



AGENDA

June 17, 2014

Town Hall BOS Meeting Room - 6:30 PM

MINUTES:

1. Approval of minutes from the 5/20/14 meeting.

PRESENTATION:

2. **The Milford Improvement Team** –Presentation from PlanNH and the Milford Improvement Team regarding results from November 2013 Community Design Charrette.
3. **Milford Connectivity Plan** – Presentation from Planning Staff on Milford Pedestrian, Bicycle, Trail and Recreation Connectivity Plan.

NEW BUSINESS:

4. **Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 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, 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, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165.**

Public Hearing for phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots in the Residence R District.
(*Brown Engineering*)

OTHER BUSINESS:

WORKSESSION

1. **Discussion- Milford's Future Housing**
2. **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:

6/24/2014 Worksession
7/01/2014 Worksession
7/08/2014 No Meeting
7/15/2014 Regular Meeting

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

4 Present:

5
6 **Members:**

7 Janet Langdell, Chairperson

8 Paul Amato

9 Kathy Bauer

10 Chris Beer

11 Steve Duncanson

12 Tom Sloan

13 Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner

Shirley Wilson, Recording Secretary

Zach Steinbrecher, Videographer

Excused:

Judy Plant

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17 **MINUTES:**

- 18 1. Approval of minutes from the 5/06/14 meeting.
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21 **NEW BUSINESS:**

- 22 2. **NHCG, LLC/185 Elm St, LLC – 185 Elm St, Granite Town Plaza – Map 19, Lot 25-3;** Public Hearing
23 for a site plan amendment to allow all legal gaming activities covered under NH RSA 287-A, 287-D & 287-E.
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- 25 3. **Bruce A Merrill – Merrill Ct and Union St – Map 29, Lot 69;** Public hearing for a minor subdivision to
26 create one (1) new residential lot with access from a private road in the Residence A District.
27 (*Meridian Land Services, Inc*)
28

- 29 4. **Paul G & Patti Ann Liamos/ Laura M Guilmette/William R & Brenda L Wilson - Ashley Drive – Map**
30 **47, Lots 27-14, 27-15 & 27-16;** Public hearing for lot line adjustments involving three (3) residential parcels
31 in the Residence R District.
32 (*Meridian Land Services, Inc*)
33

- 34 5. **Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131,**
35 **26-133,**
36 **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,**
37 **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-**
38 **172, 26-174,**
39 **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-**
40 **161,**
41 **26-163 and 26-165.**

42
43 Public Hearing for phase VI of Badger Hill for multiple lot line adjustments involving sixty (60)
44 residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots in the
45 Residence R District.
46 (*Brown Engineering*)
47
48

49 **OTHER BUSINESS:**

- 50 6. **37 Wilton Road Milford, LLC/Lisciotti Development – Wilton Rd – Map 6, Lot 14;** Discussion for
51 proposed Dollar General Store.
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58 Chairperson Langdell called the meeting to order at 6:35PM. 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 that Susan Robinson,
60 alternate member would be sitting in for the absent Tom Sloan.

61
62 **MINUTES:**

63 J. Langdell and C. Beer verbally submitted revisions for the 5/06/14 minutes. S. Duncanson made a motion to
64 approve the minutes from the 5/06/14 meeting, as amended. C. Beer seconded and all in favor with T. Sloan
65 abstaining.

66
67 **NEW BUSINESS:**

68 **NHCG, LLC/185 Elm St, LLC – 185 Elm St, Granite Town Plaza – Map 19, Lot 25-3;** Public Hearing for a
69 site plan amendment to allow all legal gaming activities covered under NH RSA 287-A, 287-D & 287-E.

70 *No abutters were present.*

71
72 Chairperson Langdell recognized:
73 Greg Barber, General Manager of the River Card Room
74 Marc Prolman, 185 Elm Street, LLC
75

76 Chairperson Langdell noted that the application was complete. C. Beer made a motion that this application did
77 not pose potential regional impact. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into
78 the record.

79
80 G. Barber presented the request to amend their site plan which operates under RSA 287 that no longer exists. We
81 are looking to stay up to date and current with all the gaming activities that New Hampshire allows under RSA
82 287-A Raffles, 287-D Games of Chance and 287-E Bingo and Lucky 7's. J. Langdell noted that RSA 287 was
83 listed on the plan from the 2008 modifications. This amended plan will correct that reference and change it to
84 RSA 287-D, and also add RSAs 287-A and 287-E.

85
86 T. Sloan inquired if local officers have been called in for special events. G. Barber said before he started, they
87 did have detail officers but the police department decided it wouldn't be necessary. There have been no police
88 details in the year and half that he's been managing the organization, but we would be open to that if necessary.
89 T. Sloan asked what type of parking the facility was going to encumber with this expansion during those
90 tournaments or special events. G. Barber said he doesn't see a need for any extra parking; we'd probably replace
91 certain tournaments with bingo and charities can operate their 50/50's with about fifteen (15) people. There
92 wouldn't be too much overlap and they wouldn't operate at the same time as our other events. J. Langdell asked
93 if the charitable organizations actually do the raffles and if they get 100% of the proceeds. G. Barber said yes and
94 referenced RSA 287-A regarding splitting proceeds but said we do not plan to require that. J. Langdell inquired
95 when they started doing bingo. G. Barber said last year. The lucky 7's and raffles would also be added to the
96 various table games that we do.

97
98 Chairperson Langdell opened the meeting to the public; there being no comment, the public portion of the
99 meeting was closed.

100
101 P. Amato expressed concern that they've being doing these games without coming to the Board, and they've been
102 working outside of the site plan for over a year. G. Barber replied it was during the yearly compliance check that
103 we discovered the site plan didn't specifically say we could run bingo and lucky 7's and we came in right away.
104 We got the ball rolling with the Town in March. Mr. Rafferty is still president of the organization but is in Iowa
105 currently. We haven't started running any raffles yet and bingo is only on Tuesdays but if approved we may put
106 in more effort. J. Langdell asked about advertising for the charities you are working with. G. Barber said it is
107 posted in the room but we don't do much direct advertising or show it on our website. J. Langdell asked if they
108 could do so because you have a nice website and it would be nice to see the charity's organization on your
109 calendar. There may be people affiliated with the charity that may want support the event. G. Barber said a more
110 successful avenue is to go through our regular charities email addresses. J. Langdell said advertising would
111 make it appear to average person that the River Card Room is charitable gaming. P. Amato asked what
112 percentage has to be given to the charity per the ordinance? G. Barber said 35%, after the winner is paid, the

113 gross gaming revenue. We don't back out the overhead and the charity gets 35% right off the top at the end of the
114 night. P. Amato referenced the Boys & Girls Club and said that the amount gets whittled down with fees. G.
115 Barber said we do charge a rental fee and we were the last one in the state to institute that, but unfortunately it
116 was that or close our doors. It was always allowed under the gaming laws, but we made that move in September,
117 2012. There is no cap under the law but we are the only one in the state to guarantee that each charity makes a
118 minimum of \$2,000 over the ten days. If they don't make that minimum, we'll start waiving fees or write a
119 check to that charity out of our operations account to reach that minimum. We're in business to help the local
120 charities. J. Langdell added that the way the law is structured in New Hampshire, you are casino owners. G.
121 Barber said the owners haven't made any money on the place but also haven't closed the doors yet, so at this
122 point, they are really looking to run a local business, help out the employees, and help out the charities. Our
123 investors haven't pulled anything out yet and are on the side of the charities. Last year, the individual charities
124 got between \$6,000-\$12,000 total per charity and over all of last year, the total was around \$330,000.

