasing plan of the road will need to be submitted demonstrating station locations and a temporary turnaround at the intersection of Woodhawk and Nye with easements shown on the plan.

In either of the circumstances (waiver granted or waiver denied), the entrance to Nye Drive MUST be brought up to town standards and all infrastructure including roadways (all or phased)(base coat), drainage and cisterns must be installed prior to commencement of any phasing plan and a note stating this should be included on the final plan.

Staff has no significant issues with the subdivision. If the Planning Board conditionally approves the application staff recommends that the following items are met prior to final signing:

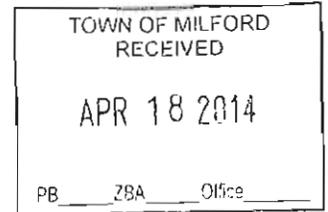
1. Applicant work with Staff and Department heads to address any outstanding design issues;
2. Construction estimate to be prepared by engineer for approval by DPW Director;
3. Include proposed driveway locations and details on final plan set;
4. All state permit approval numbers and expiration dates be added to the notes section as necessary;
5. All applicable easement documentation be submitted to the Town of Milford;
6. A stormwater Plan must be submitted and approved to the Office of Community Development prior to final signing of the subdivision plan;
7. Revise note 1 under driveway construction requirements to change the wording to Driveway per Town of Milford Specifications;
8. Erosion Control: Replace silt fence detail on sheet D-3 with hay wattles or similar type;
9. Add a note indicating the ownership of the open space. If the open space will be owned by a nonprofit organization, in common by the 6 residential lots or by a homeowners association, all necessary legal documentation will need to be submitted for recording with the final subdivision plans.
10. Add a note indicating any approved waivers with the sections waived and a brief general description of the waiver;
11. A note indicating that: “All water, sewer, road (including parking lot) and drainage work shall be constructed in accordance with the Town of Milford’s Water Utilities Department and Public Works Department Standards.”;
12. Add a note stating a sign is required at the entrance to a new road or set of roads reading as follows: “This road has not been accepted by the Town of Milford. Until the road has been accepted the Town assumes no responsibility for maintenance including snow removal, nor any liability for damages resulting from use of the road. RSA 674:41.”
13. Prior to commencement of off-site improvements a





ENGINEERS  
LAND SURVEYORS  
SCIENTISTS  
LAND PLANNERS

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031  
Mailing: PO Box 118, Milford, NH 03055  
Phone: 603-673-1441 \* Fax 603-673-1584  
www.MeridianLandServices.com



April 18, 2014

Milford Planning Board

1 Union Square

Milford, NH 03055

Re: Proposed Subdivision – Tax Map 51 Lot 1 – Carole M. Colburn Revocable Trust – Osgood Road and Woodhawk Drive, Milford, New Hampshire

Dear Chairperson and Members,

The above cited Open Space Subdivision proposes to subdivide Lot 51-1 (85.366 acres) into 27 single family residential Lots and 2 Open Space non-building lots with 4,600± lineal feet of new Roadway. The new Roadway will consist of a new portion of Woodhawk Drive and a short dead-end Roadway to be known as Nye Drive. The new portion of Woodhawk Drive will extend it by 4,100± lineal feet re-connecting it with Osgood Road and eliminate an existing dead-end Road. The Open Space Lots, totaling of 44+ acres, are contiguous to the Hitchner Town Forest and Open Space land of the Badger Hill Development, encompass & protect 8.3± acres of wetland and are to be conveyed to the Town.

On behalf of Carole M. Colburn, Trustee of the Carole M. Colburn Revocable Trust, Meridian Land Services, Inc. requests the granting of a waiver from Section 7.02 of the Subdivision Regulations Roadway Standards Charts – table 1: Roadway Standards – Public Dead-end, which regulation provides that a Public Dead-end Road be no longer than 1000 feet.

The waiver request is to allow the new Roadways for this Development to be built in two phases: the first phase to consisting of the easterly portion of Woodhawk Drive from Osgood Road to the intersection with Nye Drive and Nye Drive.

The second phase to consist of completing the remainder of Woodhawk Drive Roadway from Nye Drive to the northerly terminus of Woodhawk Drive within the Badger Hill Development.



We feel that the granting of this waiver request will be in keeping with similar waivers granted by the Planning Board for the adjacent Badger Hill Development and Noon's Quarry Development. The current dead-end portion of Woodhawk Drive within the Badger Hill Development services 22 Lots on Woodhawk Drive along with all of the other Lots (up to 160) within the Badger Hill Development. The Noon's Quarry Development services 32 lots.

This first phase Roadway construction will be a temporary dead-end Roadway with eight new lots and will service only a total of eleven lots. The second phase Roadway construction will eliminate an existing dead-end Roadway and provide a second point of access for the Badger Hill Development.

The ability to construct the Roadways in a phased manor, will provide a more reasonable method for the Roadway construction for this Development while providing a smaller number of eight available new building permits verses the limit of ten new building permits recited in section 5.017 of the subdivision regulations.

Pursuant to Section 7.02 of the Subdivision Regulations Roadway Standards Charts – table 1: Roadway Standards – Public Dead-end, this request for a modification of the regulation regarding the phasing of the Roadway construction is allowed when, in the opinion of the Board, specific circumstances surrounding the subdivision, or condition of the land in the subdivision, indicate that such modification will properly carry out the purposes and intent of the subdivision regulations.

The applicant submits and requests the Planning Board find that strict application to these regulations regarding the Roadway construction would pose an exceptional and undue hardship to the applicant in this case and a waiver of the Roadway construction regulation would not be contrary to the spirit or intent of the subdivision regulations. Alternatively, the specific circumstances relative to the subdivision and conditions of the land in such subdivision indicate that the waiver will properly carry out the spirit and intent of the regulations and will not have the effect of nullifying the intent and purposes of these regulations.