125
126 J. Langdell reviewed Staff recommendations from the memo dated 5/20/14.

127
128 T. Sloan made a motion to grant the application with the staff recommendations. C. Beer seconded and all in
129 favor with P. Amato abstaining.

130
131 **Bruce A Merrill – Merrill Ct and Union St – Map 29, Lot 69;** Public hearing for a minor subdivision to create
132 one (1) new residential lot with access from a private road in the Residence A District.

133 *No abutters were present:*

134
135 Chairperson Langdell recognized:
136 Bruce Merrill, Owner
137 Randy Haight, Meridian Land Services, Inc.

138
139 Chairperson Langdell stated that the application was complete. C. Beer made a motion that the application be
140 accepted. S. Duncanson seconded and all in favor. S. Duncanson made a motion that this application did not pose
141 potential regional impact. C. Beer seconded and all in favor. S. Wilson read the abutters list into the record.

142
143 Randy Haight presented plans dated 4/22/14 and explained that this subdivision is a continuation of a recent ZBA
144 variance granted on 7/13/14. The proposal is to subdivide the 60,000+ SF parent lot in half with access off
145 Merrill Ct. Currently there are five (5) lots that use the benefit of the 16+ ft ROW. All lots share equal
146 maintenance but there is nothing in writing, so Wil Sullivan is preparing a document that will put a maintenance
147 easement in place. We are also trying to address situation with the one of the existing driveways that isn't inside
148 the right-of-way.

149
150 J. Langdell read the recommendations from the staff memo dated 5/20/14.

151
152 Chairperson Langdell opened the meeting to the public; there being no comments, the public portion of the
153 meeting was closed.

154
155 P. Amato inquired about the structure that appeared to be on the lot line from the aerial. B. Merrill clarified that it
156 was a wood pile covered by a tarp. P. Amato noted that the plan showed only a fifteen (15') ft setback all the way
157 around the property. R. Haight said that was correct; Merrill Ct is not a road and therefore there is no frontage.
158 Lots 29/66 and 29/66-1 have identical circumstances and no setback. If there is no frontage then there is no
159 setback. P. Amato disagreed saying there is frontage. T. Sloan read the staff memo which stated that the
160 proposed new lot met all dimensional zoning requirements. That would mean including the thirty (30') ft setback.
161 R. Haight said that the ZBA created a lot without frontage so we don't have frontage. J. Langdell inquired if this
162 was the plan taken to the ZBA for their approval and in what context was their determination made as we have
163 differing interpretations. R. Haight replied that he didn't represent the owner at that meeting so he wouldn't
164 know. J. Levandowski stated that there was no surveyed plan submitted and the decision was... *to allow a*
165 *subdivision creating one new residential lot of no less than 15,000SF that does not have frontage on a class V*
166 *road or better* and read an excerpt from the minutes that there appeared to be enough room. S. Duncanson asked
167 if there would be a problem adding a 30ft setback. R. Haight answered no, but it would restrict the lot further

168 than it needs to be. R. Haight also presented a 1986 plan for the Cooley subdivision across the street where
169 frontage was never discussed and a subsequent plan for how the road was built, again without consideration of
170 setbacks. He thought they were being very consistent with what was done in the area. This was never perceived
171 to be a problem and he didn't believe that this lot was in violation. A lengthy discussion ensued on the
172 interpretation of setbacks and frontage requirements.

173
174 P. Amato said that the Board has two options, to table this application and let the ZBA decide or change the
175 setbacks on the plan. B. Merrill said he hadn't really thought about the setback or even putting a house there yet,
176 but has no problem.

177
178 J. Levandowski noted that the ZBA variance was from frontage requirements and the setbacks would be
179 addressed by special exception. She also read the following sections of the Ordinance; Section 5.02.5, *Yard*
180 *Requirements* and Section 4.01; Definition of *Minimum frontage* and also *Front Lot Line* and *Road*. R. Haight
181 stated those definitions clarified the setbacks and the plan will be changed to show thirty (30') front setbacks.

182
183 T. Sloan inquired if the utilities were overhead. R. Haight replied yes.

184
185 T. Sloan made a motion to grant the application with the conditions listed in the staff memo dated 5/20/14 and to
186 change the setback along the Merrill Ct to thirty (30') ft. P. Amato seconded and all in favor.

187
188 **Paul G & Patti Ann Liamos/ Laura M Guilmette/William R & Brenda L Wilson - Ashley Drive – Map 47,**
189 **Lots 27-14, 27-15 & 27-16;** Public hearing for lot line adjustments involving three (3) residential parcels in the
190 Residence R District.

191 *No abutters were present:*

192
193 Chairperson Langdell recognized:
194 Laura Guilmette, Owner
195 William Wilson, Owner
196 Randy Haight, Meridian Land Services, Inc.

197
198 Chairperson Langdell stated that the application was complete. S. Duncanson made a motion that the application
199 be accepted. C. Beer seconded and all in favor. C. Beer made a motion that this application did not pose potential
200 regional impact. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into the record.

201
202 R. Haight presented plans dated 5/20/14 and explained that this lot line revision between three (3) lots will create
203 two new parcels from 47/27-15; parcel A will be added to 47/27-14 and parcel B will go to 47/27-16. The intent
204 is to put the new lines where the three lots enjoy their land. The new plan differs subtly in that parcel B got five
205 (5) extra feet of frontage to capture the rhododendron and lilac bushes. The original plan was done in winter with
206 significant snow banks so we went back to recover the bounds which turned up right in the middle of the bushes.
207 The owners of 47/27-16 actually planted, maintain and enjoy the bush. The plan is pretty straight forward and all
208 the pins will be set. He explained the topography shown on Sheet 2 and reiterated that this plan is to make
209 everything right and reflect how the land is used.

210
211 P. Amato referenced the shed and the setbacks. R. Haight replied the shed belongs to 47/27-14 but is currently on
212 47/27-15's land and this plan will correct that. For setbacks, there are only perimeter setbacks on the this
213 subdivision and there are no internal setbacks and no minimum lot sizes. The lots vary from 10,416 SF to
214 40,000SF.

215
216 S. Duncanson pointed out that the first abutter on the listing on the plan should read 47/27-14 not Map 27.
217 C. Beer mentioned that we currently do not allow driveways off hammerheads. R. Haight said they used to be
218 allowed and due to the topography in this instance there are no other alternatives. J. Langdell said decisions need
219 to be taken in the context of the time the decision was made.

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221 Chairperson Langdell opened the meeting to the public; there being no comments, the public portion of the
222 meeting was closed.

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J. Langdell read the staff recommendations from the memo dated 5/20/14 and stated that some of the conditions have been met.

T. Sloan made a motion to grant approval of the application with the conditions listed in the staff memo and to change the abutter parcel number. S. Duncanson seconded and all in favor. J. Langdell noted that it was nice to see three neighbors working together to solve a problem.

Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 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, 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, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165. Public Hearing for phase VI of Badger Hill for multiple lot line adjustments involving sixty (60) residential lots and three (3) open space lots; and to approve Phase VI-A for six (6) buildable lots in the Residence R District.

Chairperson Langdell read an email from Andrew Sullivan, representing Badger Hill Properties, LLC dated 5/17/14 requesting to continue the application to the June 17, 2014 meeting.

J. Levandowski added that staff sent out courtesy notices by regular mail to the abutters advising them of the request to table.

T. Sloan made the motion to table the application until the 6/17/14 meeting with abutter notification prior to the meeting. S. Duncanson seconded. All in favor with P. Amato abstaining.

OTHER BUSINESS

37 Wilton Road Milford, LLC/Lisciotti Development – Wilton Rd – Map 6, Lot 14; Discussion for proposed Dollar General Store.

Chairperson Langdell recognized:
Austin Turner, Bohler Engineering
John Scribner, Lisciotti Development

A. Turner presented conceptual plans dated 3/27/14 and explained the evolution of the design for a 9,100 SF Dollar General Store with 32 parking spaces and a single full access curb cut. The proposed pylon sign along Wilton Rd will be consistent with the Town’s zoning requirements. The loading for the building will occur on the rear side for infrequent morning deliveries. Dollar General is a low traffic generator with approximately ten trips per hour and we will do a formal traffic assessment. We worked closely with staff on the conceptualls and used their feedback. We flipped the building from the original design which pulls the loading away from the abutter. The screening will be consistent with operational requirements. He reviewed the preferred layout on Sheet #3 with the building’s front to face Wilton Rd. He then described the architecturals and provided material samples that will enhance the architecture of the north and east sides of the building. The south and west sides will maintain the original typical metal architecture and subsequently will be screened, by a combination of adequate landscaping or some form of fencing to provide a visual barrier.

S. Duncanson asked if this is in the West Elm Street Gateway Corridor. J. Langdell said yes, and those guidelines recommend or encourage parking on the side. The majority of the proposed parking is on the side but there are a number of things in the overlay district that we may want to consider. A. Turner said staff gave us several suggestions to maintain the intent and spirit of that ordinance.

C. Beer asked if there was a proposed lighting plan because this is close to residential lots. A. Turner said they will be consistent with Milford’s regulations and will be shielded and dark sky compliant. C. Beer asked if Dollar General had alternative architecturals instead of the flat roof shown. A. Turner said the geometry and footprint of the building typically does not change, and any material enhancements would be considered by Lisciotti

277 Development. J. Langdell said we clearly understand that the zoning there is ICI, but we need to look at the
278 context of this particular location, as this is entering a residential neighborhood and entering into downtown
279 Wilton. There is a look and feel that we need to keep in mind and as well the view coming east from Wilton. J.
280 Levandowski inquired if it would be possible for Dollar General to consider a peaked façade. A. Turner said the
281 building will include a parapet for the HVAC but we can engage Dollar General to see about incorporating some
282 vertical elements for the roofline. M. Prolman said the building is ninety (90') ft from the road but maybe they
283 could wrap the vertical element around to the west side as well.

284
285 P. Amato noted that this is a relatively small building on land that may be further developed and this lower
286 density use will have less impact on the town than other plans we've looked at in the past for multi-family uses.
287 J. Langdell said as we think of further development on this property we also need to think about access
288 management for the future. P. Amato asked if a shared curb cut would be considered. A. Turner said Dollar
289 General is self-insured and prefers to self-develop, so any form of shared access would be a non-starter. Also, the
290 single dedicated access will also keep Dollar General's loading to just their parcel. M. Prolman added that the
291 deeded access road to the dam cannot move, so further development could be conditionally restricted to sharing
292 that curb cut. The sight distance for this access is excellent and noted the amount of proposed open space, which
293 is much more than if an industrial building were to go there. A. Turner also brought up the problem of relocating
294 the railroad crossing and stated that working with the railroad can be challenging. We spent a lot of time with
295 staff on this.

296
297 S. Duncanson asked if there would be one shared access for the remainder of lot 6/14. M. Prolman said he
298 envisioned two additional lots on the remaining parcel and two curb cuts along the 1,000ft frontage. J. Langdell
299 noted that one curb cut already exists. M. Prolman said we could put something in writing regarding a shared
300 access when that lot is subdivided. J. Langdell also brought up the bus stop easement. S. Duncanson noted that
301 the old inn directly overlooks this property and asked if the façade will block their view of the HVAC equipment.
302 P. Amato said there is a lot of trees and vegetation. A. Turner said they will do what is in reason.

303
304 T. Sloan said the proposed pylon sign is shown near the entrance at the ten (10') ft ROW. We've come across
305 this in the past where it is difficult to landscape along the ROW and still be able to see the sign, so is this the best
306 location for the sign; to fit with the corridor landscaping requirements and for visibility? J. Langdell inquired if
307 electric message board signs were allowed in the ICI district. J. Levandowski confirmed that electronic message
308 signs are allowed in the ICI district. A. Turner said a message sign is not proposed and the signage will be turned
309 off after all employees leave. T. Sloan inquired about the utilities. A. Turner replied that the electric may be
310 overhead, but everything else will be subsurface. J. Langdell inquired if there were any examples of Dollar
311 General Stores locally to view. A. Turner referenced the store on East Hollis St in Nashua and a new one opening
312 next week in Westminster, MA.

313
314 J. Langdell inquired about the hours of operation. A. Turner said the specifics for this location have not been
315 finalized; however, the general hours are Monday-Friday from 8:00AM to 10:00PM, Saturday from 9:00AM-
316 10:00PM and Sunday from 9:00AM-9:00PM. J. Langdell mentioned that there are fifty (50) apartments across
317 the street and many residents along Maple St; how do we get people to walk here, safely. There is an existing
318 sidewalk nearby that does continue to downtown Wilton and a painted crosswalk across from the mill building.
319 A. Turner said we can look into incorporating some sort of pedestrian access. J. Langdell asked if Dollar General
320 sells groceries such as bread or milk. A. Turner said yes, small grocery items.