Thank you for your consideration,

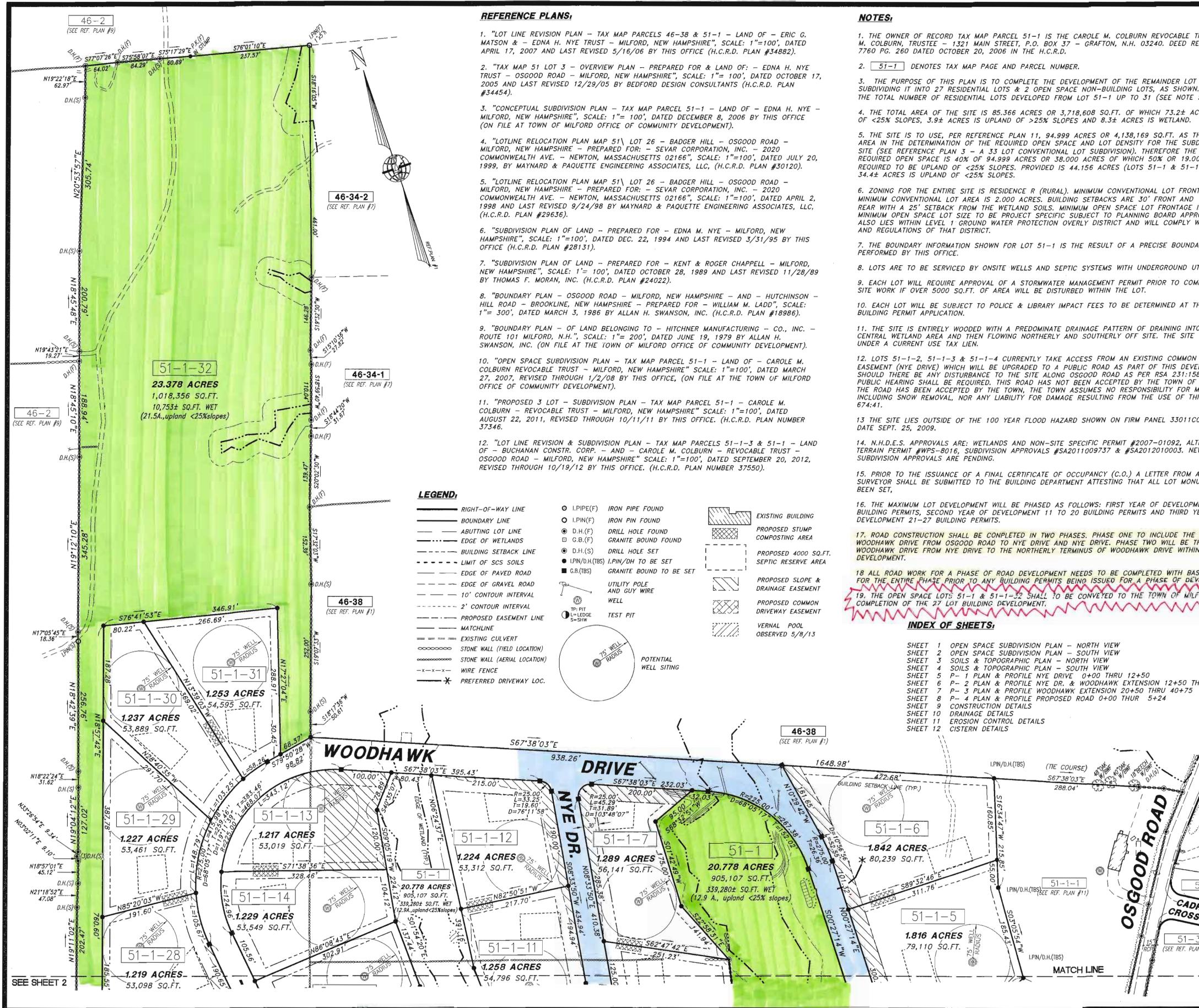
Very truly yours,

Meridian Land Services, Inc.

A handwritten signature in black ink, appearing to read "Randolph A. Haight", is written over a horizontal line.

Randolph A. Haight, LLS

Meridian Land Services, Inc.



**REFERENCE PLANS:**

- "LOT LINE REVISION PLAN - TAX MAP PARCELS 46-38 & 51-1 - LAND OF - ERIC G. MATSON & EDNA H. NYE TRUST - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED APRIL 17, 2007 AND LAST REVISED 5/16/06 BY THIS OFFICE (H.C.R.D. PLAN #34882).
- "TAX MAP 51 LOT 3 - OVERVIEW PLAN - PREPARED FOR & LAND OF - EDNA H. NYE TRUST - OSGOOD ROAD - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED OCTOBER 17, 2005 AND LAST REVISED 12/29/05 BY BEDFORD DESIGN CONSULTANTS (H.C.R.D. PLAN #34454).
- "CONCEPTUAL SUBDIVISION PLAN - TAX MAP PARCEL 51-1 - LAND OF - EDNA H. NYE - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED DECEMBER 8, 2006 BY THIS OFFICE (ON FILE AT TOWN OF MILFORD OFFICE OF COMMUNITY DEVELOPMENT).
- "LOTLINE RELOCATION PLAN MAP 51\ LOT 26 - BADGER HILL - OSGOOD ROAD - MILFORD, NEW HAMPSHIRE - PREPARED FOR: - SEVAR CORPORATION, INC. - 2020 COMMONWEALTH AVE. - NEWTON, MASSACHUSETTS 02166", SCALE: 1"=100', DATED JULY 20, 1999, BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, (H.C.R.D. PLAN #30120).
- "LOTLINE RELOCATION PLAN MAP 51\ LOT 26 - BADGER HILL - OSGOOD ROAD - MILFORD, NEW HAMPSHIRE - PREPARED FOR: - SEVAR CORPORATION, INC. - 2020 COMMONWEALTH AVE. - NEWTON, MASSACHUSETTS 02166", SCALE: 1"=100', DATED APRIL 2, 1998 AND LAST REVISED 9/24/98 BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, (H.C.R.D. PLAN #29636).
- "SUBDIVISION PLAN OF LAND - PREPARED FOR - EDNA M. NYE - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED DEC. 22, 1994 AND LAST REVISED 3/31/95 BY THIS OFFICE (H.C.R.D. PLAN #28131).
- "SUBDIVISION PLAN OF LAND - PREPARED FOR - KENT & ROGER CHAPPELL - MILFORD, NEW HAMPSHIRE", SCALE: 1"=100', DATED OCTOBER 28, 1989 AND LAST REVISED 11/28/89 BY THOMAS F. MORAN, INC. (H.C.R.D. PLAN #24022).
- "BOUNDARY PLAN - OSGOOD ROAD - MILFORD, NEW HAMPSHIRE - AND - HUTCHINSON - HILL ROAD - BROOKLINE, NEW HAMPSHIRE - PREPARED FOR - WILLIAM M. LADD", SCALE: 1"=300', DATED MARCH 3, 1986 BY ALLAN H. SWANSON, INC. (H.C.R.D. PLAN #18986).
- "BOUNDARY PLAN - OF LAND BELONGING TO - HITCHNER MANUFACTURING - CO., INC. - ROUTE 101 MILFORD, N.H.", SCALE: 1"=200', DATED JUNE 19, 1979 BY ALLAN H. SWANSON, INC. (ON FILE AT THE TOWN OF MILFORD OFFICE OF COMMUNITY DEVELOPMENT).
- "OPEN SPACE SUBDIVISION PLAN - TAX MAP PARCEL 51-1 - LAND OF - CAROLE M. COLBURN REVOCABLE TRUST - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED MARCH 27, 2007, REVISED THROUGH 1/2/08 BY THIS OFFICE, (ON FILE AT THE TOWN OF MILFORD OFFICE OF COMMUNITY DEVELOPMENT).
- "PROPOSED 3 LOT - SUBDIVISION PLAN - TAX MAP PARCEL 51-1 - CAROLE M. COLBURN - REVOCABLE TRUST - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED AUGUST 22, 2011, REVISED THROUGH 10/11/11 BY THIS OFFICE. (H.C.R.D. PLAN NUMBER 37346).
- "LOT LINE REVISION & SUBDIVISION PLAN - TAX MAP PARCELS 51-1-3 & 51-1 - LAND OF - BUCHANAN CONSTR. CORP. - AND - CAROLE M. COLBURN - REVOCABLE TRUST - OSGOOD ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED SEPTEMBER 20, 2012, REVISED THROUGH 10/19/12 BY THIS OFFICE. (H.C.R.D. PLAN NUMBER 37550).