321
322 M. Prolman initiated discussion on future development of the remaining 3.5 acre parcel and some of the Board
323 suggestions were restaurant, hotel, function hall, or maybe a grocery store in the commercial portion of the mill
324 building. M. Prolman noted that the Pine Valley Mill housing just won a preservation award and asked if the
325 Board would consider a possible development of a three (3) building/forty-eight (48) unit project on the
326 remaining lot that would tie into the mill? Further discussion on the Pine Valley Mill and tax credit housing
327 followed. J. Langdell said to consider housing, we have to look at the number of multi-family units we have
328 already in town, and to look at the number of units we have with some type of choice voucher or funding attached
329 to them; Milford is 2nd only to Nashua with assisted housing. We also have two assisted living/memory care
330 facilities and two licensed full care nursing homes in Milford. P. Amato said this would be an attractive lot for
331 possibly some small cottages where one could progress into an assisted living building because it's close to town

332 and close to access. J. Langdell said it is close to Wilton, not to Milford. She then referenced a senior housing
333 development in Pembroke where the only place walkable is a convenience store, so one had to consider assisted
334 transportation. K. Bauer referenced the Ducal Development on Mont Vernon St and said that is walkable to
335 downtown.

336
337 The meeting was adjourned at 8:15pm.

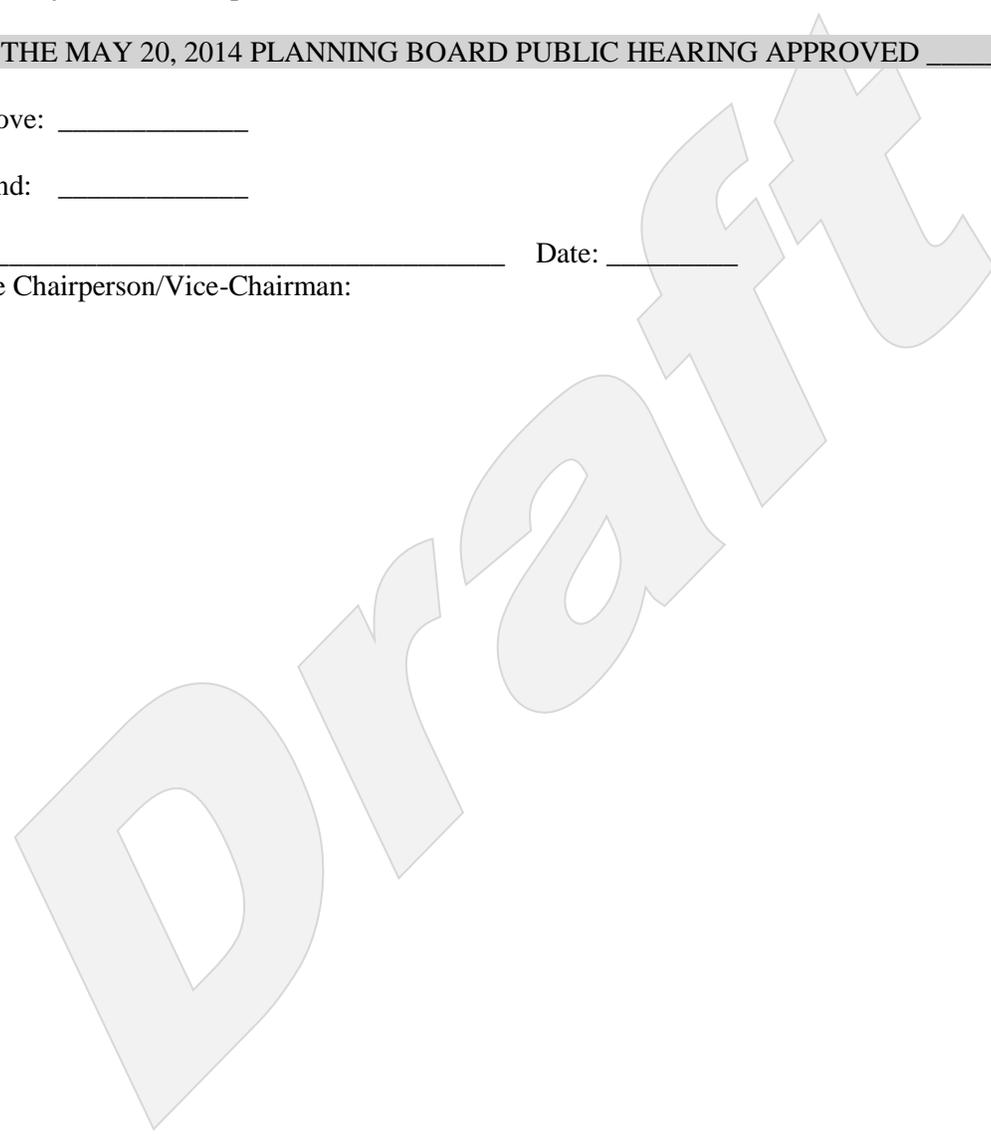
338
339 **MINUTES OF THE MAY 20, 2014 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2014**

340
341 Motion to approve: _____

342
343 Motion to second: _____

344
345 _____ Date: _____

346 Signature of the Chairperson/Vice-Chairman:
347





TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: April 15, 2014
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **Milford Pedestrian, Bicycle, Trail & Recreation Connectivity Plan**

Connectivity Plan Goal

The goal of this Plan is to develop a Town-wide pedestrian, bicycle, trail and recreation connectivity plan (hereinafter the Connectivity Plan) that will serve as a guide for the prioritization and implementation of future pedestrian and bicycle paths, trails and corridors, and locations where connectivity is needed to provide safe and reasonable access to existing and future areas to live, work, and play within the community.

Connectivity Plan Outline

In support of the Planning Board's efforts in 2013 on housing options, the Connectivity Plan will serve as a reference for the Town of Milford's regulating boards and commissions to support and measure the performance of the proposed amendments and design standards as proposed in the IRDD.

The Connectivity Plan shall incorporate goals of the Milford Master Plan that relate to community character, economic development, transportation, housing, land use, public health, and open space and conservation. The Connectivity Plan will also be utilized for long range and capital improvements planning.

On May 14th a Connectivity Plan Workshop was held in the Auditorium of Milford Town Hall that welcomed any walkers, runners, cyclist, people without cars, people with mobility concerns, etc. The workshop sought input from Milford residents on needed improvements and priorities for safe travel alternatives around town. Comments from the workshop included locations for more parking and bike racks at trailheads, sidewalk and trail extensions, road and sidewalk condition improvements, etc. Based on input from the May 14th workshop, NRPC revised the Connectivity Plan Maps to what is being presented to the Board today.

Workshop Attendees:

Matt Lydon	Roxanne Scaife
Rick Lydon	Susan Drew
Audrey Fraizer	Jerry Guthrie
Tim Barr	Ron Philbrick
Lori Pitsas	Adelle Pitsas

Parking and Bike Racks at Trail Heads

- Tucker Brook Trail at Whitten Road
- Tucker Brook Trail at Bolder Drive
- Rail Trail at Union Street

Rail Trail extension Suggestions

- Bring rail trail to Oak Street at Granite Business
- Oak Street has minimal traffic
- Fill in sidewalk where there is a gap

Road/Sidewalk Repair Priorities as identified at May 14 work group.

- Mason Road
- North River Road
- Armory Road
- Emerson Road
- South Street
- Sidewalks on: Nashua St, Clinton St and South St in poor condition.
- Overgrown plants along West Street sidewalks
- Bridge Street and McLane Dam
- New sidewalk on Union to Rail Trail
- Emerson Road sidewalk should be a priority
- Improved sidewalk maintenance in the winter months

General Notes:

- Proposed trail on South side of Souhegan Street not on 1 mile map.
- Continue raised sidewalk on RT 13 from Lincoln Street.
- Many people walk/run from the rail trail onto Armory Road then to Osgood Road; there is no shoulder for pedestrians.
- Bicycle 'by pass' along highway to connect middle school to Heron Pond school and Osgood Road to RT 13.
- Bridge over Armory road for rail trail.
- Sidewalk on Emerson Road
- High School Track is destination
- Many people walk/run from rail trail, onto Armory Road to Osgood Road, there is no shoulder for pedestrians.
- Many people in town have no transportation and walking on our sidewalks are not always safe and sidewalks don't go everywhere people need to go... super markets, jobs, etc.
- The roads are not in great shape for bikers- lots of pot holes and not enough bike lanes.



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: June 17, 2014
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 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, 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, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165.**

BACKGROUND:

The applicant is before the Board to modify the lot lines of sixty (60) residential lots and three (3) open space lots to provide the required acreage for individual on-site septic systems. Badger Hill is an approved, vested subdivision for 180 lots with a minimum of 50% open space and changes, such as lot line adjustments do not constitute a new subdivision under current regulations by the developer as long as they maintain the maximum 180 lots and the minimum 50% open space.

(See attached staff memo from April 15, 2014 with addendum, Confidential & Privileged from attorney William R. Drescher, revised plan set for lot line adjustment and phase 6A and response letter and cost estimate prepared by Brown Surveying and Engineering)

WAIVERS:

No waivers requested.

NOTICES SENT:

Notices were sent to all property abutters on April 4th, May 9th and June 6th.

REGIONAL IMPACT:

The Board will not need to make a determination of regional impact as this Subdivision Plan is vested from the original approval on April 16, 1996.

APPLICATION STATUS:

At the April 15th meeting staff and Town Council made the recommendation to the Board should not accept the application and accordingly recommended that the Planning Board require that the applicant present one of the following:

1. Written assurance from all of the other property owners in the subdivision that they assent to the application for the lot line adjustment, to the extent that it alters the open space as previously configured;
2. Alternatively, the provisions of information demonstrating the establishment of the Homeowner's association and the establishment of by-laws or other organizational documents pursuant to which the same is governed and, assuming that is so, the provision of sufficient information for the Board to conclude that a fully noticed meeting of the association's members have consented to the submission of this proposal in a manner as required by such by laws and that the association is empowered to so consent; or,
3. Provisions of evidence satisfactory to the Board and its legal counsel demonstrating why the Board is empowered to consider and proceed with the review of this application without one or the other of the assurances set forth in either (1) or (2), above.

Town Council reviewed the materials that were submitted by the applicant's attorney and is satisfied that the covenants that were originally established allow for the modification of the configuration of lot lines and open space so long as the number of lots does not exceed the originally approved 180 and the amount of open space is at least 50% of the total area of the subdivision as originally presented.

Additionally, the plans as they were originally submitted were not in a state of completeness that staff could confidently recommend the Planning Board accept the application. Plans have since been revised and resubmitted as requested. With the submission of the requested documentation to Town Council along with the submission of revised plans, the application is now complete and ready to be accepted by the Planning Board at this time.

STAFF RECCOMENDATIONS:

On Thursday June 12th, Staff received revised copies of the lot line adjustment plan and phase 6A subdivision plan. Revisions were based on staff and interdepartmental comments in the April 15, 2014 staff memo. At the time staff memos were sent out (6/12/2014), staff and department heads were not provided with appropriate time to fully review and comment on the revised plans. Staff will review the plans in the days before the meeting and provide the Board with review comments at the meeting. However, there is not enough time before the scheduled meeting to allow for interdepartmental reviews to be distributed and returned with comments.

The applicant should be prepared to review and discuss the revised plans with the Board on Tuesday night. However, no actions can be made as interdepartmental reviews for the revised plans have not been completed. The Board should hear a presentation from the applicant and present any questions or concerns at the meeting.



TOWN OF MILFORD, NH

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1 UNION SQUARE, MILFORD, NH 03055

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STAFF MEMO

Date: April 15, 2014
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **Badger Hill Properties LLC – Timber Ridge Dr – Map 50, Lots 26-124, 26-126, 26-128, 26-129, 26-131, 26-133, 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, 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, 26-174, 26-176, 26-178, and 26-184; Map 55, Lots 26-130, 26-132, 26-134 thru 26-151, 26-153 thru 26-159, 26-161, 26-163 and 26-165.**

PROPOSAL:

The applicant is before the Board to modify the lot lines of sixty (60) residential lots and three (3) open space lots to provide the required acreage for individual on-site septic systems. Badger Hill is an approved, vested subdivision for 180 lots with a minimum of 50% open space and changes, such as lot line adjustments do not constitute a new subdivision under current regulations by the developer as long as they maintain the maximum 180 lots and the minimum 50% open space.

HISTORY:

The 180-lot Badger Hill Cluster Subdivision received conditional approval for 36 single-family residential lots on May 9, 1989 and an additional 144 single-family residential lots on February 6, 1990 in accordance with Article VII, Supplementary Standards, Section 7.030 Cluster Open Space Development regulations in effect at that time.

On April 16, 1996 a compliance hearing was held by the Planning Board on the subdivision after a six-year period of ownership changes, legal actions and review, and complex efforts to bring the subdivision to the point where the plan could be signed by the Planning Board. The plans were signed by the Board on December 12, 1996 vested for 180 lots and designed under the previously referenced Cluster Open Space Development regulations.

The original subdivision was approved with community septic systems and a private water system. Since 1996 there have been five approved phases which reflect lot line adjustments to accommodate on-site septic systems.