**LEGEND:**

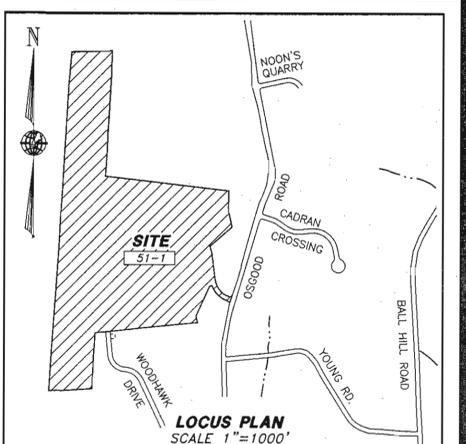
- |   |                              |                      |                           |           |  |
|---|------------------------------|----------------------|---------------------------|-----------|--|
| — | RIGHT-OF-WAY LINE            | ○ I.P.I.P.E.(F)      | IRON PIPE FOUND           | [Hatched] | EXISTING BUILDING                        |
| — | BOUNDARY LINE                | ○ I.P.I.N.(F)        | IRON PIN FOUND            | [Hatched] | PROPOSED STUMP COMPOSTING AREA           |
| — | ABUTTING LOT LINE            | ○ D.H.(F)            | DRILL HOLE FOUND          | [Hatched] | PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA |
| — | EDGE OF WETLANDS             | □ G.B.(F)            | GRANITE BOUND FOUND       | [Hatched] | PROPOSED SLOPE & DRAINAGE EASEMENT       |
| — | BUILDING SETBACK LINE        | ○ D.H.(S)            | DRILL HOLE SET            | [Hatched] | PROPOSED COMMON DRIVEWAY EASEMENT        |
| — | LIMIT OF SCS SOILS           | ○ I.P.I.N./D.H.(TBS) | I.P.I.N./D.H. TO BE SET   | [Hatched] | VERNAL POOL OBSERVED 5/8/13              |
| — | EDGE OF PAVED ROAD           | ■ G.B.(TBS)          | GRANITE BOUND TO BE SET   |           |  |
| — | EDGE OF GRAVEL ROAD          |                      |                           |           |  |
| — | 10' CONTOUR INTERVAL         | ○ U.P.               | UTILITY POLE AND GUY WIRE |           |  |
| — | 2' CONTOUR INTERVAL          | ○ W                  | WELL                      |           |  |
| — | PROPOSED EASEMENT LINE       | ○ T.P.               | TEST PIT                  |           |  |
| — | MATCHLINE                    | ○ L                  | LEDEGE                    |           |  |
| — | EXISTING CULVERT             | ○ S                  | SHW                       |           |  |
| — | STONE WALL (FIELD LOCATION)  |                      |                           |           |  |
| — | STONE WALL (AERIAL LOCATION) |                      |                           |           |  |
| — | WIRE FENCE                   |                      |                           |           |  |
| — | PREFERRED DRIVEWAY LOC.      |                      |                           |           |  |

**NOTES:**

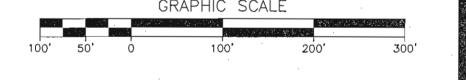
- THE OWNER OF RECORD TAX MAP PARCEL 51-1 IS THE CAROLE M. COLBURN REVOCABLE TRUST c/o CAROLE M. COLBURN, TRUSTEE - 1321 MAIN STREET, P.O. BOX 37 - GRAFTON, N.H. 03240. DEED REFERENCE IS VOL. 7760 PG. 260 DATED OCTOBER 20, 2006 IN THE H.C.R.D.
- 51-1 DENOTES TAX MAP PAGE AND PARCEL NUMBER.
- THE PURPOSE OF THIS PLAN IS TO COMPLETE THE DEVELOPMENT OF THE REMAINDER LOT 51-1 BY SUBDIVIDING IT INTO 27 RESIDENTIAL LOTS & 2 OPEN SPACE NON-BUILDING LOTS, AS SHOWN. THIS WILL BRING THE TOTAL NUMBER OF RESIDENTIAL LOTS DEVELOPED FROM LOT 51-1 UP TO 31 (SEE NOTE 5 BELOW).
- THE TOTAL AREA OF THE SITE IS 85.366 ACRES OR 3,718,608 SQ.FT. OF WHICH 73.2± ACRES IS UPLAND <25% SLOPES, 3.9± ACRES IS UPLAND OF >25% SLOPES AND 8.3± ACRES IS WETLAND.
- THE SITE IS TO USE, PER REFERENCE PLAN 11, 94.999 ACRES OR 4,138,169 SQ.FT. AS THE GROSS TRACT AREA IN THE DETERMINATION OF THE REQUIRED OPEN SPACE AND LOT DENSITY FOR THE SUBDIVISION OF THIS SITE (SEE REFERENCE PLAN 3 - A 33 LOT CONVENTIONAL LOT SUBDIVISION). THEREFORE THE MINIMUM REQUIRED OPEN SPACE IS 40% OF 94.999 ACRES OR 38,000 ACRES OF WHICH 50% OR 19,000 ACRES IS REQUIRED TO BE UPLAND OF <25% SLOPES, PROVIDED IS 44,156 ACRES (LOTS 51-1 & 51-1-32) OF WHICH 34.4± ACRES IS UPLAND OF <25% SLOPES.
- ZONING FOR THE ENTIRE SITE IS RESIDENCE R (RURAL). MINIMUM CONVENTIONAL LOT FRONTAGE IS 200 FEET. MINIMUM CONVENTIONAL LOT AREA IS 2,000 ACRES. BUILDING SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR WITH A 25' SETBACK FROM THE WETLAND SOILS. MINIMUM OPEN SPACE LOT FRONTAGE IS 50 FEET WITH MINIMUM OPEN SPACE LOT SIZE TO BE PROJECT SPECIFIC SUBJECT TO PLANNING BOARD APPROVAL. THE SITE ALSO LIES WITHIN LEVEL 1 GROUND WATER PROTECTION OVERLY DISTRICT AND WILL COMPLY WITH ALL RULES AND REGULATIONS OF THAT DISTRICT.
- THE BOUNDARY INFORMATION SHOWN FOR LOT 51-1 IS THE RESULT OF A PRECISE BOUNDARY SURVEY PERFORMED BY THIS OFFICE.
- LOTS ARE TO BE SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS WITH UNDERGROUND UTILITIES.
- EACH LOT WILL REQUIRE APPROVAL OF A STORMWATER MANAGEMENT PERMIT PRIOR TO COMMENCEMENT OF SITE WORK IF OVER 5000 SQ.FT. OF AREA WILL BE DISTURBED WITHIN THE LOT.
- EACH LOT WILL BE SUBJECT TO POLICE & LIBRARY IMPACT FEES TO BE DETERMINED AT THE TIME OF A BUILDING PERMIT APPLICATION.
- THE SITE IS ENTIRELY WOODED WITH A PREDOMINATE DRAINAGE PATTERN OF DRAINING INTO THE SITE'S CENTRAL WETLAND AREA AND THEN FLOWING NORTHERLY AND SOUTHERLY OFF SITE. THE SITE IS PRESENTLY UNDER A CURRENT USE TAX LIEN.
- LOTS 51-1-2, 51-1-3 & 51-1-4 CURRENTLY TAKE ACCESS FROM AN EXISTING COMMON DRIVEWAY EASEMENT (NYE DRIVE) WHICH WILL BE UPGRADED TO A PUBLIC ROAD AS PART OF THIS DEVELOPMENT. SHOULD THERE BE ANY DISTURBANCE TO THE SITE ALONG OSGOOD ROAD AS PER RSA 231:15B, A SCENIC ROAD PUBLIC HEARING SHALL BE REQUIRED. THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE ROAD HAS BEEN ACCEPTED BY THE TOWN, THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE, INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE USE OF THIS ROAD. RSA 674:41.
- THE SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD SHOWN ON FIRM PANEL 33011C0470D, EFFECTIVE DATE SEPT. 25, 2009.
- N.H.D.E.S. APPROVALS ARE: WETLANDS AND NON-SITE SPECIFIC PERMIT #2007-01092, ALTERATION OF TERRAIN PERMIT #WPS-8016, SUBDIVISION APPROVALS #SA2011009737 & #SA2012010003. NEW WETLANDS AND SUBDIVISION APPROVALS ARE PENDING.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (C.O.) A LETTER FROM A LICENSED LAND SURVEYOR SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT ATTESTING THAT ALL LOT MONUMENTATION HAS BEEN SET.
- THE MAXIMUM LOT DEVELOPMENT WILL BE PHASED AS FOLLOWS: FIRST YEAR OF DEVELOPMENT 1 TO 10 BUILDING PERMITS, SECOND YEAR OF DEVELOPMENT 11 TO 20 BUILDING PERMITS AND THIRD YEAR OF DEVELOPMENT 21-27 BUILDING PERMITS.
- ROAD CONSTRUCTION SHALL BE COMPLETED IN TWO PHASES. PHASE ONE TO INCLUDE THE PORTION OF WOODHAWK DRIVE FROM OSGOOD ROAD TO NYE DRIVE AND NYE DRIVE. PHASE TWO WILL BE THE REMAINDER OF WOODHAWK DRIVE FROM NYE DRIVE TO THE NORTHERLY TERMINUS OF WOODHAWK DRIVE WITHIN BADGER HILL DEVELOPMENT.
- ALL ROAD WORK FOR A PHASE OF ROAD DEVELOPMENT NEEDS TO BE COMPLETED WITH BASE COAT IN PLACE FOR THE ENTIRE PHASE PRIOR TO ANY BUILDING PERMITS BEING ISSUED FOR A PHASE OF DEVELOPMENT.
- THE OPEN SPACE LOTS 51-1 & 51-1-32 SHALL BE CONVEYED TO THE TOWN OF MILFORD AT THE COMPLETION OF THE 27 LOT BUILDING DEVELOPMENT.