In 2007 the Town asked the developer to revise the approved Badger Hill Master Plan to incorporate locations of future public rights-of-way to abutting properties to keep all options open on possible future road connections, and to conceptually represent future lot line adjustments to accommodate on-site septic. The Master Plan was required to be used as a guiding document for future phases of development, and

OPEN SPACE RESIDENTIAL SUBDIVISION

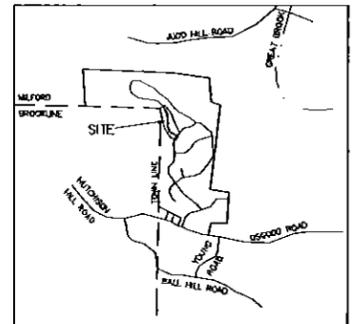
BADGER HILL (PHASE 6A) TIMBER RIDGE DRIVE

TAX MAP 51 LOT 26-120, 26-122 THRU 125 & 26-127
MILFORD, NH 03055

LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	PROPOSED SUBDIVISION PLAN
3 OF 8	PROPOSED CONDITIONS PLAN
4 OF 8	PLAN VIEW
5 OF 8	ROAD PROFILE
6 OF 8	DRIVEWAY PLANS AND PROFILES
7 OF 8	GENERAL DETAILS
8 OF 8	EROSION CONTROL DETAILS

VICINITY PLAN



OWNER'S SIGNATURE DATE

CHARITABLE SIGNATURE DATE

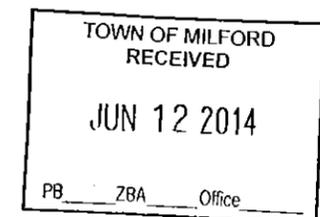
APPROVAL NUMBER DATE

PROFESSIONAL CONSULTANTS LIST

ENGINEER: BROWN ENGINEERING & SURVEYING, LLC
KENT L. BROWN, P.E.
683C FIRST NH TURNPIKE
NORTHWOOD, NH 03261

SURVEYOR: BROWN ENGINEERING & SURVEYING, LLC
SCOTT R. FRANKIEWICZ, LLS
683C FIRST NH TURNPIKE
NORTHWOOD, NH 03261

WETLAND SCIENTIST: BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC
MIKE SERAIKAS, CWS
75 DUNKLEE STREET
CONCORD, NH 03301



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION

INITIAL PLAN SET SUBMISSION DATE

MARCH 18, 2014

Latest revision date:
JUNE 10, 2014

NO.	DATE	DESCRIPTION	BY
2	6-10-2014	REVISED PLAN SET PER PLANNING DEPT.	SRF
1	4-2-2014	REVISED PLAN SET PER PLANNING DEPT.	SRF

OWNER/APPLICANT:

BADGE HILL PROPERTIES, LLC
JON LARIMER
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110

AGENCY APPROVALS
NHDES SUBDIVISION : PENDING

PREPARED BY



ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF MILFORD REGULATIONS, KNOWN AS "BLUE BOOK" AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BROWN ENGINEERING AND SURVEYING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE (1-800-344-7233).

NOTES:

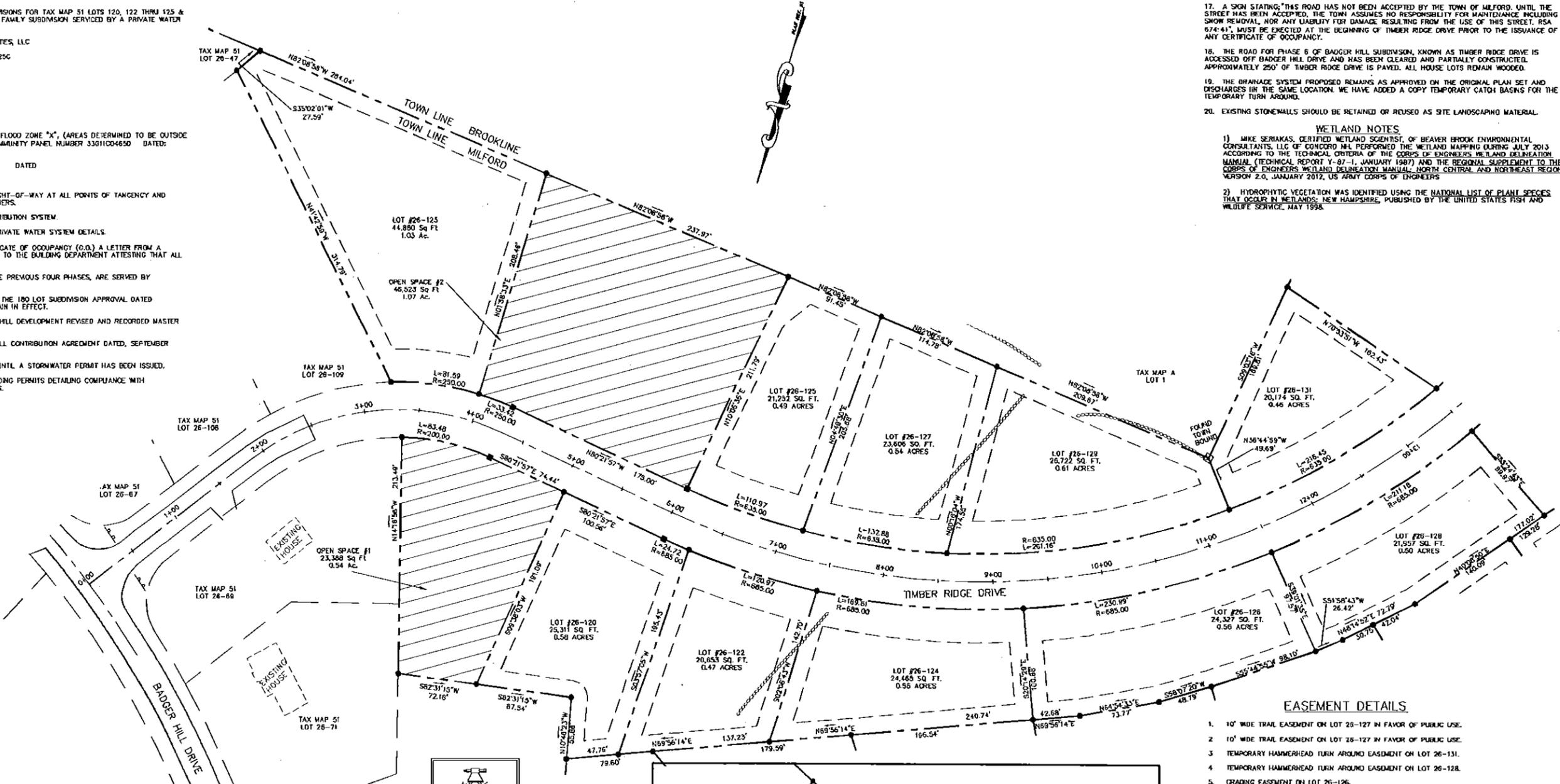
1. PLAN INTENT: TO PERFORM A LOTLINE REVISIONS FOR TAX MAP 51 LOTS 120, 122 THRU 125 & 127. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION SERVED BY A PRIVATE WATER SYSTEM.
2. OWNER OF RECORD: BADGER HILL PROPERTIES, LLC
JON LARIVIERE
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110
3. ZONING DISTRICT: RESIDENCE - R
OPEN SPACE SUBDIVISION REQUIREMENTS:
MINIMUM OPEN SPACE - 30'
FRONT SETBACK - 30'
SIDE SETBACK - 15'
REAR SETBACK - 15'
WETLAND SETBACK - 25'
4. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33011004650 DATED: SEPTEMBER 25, 2009
5. STATE SUBDIVISION APPROVAL # PENDING DATED
6. DRIVEWAY SLOPE NOT TO EXCEED 10%.
7. STONE BOUNDS TO BE SET ALONG THE RIGHT-OF-WAY AT ALL POINTS OF TANGENCY AND CURVATURE. PINS TO BE SET AT ALL LOT CORNERS.
8. LOTS TO BE SERVED BY PWW WATER DISTRIBUTION SYSTEM
9. SEE SHEET 4 OF 7 FOR DRAINAGE AND PRIVATE WATER SYSTEM DETAILS.
10. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY (C.O.) A LETTER FROM A LICENSED LAND SURVEYOR MUST BE SUBMITTED TO THE BUILDING DEPARTMENT ATTESTING THAT ALL LOT MONUMENTATION HAS BEEN SET.
11. ALL LOTS IN THIS PHASE, AS WELL AS THE PREVIOUS FOUR PHASES, ARE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
12. ALL STIPULATIONS AND REQUIREMENTS OF THE 180 LOT SUBDIVISION APPROVAL DATED 4-16-96, PLAN REFERENCE NO. 1, SHALL REMAIN IN EFFECT.
13. THIS PLAN IS GOVERNED BY THE BADGER HILL DEVELOPMENT REVISED AND RECORDED MASTER PLAN NUMBER 35536, DATED 3-21-2007.
14. THIS PLAN IS SUBJECT TO THE BADGER HILL CONTRIBUTION AGREEMENT DATED, SEPTEMBER 1996.
15. NO SITE DISTURBANCE SHALL COMMENCE UNTIL A STORMWATER PERMIT HAS BEEN ISSUED.
16. PLOT PLANS ARE REQUIRED FOR ALL BUILDING PERMITS DETAILING COMPLIANCE WITH STORMWATER AND EROSION CONTROL MEASURES.