**INDEX OF SHEETS:**

- SHEET 1 OPEN SPACE SUBDIVISION PLAN - NORTH VIEW
- SHEET 2 OPEN SPACE SUBDIVISION PLAN - SOUTH VIEW
- SHEET 3 SOILS & TOPOGRAPHIC PLAN - NORTH VIEW
- SHEET 4 SOILS & TOPOGRAPHIC PLAN - SOUTH VIEW
- SHEET 5 P-1 PLAN & PROFILE NYE DRIVE 0+00 THRU 12+50
- SHEET 6 P-2 PLAN & PROFILE NYE DR. & WOODHAWK EXTENSION 12+50 THRU 20+50
- SHEET 7 P-3 PLAN & PROFILE WOODHAWK EXTENSION 20+50 THRU 40+75
- SHEET 8 P-4 PLAN & PROFILE PROPOSED ROAD 0+00 THRU 5+24
- SHEET 9 CONSTRUCTION DETAILS
- SHEET 10 DRAINAGE DETAILS
- SHEET 11 EROSION CONTROL DETAILS
- SHEET 12 CISTERN DETAILS



C	4/17/14	UPDATE PER STAFF REPORT	MPB	RAH	JAH
B	4/10/14	REVISE STREET NAMES	DPW	RAH	JAH
A	10/25/13	UPDATE SOILS DATA	NHDES	RAH	JAH
REV.	DATE	DESCRIPTION	C/O	DR	CK



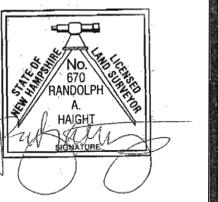
**OWNER'S SIGNATURE:**

CAROLE M. COLBURN, TEE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION:**

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 4-17-14



**APPROVED**

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

TOWN OF MILFORD  
RECEIVED  
APR 15 2014  
R. ZIMMERMAN

**OPEN SPACE SUBDIVISION PLAN  
TAX MAP PARCEL 51-1  
LAND OF**

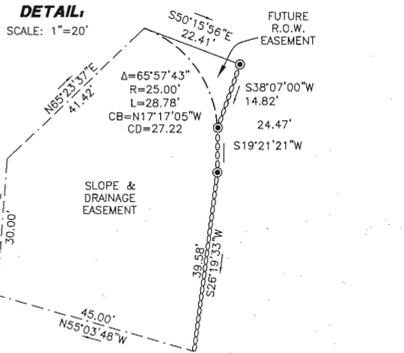
**CAROLE M. COLBURN  
REVOCABLE TRUST**  
OSGOOD ROAD & WOODHAWK DRIVE  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 100'      OCTOBER 15, 2013

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

OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031  
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

SEE SHEET 8  
SEE SHEET 2

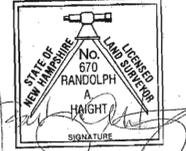
C	4/17/14	UPDATE PER STAFF REPORT	MPB	RAH	JAH
B	4/10/14	REVISE STREET NAMES	DPW	RAH	JAH
A	10/25/13	UPDATE SOILS & LEGEND	NHDES	RAH	TJF
REV.	DATE	DESCRIPTION	C/O	DR	CK



**CERTIFICATION:**

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 4-17-14



**OWNER'S SIGNATURE:**

CAROLE M. COLBURN, TEE DATE

**APPROVED**

MILFORD, NH PLANNING BOARD

SUB DIVISION #: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

**OPEN SPACE SUBDIVISION PLAN  
TAX MAP PARCEL 51-1  
LAND OF**

**CAROLE M. COLBURN  
REVOCABLE TRUST**

**OSGOOD ROAD & WOODHAWK DRIVE  
MILFORD, NEW HAMPSHIRE**

SCALE: 1" = 100'

OCTOBER 15, 2013



**MERIDIAN  
Land Services, Inc.**

OFFICE: 31 OLD NASHUA ROAD, AMHERST, NEW HAMPSHIRE 03031  
MAILING ADDRESS: PO BOX 118, MILFORD, NEW HAMPSHIRE 03055-0118  
TEL 603-673-1441 FAX 603-673-1584 MERIDIAN@MERIDIANLANDSERVICES.COM

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



**LEGEND:**

—	RIGHT-OF-WAY LINE	○ L.P.I.P.E.(F)	IRON PIPE FOUND
—	BOUNDARY LINE	○ L.P.I.N.(F)	IRON PIN FOUND
—	ABUTTING LOT LINE	○ D.H.(F)	DRILL HOLE FOUND
—	EDGE OF WETLANDS	□ G.B.(F)	GRANITE BOUND FOUND
—	BUILDING SETBACK LINE	○ D.H.(S)	DRILL HOLE SET
—	LIMIT OF SCS SOILS	● L.P.I.N./D.H.(TBS)	L.P.I.N./D.H. TO BE SET
—	EDGE OF PAVED ROAD	■ G.B.(TBS)	GRANITE BOUND TO BE SET
—	EDGE OF GRAVEL ROAD	—	UTILITY POLE AND GUY WIRE
—	10' CONTOUR INTERVAL	—	WELL
—	2' CONTOUR INTERVAL	—	TEST PIT
—	PROPOSED EASEMENT LINE	—	EXISTING BUILDING
—	MATCHLINE	—	PROPOSED STUMP COMPOSTING AREA
—	EXISTING CULVERT	—	PROPOSED 4000 SQ.FT. SEPTIC RESERVE AREA
—	STONE WALL (FIELD LOCATION)	—	PROPOSED SLOPE & DRAINAGE EASEMENT
—	STONE WALL (AERIAL LOCATION)	—	PROPOSED COMMON DRIVEWAY EASEMENT
—	WIRE FENCE	—	VERNAL POOL OBSERVED 5/8/13
—	PREFERRED DRIVEWAY LOC.	—	POTENTIAL WELL SITING

**ABUTTERS:**

- 51-1 Carole M. Colburn, Trustee  
Carole M. Colburn Rev. Tr.  
P. O. Box 37  
Grafton, NH 03240 0037  
7760/260 10/20/2006
- 51-1-1 Lori A. & George F. Shepherd  
549 Osgood Road  
Milford, NH 03055  
8600/2431 9/3/13
- 51-1-2 Wm. Sidebotham & Danielle Payer  
5 Nye Drive  
Milford, NH 03055  
8537/229 3/12/13
- 51-1-3 Adam C. & Crystal L. Stone  
2 Nye Drive  
Milford, NH 03055  
8479/1890 10/5/12
- 51-1-4 Martho & Anthony Belanger  
23 Nye Drive  
Milford, NH 03055  
8562/1702 5/21/13
- 46-38 Eric G. Melson  
P. O. Box 13  
Peterborough, NH 03458 0013  
5646/754 8/3/1995
- 51-2 William and Jane Reorick  
5608 Woodhawk Drive  
Stroudsburg, PA 18360  
8280/1603 12/19/10
- 51-25 Milford Camations, Inc.  
615 Osgood Road  
Milford, NH 03055-3436  
1556/87 12/26/1958
- 51-26, 51-26-48 Badger Hill Properties, LLC  
172 Route 101, Unit 25-C  
Bedford, NH 03110  
8447/1254 7/16/12
- 51-26-184 Anthony Bartling  
75 Woodhawk Drive  
Milford, NH 03055  
8554/625 4/25/13
- 51-26-183 Martho D. Jr. & Lisa Ann Dobbs  
76 Woodhawk Drive  
Milford, NH 03055-3318  
6331/1702 12/20/2000
- 51-26-12 David D. & Joanne Couture  
70 Woodhawk Drive  
Milford, NH 03055-3318  
6367/1054 3/2/2001
- 51-26-13 James & Martho Kouletsis  
65 Woodhawk Drive  
Milford, NH 03055-3318  
6382/2014 3/29/2001
- 46-34-1 Michael H. Roy  
481 Osgood Road  
Milford, NH 03055-3436  
5247/619 4/4/1991
- 46-2 Town of Milford  
1 Union Square  
Milford, NH 03055-4230  
3421/526 11/25/1985
- 46-34-2 James & Paula Davison  
479 Osgood Road  
Milford, NH 03055-3436  
5175/1524 3/22/1990



# TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT  
1 UNION SQUARE, MILFORD, NH 03055

TEL:(603)249-0620  
www.milford.nh.gov

## STAFF MEMO

**Date:** February 18, 2014  
**To:** Town of Milford Planning Board  
**From:** Jodie Levandowski, Town Planner  
**Subject:** **Laurie Shiffer/Classic Bay Farm – Ponemah Hill Rd – Map 54, Lot 13-2;** Public Hearing for a major site plan to construct an indoor equestrian riding arena with attached stalls and associated site improvements.  
*(Fieldstone Land Consultants PLLC)*

### **PROPOSAL:**

The applicant is back before the Planning Board to continue with the application to construct a 14,778 square foot indoor riding arena. The proposed arena will be constructed in the existing open pasture (see attached aerial photo). The project is located at 522 Ponemah Hill Road, on the Amherst Town Line, and is known as map 54 lot 13-2.

At the February 25, 2014 Planning Board Meeting the Board tabled the application until the March 18, 2014 meeting, without further abutter notification, to allow for the regional impact process and for the applicant to come back with a final stormwater report, a landscaping plan and the items discussed.

On March 18th the Board tabled the application until the next meeting to allow the applicant more time to work through the code issues and make any necessary modifications to the site plan. Since the February 25<sup>th</sup> meeting there were many staff level meetings between Fire, Building, Community Development and the project team regarding building type and site layout relative to emergency access and international building codes. An agreement has been met between the applicant and safety code officials on the building code classification and the attached revised site has been provided along with the requested landscaping schedule.

### **BACKGROUND:**

The property is currently developed for residential use with a single family residence, an existing barn, several horse paddocks, open pasture, and an outdoor riding arena. The parcel is approximately 7.21 acres and is serviced by a shared gravel driveway, which is located in the Town of Amherst (see attached easement) and private sewer and water.

The property is located within the Residential 'R' Zoning District and is an allowable use under Section 5.04.1 of the Zoning Ordinance. The intent of the Residence "R" District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the

rural character and environmental constraints existing in the district. This application is consistent with this intent.

In 2010 the Zoning Ordinance was amended to include the NHRSA 21:34-a definition for Agriculture and Farming. The definition of Agriculture and Farming has been provided below for the ready review of the Board:

***Agriculture and Farming:*** As defined in NH RSA 21:34-a, and as amended from time to time, shall mean all operations of a farm, including: the cultivation, conservation, and tillage of the soil; the storage, use of, and spreading of commercial fertilizer, lime, wood ash, sawdust, compost, animal manure, septage, and, where permitted by municipal and state rules and regulations, other lawful soil amendments; the use of and application of agricultural chemicals; the raising and sale of livestock, which shall include, but not be limited to, dairy cows and the production of milk, beef animals, swine, sheep, goats, as well as domesticated strains of buffalo or bison, llamas, alpacas, emus, ostriches, yaks, elk (*Cervus elephus Canadensis*), fallow deer (*Dama dama*), red deer (*Cervus elephus*), and reindeer (*Rangifer tarandus*); **the breeding, boarding, raising, training, riding instruction, and selling of equines**; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; the raising, breeding, or sale of poultry or game birds; the raising of bees; the raising, breeding, or sale of domesticated strains of fur-bearing animals; the production of greenhouse crops; the production, cultivation, growing, harvesting, and sale of any agricultural, floricultural, viticultural, forestry, or horticultural crops including, but not limited to, berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds, grasses, nursery stock, sod, trees and tree products. Christmas trees grown as part of a commercial Christmas tree operation, trees grown for short rotation tree fiber, compost, or any other plant that can be legally grown and harvested extensively for profit or subsistence.