NOTES CONTINUED:

17. A SIGN STATING: THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE STREET HAS BEEN ACCEPTED, THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE USE OF THIS STREET. R5A 674-41" MUST BE ERECTED AT THE BEGINNING OF TIMBER RIDGE DRIVE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
18. THE ROAD FOR PHASE 6 OF BADGER HILL SUBDIVISION, KNOWN AS TIMBER RIDGE DRIVE IS ADDED OFF BADGER HILL DRIVE AND HAS BEEN CLEARED AND PARTIALLY CONSTRUCTED. APPROXIMATELY 250' OF TIMBER RIDGE DRIVE IS PAVED. ALL HOUSE LOTS REMAIN WOODED.
19. THE DRAINAGE SYSTEM PROPOSED REMAINS AS APPROVED ON THE ORIGINAL PLAN SET AND DISCHARGES IN THE SAME LOCATION. WE HAVE ADDED A COPY TEMPORARY CATCH BASINS FOR THE TEMPORARY TURN AROUND.
20. EXISTING STONEMALLS SHOULD BE RETAINED OR REUSED AS SITE LANDSCAPING MATERIAL.

WETLAND NOTES

- 1) MIKE SERIAKAS, CERTIFIED WETLAND SCIENTIST, OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC OF CONCORD NH PERFORMED THE WETLAND MAPPING DURING JULY 2013 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS
- 2) HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



EASEMENT DETAILS

1. 10' WIDE TRAIL EASEMENT ON LOT 26-127 IN FAVOR OF PUBLIC USE.
2. 10' WIDE TRAIL EASEMENT ON LOT 26-127 IN FAVOR OF PUBLIC USE.
3. TEMPORARY HAMMERHEAD TURN AROUND EASEMENT ON LOT 26-131.
4. TEMPORARY HAMMERHEAD TURN AROUND EASEMENT ON LOT 26-128.
5. GRADING EASEMENT ON LOT 26-126.
6. GRADING EASEMENT ON LOT 26-124.

**PROPOSED SUBDIVISION
BADGER HILL (PHASE 6A)
TAX MAP 51 LOT 26-120
122 THRU 125 & 26-127
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE**

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

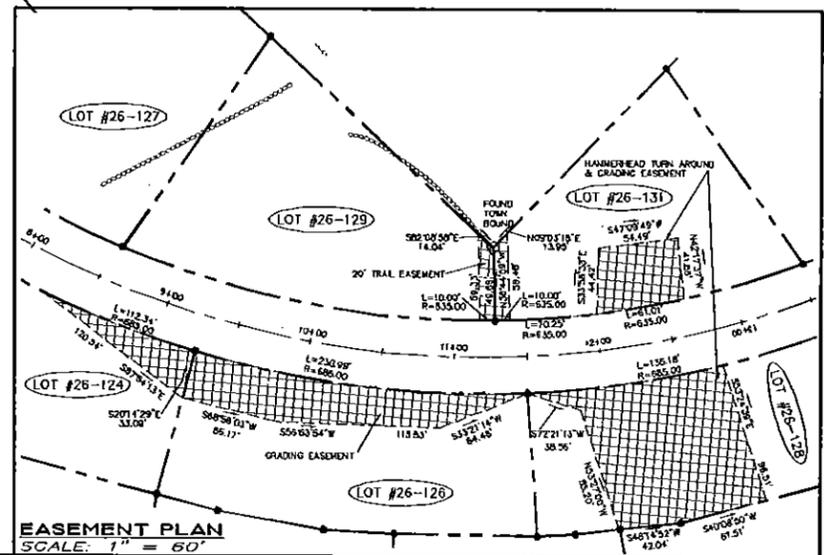
683 FIRST NH TURNPIKE (RTE 4)
NORTHWOOD, NH 03261
Tel: (603) 677-7004
Fax: (603) 677-7014
www.browngineeringllc.com

civil engineers, surveyors
construction managers

Graphic Scale
50 25 0 50
DATE: FEB. 2014
SCALE: 1" = 50'

REV	DATE	DESCRIPTION	BY
2	6-10-14	REVISED PLAN SET PER PLANNING DEPT.	SS
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SS

JOB NO: 4001-19 (T)
SHEET 2 OF 8



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS
DATE: _____

PLAN REFERENCES

1. H.C.R.D. PLAN #35536, MASTER CONCEPTUAL PLAN - LOT 26/WAP 51; BADGER HILL, OSWOOD ROAD, MILFORD, NH; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED MARCH 21, 2007, SCALE: 1"=100', APPROVED BY MILFORD PLANNING BOARD.
2. H.C.R.D. PLAN #35709, LOTLINE RELOCATION PLAN - LOT 26/WAP 51; BADGER HILL (PHASE 4), OSWOOD ROAD, MILFORD, NH; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED NOVEMBER 4, 2004, SCALE: 1"=100'.
3. H.C.R.D. PLAN #35888, LOTLINE RELOCATION - LOT 26/WAP 51; BADGER HILL (PHASE 5), OSWOOD ROAD, MILFORD, NH; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT CORPORATION, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED: JUNE 18, 2007, SCALE: 1"=50'.
4. H.C.R.D. PLAN #28339, CLUSTER SUBDIVISION PLAN - LOT 26/WAP 51; BADGER HILL, OSWOOD ROAD, MILFORD, NH; PREPARED FOR BAY MILFORD CORP.; PREPARED BY MAYNARD & PAQUETTE, INC.; DATED APRIL 9, 1990; SCALE: 1"=100'.
5. H.C.R.D. PLAN #28339, OVERALL SUBDIVISION PLAN - LOT 26 / WAP 51, BADGER HILL, OSWOOD ROAD, MILFORD, NH; PREPARED FOR BAY MILFORD CORP., C/O HARRY STANDEL, 184 HIGH STREET BOSTON, MASSACHUSETTS 02111, SEVAN CORPORATION 2020 COMMONWEALTH AVE., NORTON, MASSACHUSETTS 02116, PREPARED BY MAYNARD & PAQUETTE, INC., DATED: APRIL 9, 1990, SCALE: 1"=300' (6 SHEETS)