*Agriculture and farming shall also mean any practice on the farm incident to, or in conjunction with such farming operations, including, but not necessarily restricted to: preparation for market, delivery to storage or to market, or to carriers for transportation to market of any products or materials from the farm; the transportation to the farm of supplies and materials; the transportation of farm workers; forestry or lumbering operations; the marketing or selling at wholesale or retail, on-site and off-site, products from the farm; irrigation of growing crops from private water supplies or public water supplies where not prohibited by State or local regulation; the use of dogs for herding, working, or guarding livestock as allowed above; the production and storage of compost and the materials necessary to produce compost, whether such materials originate, in whole or in part, from operations of the farm. (2010)*

The project is before the Planning Board due to the size of the structure and the requirement that a Town of Milford Stormwater and Erosion Control Permit be obtained. It is the understanding of this office that the proposed riding arena is for private use ONLY and no commercial activities will be held on site.

**DRAINAGE:**

Approximately 60% of the parcel is currently developed for the existing house and agricultural activity. The remaining 40% of the property consists of forested wetlands. The parcel is gently sloped from east to west. There is a significant area of wet on the western portion of the parcel. The site and the surrounding areas drain into the wet and flow along the property's northerly boundary by an abandoned road bed.

**WAIVERS:**

No waivers are being requested at this time.

**NOTICES SENT:**

Abutter notices were sent by certified mail to all abutters on February 7, 2014.

**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.

**INTERDEPARTMENTAL REVIEWS:**

**Fire:** The revised site plan as submitted meets the requirements of the NH State Fire Code.

**Building:** More area may be required around the structure depending on how the building is designed, after I have received the final building plans I'll let you know if the design triggers any site changes. We will also have to assign a new E911 address to the barn.

**Environmental Coordinator:** No Comments. Stormwater Plan Approved.

No comments were received as of May 1, 2014 from Police, Ambulance, Heritage, Conservation or Assessing.

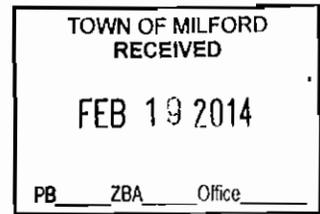
**STAFF RECOMMENDATIONS:**

Staff has no significant issues with the plan as presented. The applicant and their project team have worked diligently with town staff to address all outstanding issues and concerns. A landscaping schedule has been included on the revised site plan and the proposed plantings meet the requirements of the Town of Milford Development Regulations.

As stated in the Building Department comments, if the final design of the structure alters the site layout, the applicant will need to submit for a site plan amendment. However, at this time staff has no outstanding issues and the plan is ready for approval.



ANNMARIE PINTAL TURCOTTE  
25 Ponemah Hill Road  
Amherst, NH 03031  
(603) 320-1980



February 15, 2014

Milford Planning Board  
c/o Milford Town Hall  
One Union Square  
Milford, NH 03055

RE: Laurie Shiffer, Classic Bay Farm  
Ponemah Hill Road  
Map 54, Lot 13-2

To Whom It May Concern:

Today I received Notice of Hearing for the above-referenced application. I am a direct abutter (next door neighbor) and am very interested in the application as it directly impacts me, my family, and my property, and I've not been approached by Ms. Shiffer on the subject. However, I am unable to attend the February 18<sup>th</sup> meeting as I will be out-of-state this entire week and next. It is my hope that there will be another planning board meeting regarding this project. I do plan on reviewing the plans at the Community Development Office upon my return.

Ms. Shiffer accesses her house and property using a deeded right-of-way on my property—a "shared" driveway. Currently, her customers/clients also access her property using my driveway. Since the Description of Proposal states that this "major" site plan involves the construction of an indoor riding arena with attached stalls, I infer that there will be more stalls, and thus more horses being housed on the premises. It follows, then, that there will be more customers/clients, and thus traffic up and down the street and, likewise, up and down my driveway. Also, because this is an indoor arena, the increase in traffic would be year-round and not just in the spring, summer, and fall when riding lessons, etc. have occurred at Ms. Shiffer's property in the past. My question is, will there be another means to access the arena or is the proposed access still my driveway?

Also, I'm interested in knowing the size and location of the arena, what it is proposed to look like, and what its impact will be on the rural setting we currently enjoy. We live on a narrow, winding, country road lined with farmhouses. Is this a proposal to build a large, commercial structure, and if so, does residential zoning in Milford allow that? Further, should I assume that there are substantial architectural plans required to assist with aesthetical buffering from not only

Page 2

Ponemah Hill Road, but from my property and along my driveway as well? There have already been a large amount of trees cleared and stumped on Ms. Shiffer's property, and we are very much feeling the impact that has had on our property, our neighborhood, and our privacy.

I'm sure that many of my questions can be answered by reviewing the plans and files for this project, however, since I only received the Notice of Hearing today (due to issues at the Amherst Post Office), and I am leaving this evening, time does not allow me to review the plans at this time. However, it is my hope that my questions and concerns can be taken into consideration by the Planning Board, and that I can be informed in advance of any upcoming meetings on this proposal.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Annmarie Pintal Turcotte". The signature is written in black ink and is positioned above the printed name.

Annmarie Pintal Turcotte

/apt

**To: File**  
**Cc: Milford Planning Board**  
**From: Town Planner, Jodie Levandowski**  
**Date: February 24, 2014**

On February 24, 2014 at 10:07AM I received a phone call from Annemarie Pinal Turcotte a property abutter to the Classic Bay Farm application for 522 Ponemah Hill Road. Ms. Pinal Turcotte's main concerns for the riding area project dealt with parking along the shared driveway and the lack of a landscape buffer.

There is an access easement located on Ms. Pinal Turcotte's property providing a means of ingress and egress to lot 54-13-2 (Classic Bay Farm). Ms. Pinal Turcotte stated she has no issue with the proposed agricultural use on site as Classic Bay Farm has been providing riding lessons and horse boarding for many years. However, there were concerns raised regarding individuals parking along the shared driveway not only in the summer months but now year-round when snow is piled high and travel up and down the driveway is limited.

No landscaping plan has been submitted for the proposed riding arena as this is an agricultural use. Ms. Pinal has expressed concerns with the lack of a landscape buffer that would provide screening from the proposed 15,000 square foot structure and her existing residence.

**LEGEND:**

- |  |                           |  |                                 |
|--|---------------------------|--|---------------------------------|
|  | RIGHT-OF-WAY LINE         |  | EXISTING TAX MAP AND LOT NUMBER |
|  | BOUNDARY LINE             |  | DRILL HOLE FOUND                |
|  | ABUTTING LOT LINE         |  | UTILITY POLE                    |
|  | EDGE OF WETLANDS          |  | ROCK                            |
|  | WETLAND BUFFER LINE       |  | SET STAKE LOCATION              |
|  | SETBACK LINE              |  | LIGHTPOST                       |
|  | EDGE OF PAVED ROAD        |  | TEST PIT LOCATION               |
|  | EDGE OF GRAVEL ROAD       |  | MAILBOX                         |
|  | UNDERGROUND ELECTRIC LINE |  | BENCHMARK                       |
|  | STONE WALL                |  | EXISTING BUILDING               |
|  | SPLIT RAIL FENCE          |  |                                 |
|  | WIRE FENCE                |  |                                 |
|  | DRAINAGE CULVERT          |  |                                 |
|  | 10' CONTOUR INTERVAL      |  |                                 |
|  | 2' CONTOUR INTERVAL       |  |                                 |
|  | TREE LINE                 |  |                                 |
|  | 2 FT. CONTOUR             |  | SWALE                           |
|  | 10 FT. CONTOUR            |  | TEMPORARY SILT FENCE            |
|  | SPOT ELEVATION            |  | CONCRETE                        |
|  | SPOT ELEVATION AT CURB    |  | EROSION CONTROL STONE           |
|  | STORM WATER DRAINAGE      |  | GRAVEL AREA                     |
|  | EDGE OF GRAVEL/DIRT       |  | HORSE PADDOCK                   |
|  | SURFACE WATER FLOW        |  | PROPOSED BUILDING               |
|  | STONE CHECK DAM           |  |                                 |
|  | TO BE REMOVED             |  |                                 |
|  | REMOVE & RESET            |  |                                 |
|  | LIMITS OF CLEARING        |  |                                 |
|  | FENCE                     |  |                                 |

**CONTACT DIG SAFE**  
 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 1-888-DIG SAFE  
 1-888-344-7233

**NOTES (CONTINUED)**

18. THE APPLICANT HAS AGREED TO PLACE THE FOLLOWING RESTRICTIONS ON THE PROPOSED USE:
  - A. THE RIDING ARENA WILL BE USED FOR HORSES ONLY. NO PUBLIC EVENTS, FLEA MARKETS OR COMPETITIONS SHALL TAKE PLACE ON THE PROPERTY.
  - B. THERE SHALL BE NO PARKING PERMITTED AT ANYTIME ON THE COMMON DRIVEWAY.
  - C. OVERALL BUILDING OCCUPANCY SHALL BE LIMITED TO FOURTY-NINE (49) PERSONS AT ANY ONE TIME.
  - D. THERE SHALL BE NO MORE THAN FIFTEEN (15) HORSES ON THE PROPERTY AT ANY ONE TIME.
  - E. THERE SHALL BE NO MORE THAN 5 HORSE TRAILERS ON THE PROPERTY AT ANY ONE TIME.
19. HORSE PADDOCKS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. PADDOCK CONFIGURATION IS VARIABLE TO ACCOMMODATE DIFFERENT HORSE BEHAVIORAL TRAITS.

**SITE PLANTING LIST**

- |     |  |                           |
|-----|--|---------------------------|
| CRA | CRATEAGUS VIRIDIS (WINTER KING HAWTHORN) | 2) 2'-2.5' GAL (OR EQUAL) |
| THU | THUJA OCCIDENTALIS (EASTERN ARBORVITAE)  | 3) 6'-7' 3/8" (OR EQUAL)  |
| BLS | ABIES BALSAMEA (SALSAFIR)                | 8) 6'-7' 3/8" (OR EQUAL)  |
| JSE | JUNIPERUS CHINENSIS (SEAGREEN JUNIPER)   | 3) #5 GAL (OR EQUAL)      |

- ORNAMENTAL GRASS
- FLOWER BED

**APPROVED**

MILFORD, NH PLANNING BOARD  
 SUBDIVISION #:  
 DATE APPROVED:  
 SIGNED:

**54-13**  
**CAROLYN FORD**

492 PONEMAH HILL ROAD  
 MILFORD, NH 03055

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF NOVEMBER 2013.

DATE: 4/22/14



**CERTIFICATION:**

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2013.

DATE: 4/22/14



**57-4**  
**SALLY A. DORAN**

12 STEVENS ROAD  
 NORTH HAMPTON, NH 03862

OWNERS SIGNATURE

**54-6**  
**MICHAEL & EARNEST CIARDELLI**  
 467 NASHUA STREET  
 MILFORD, NH 03055

**54-12**  
**MICHAEL & JAMES CIARDELLI**  
 467 NASHUA STREET  
 MILFORD, NH 03055

**54-13-2**  
 7.21 ACRES

**1-4**  
**JOHN M. & SANDRA V. SAUNDERS**  
 19 PONEMAH HILL ROAD  
 AMHERST, NH 03031

**1-2-1**  
**ANNMARIE PINTAL TURCOTTE REVOCABLE TRUST**  
 25 PONEMAH HILL ROAD  
 AMHERST, NH 03031

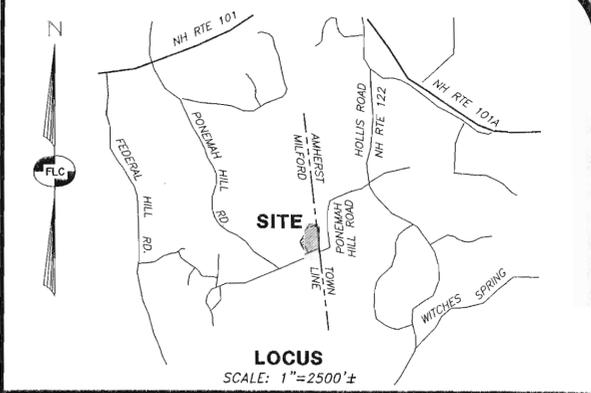
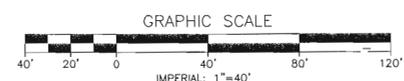
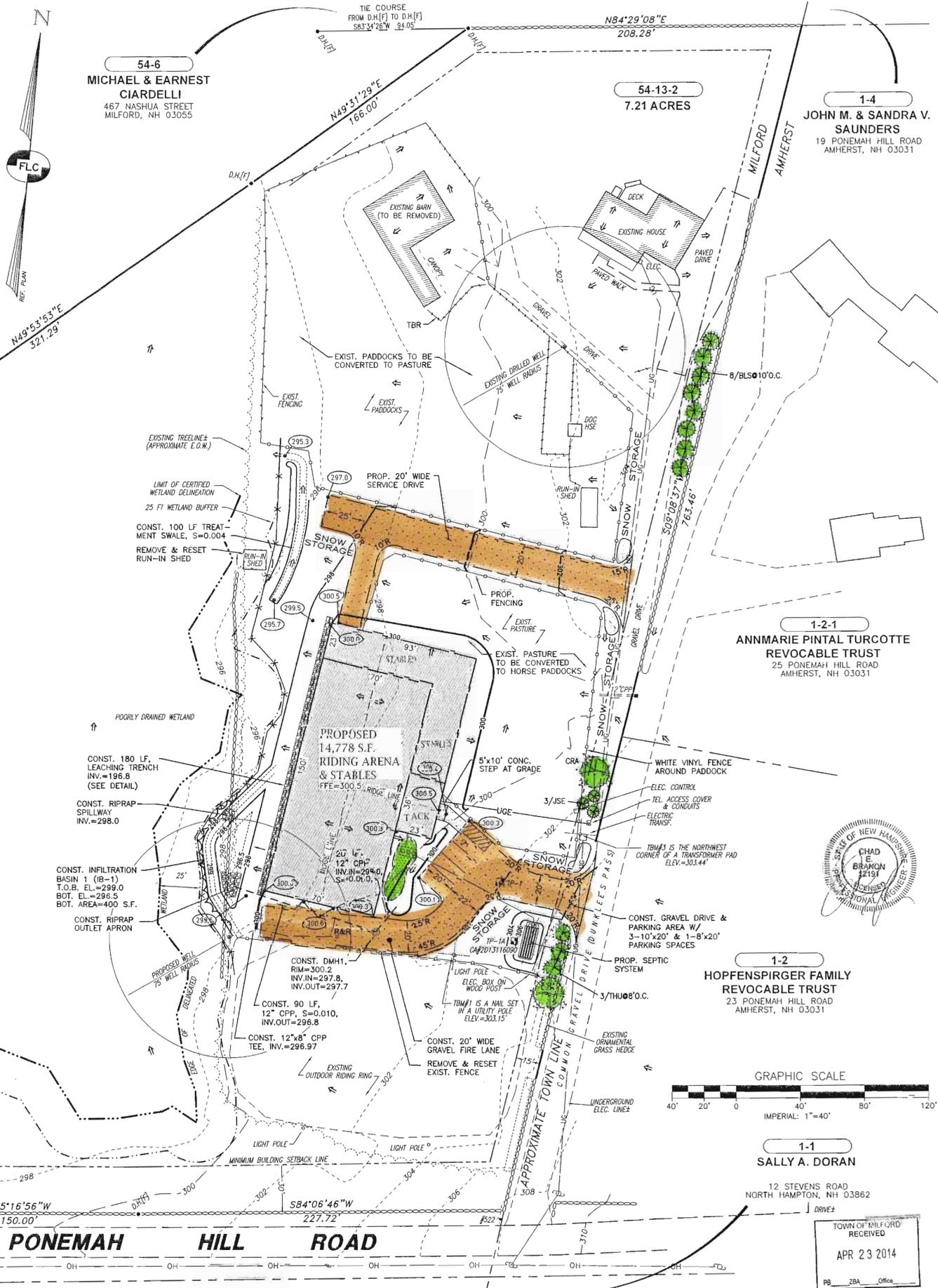
**1-2**  
**HOPFENSPIRGER FAMILY REVOCABLE TRUST**  
 23 PONEMAH HILL ROAD  
 AMHERST, NH 03031

**1-1**  
**SALLY A. DORAN**

12 STEVENS ROAD  
 NORTH HAMPTON, NH 03862

TOWN OF MILFORD RECEIVED  
 APR 23 2014

PB\_ZBA\_Office



**REFERENCE PLAN:**  
 REFERENCE PLAN IS "DADDY SUBDIVISION II - FINAL SUBDIVISION - PLAN OF LAND - AMHERST & - MILFORD, NH - OWNED BY: DADDY AND MAURA A. DADDY - 48 MAIN STREET CAMDEN, ME DATED JULY 19, 1992 SCALE: 1"=50' RECORDED IN HCRD AS PLAN #26899"

- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP PARCEL 54-13-2 IS LAURIE SHIFFER - 522 PONEMAH HILL ROAD, MILFORD, NH 03055, DEED REFERENCE TO THE PARCEL IS BOOK 6809 PAGE 1523 DATED 1/10/03 IN THE H.C.R.D.
  2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS FOR THE CONSTRUCTION OF AN INDOOR EQUESTRIAN RIDING RING. THE TOTAL AREA OF DISTURBANCE FOR THE PROPOSED IMPROVEMENTS IS 48,000± SQ.FT.
  3. THE TOTAL AREA OF TAX MAP PARCEL 54-13-2 IS 7.21 ACRES PER THE REFERENCE PLAN CITED HEREON WITH 377.72 FEET OF FRONTAGE ON PONEMAH HILL ROAD, A SCENIC ROAD.
  4. ZONING FOR THE ENTIRE PARCEL IS RESIDENTIAL (R)
    - MINIMUM BUILDING SETBACKS:
      - FRONT = 30 FEET
      - SIDE AND REAR = 15 FEET
      - WETLANDS BUFFER=25 FEET
      - MINIMUM FRONTAGE REQUIRED=200 FEET
      - MINIMUM CONVENTIONAL LOT SIZE REQUIRED=2 ACRES
  5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE FIELD SURVEY BY THIS OFFICE.
  6. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN. VERTICAL DATUM IS ASSUMED.
  7. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF OCTOBER & NOVEMBER 2013.
  8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  9. ANY STUMPS RESULTING FROM THE LIMITED CLEARING SHOWN HEREON SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY.
  10. EQUINE WASTE SHALL BE STORED IN A CONTAINER INSIDE THE PROPOSED BUILDING AND HAULED OFF-SITE TO BE PROCESSED. NO EQUINE WASTE SHALL BE STORED OUTSIDE OF THE STRUCTURE AT ANY TIME.
  11. EROSION CONTROL DEVICES SHALL BE INSTALLED PER THE EROSION CONTROL NOTES/DETAILS PRIOR TO CONSTRUCTION.
  12. SOIL TYPES LOCATED ON THE SUBJECT PROPERTY ARE SHOWN ON SHEET 2. SOURCE USDA NRCS WEB SOIL SURVEY.
  13. THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0486D DATED SEPT 25, 2009.
  14. THERE ARE NO TRASH RECEPTACLES PROPOSED FOR THE SITE. TRASH WILL BE REMOVED FROM THE SITE ON A REGULAR BASIS.
  15. ALL PROPOSED LIGHTING WILL BE DOWNCAST PER MILFORD REGULATIONS AND WILL BE PROVIDED BY DOWNCAST WALL MOUNTED SCONES NEAR BUILDING ENTRANCES.
  16. THIS PLAN PROVIDES FOR 4 PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE. THERE ARE NO PARKING REQUIREMENTS FOR THIS USE IN THE REGULATIONS. THE NUMBER OF SPACES PROPOSED IS BASED ON OWNERS NEEDS. NO PARKING WILL BE PERMITTED ALONG COMMON DRIVEWAY.

B	4/18/14	ADDRESS STAFF/BOARD COMMENTS	MPB	NRC	CEB
A	2/21/14	ADD FIRE LANE	MFD	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

**SITE PLAN**  
**CLASSIC BAY FARM**  
 TAX MAP 54, LOT 13-2  
 522 PONEMAH HILL ROAD, MILFORD NEW HAMPSHIRE  
 PREPARED FOR:  
**LAURIE SHIFFER**  
 522 PONEMAH HILL ROAD MILFORD, NEW HAMPSHIRE 03055  
 SCALE: 1"=40' JANUARY 20, 2014

Surveying • Engineering • Land Planning • Permitting • Septic Designs

778 Elm Street Suite C, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

FILE: 623SP008.dwg PROJ. NO. 623.00 SHEET: SP-1 PAGE NO. 1 OF 3