LEGEND

- RIGHT OF WAY/PROPERTY LINE - - - - -
- ADJUTERS PROPERTY LINES - - - - -
- ROADWAY CENTERLINE - - - - -
- REBAR TO BE SET - ● - - - -
- GRANITE BOUND TO BE SET - ■ - - - -

OWNERS SIGNATURE _____ DATE _____

CHARINMAIN'S SIGNATURE _____ DATE _____

APPROVAL NUMBER _____ DATE _____

NONBUILDABLE OPEN SPACE CALCULATIONS

OVERALL LOT AREA
5,506,873
126.42 ACRES

OVERALL OPEN SPACE
3,476,706 SQ. FT.
79.82 ACRES
(63% OF OVERALL AREA, 40% REQUIRED)

MINUS:
WETLANDS = 494,078 SQ. FT., 11.34 ACRES
SLOPES 25%+ = 1,149,335 SQ. FT., 26.38 ACRES

TOTAL WETLAND AND SLOPES 25%+ = 1,643,411 SQ. FT., 37.73 ACRES

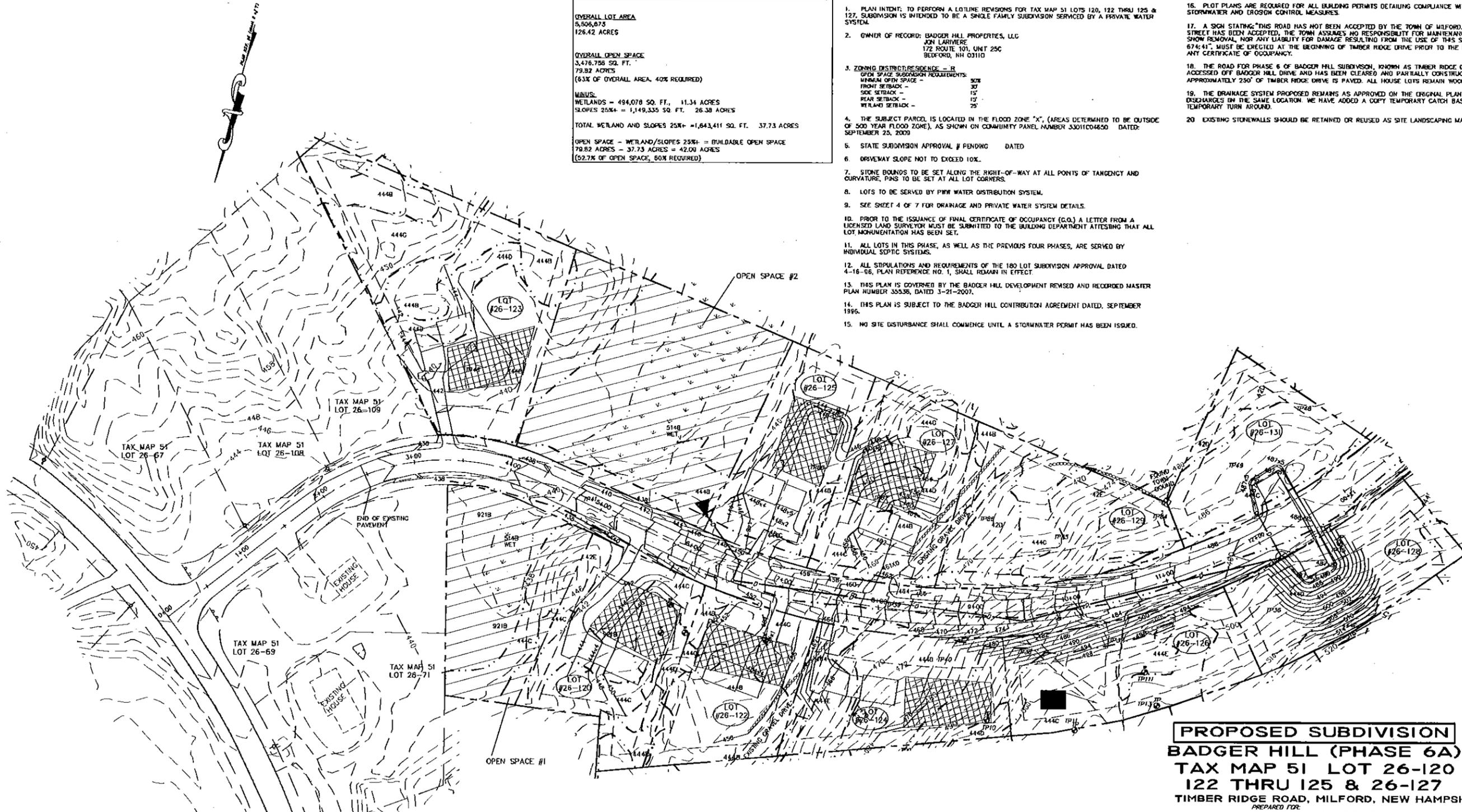
OPEN SPACE - WETLAND/SLOPES 25%+ = BUILDABLE OPEN SPACE
79.82 ACRES - 37.73 ACRES = 42.09 ACRES
(52.7% OF OPEN SPACE, 50% REQUIRED)

NOTES:

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2. OWNER OF RECORD: BADGER HILL PROPERTIES, LLC
JON LARIVIERE
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110
3. ZONING DISTRICT/RESIDENCE - R
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MINIMUM OPEN SPACE - 30%
FRONT SETBACK - 30'
SIDE SETBACK - 15'
REAR SETBACK - 15'
WETLAND SETBACK - 25'
4. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33011C04650 DATED: SEPTEMBER 26, 2009
5. STATE SUBDIVISION APPROVAL # PENDING DATED
6. DRIVEWAY SLOPE NOT TO EXCEED 10%.
7. STONE BOUNDS TO BE SET ALONG THE RIGHT-OF-WAY AT ALL POINTS OF TANGENCY AND CURVATURE, PINS TO BE SET AT ALL LOT CORNERS.
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13. THIS PLAN IS COVERED BY THE BADGER HILL DEVELOPMENT REVISED AND RECORDED MASTER PLAN NUMBER 35536, DATED 3-21-2007.
14. THIS PLAN IS SUBJECT TO THE BADGER HILL CONTRIBUTION AGREEMENT DATED, SEPTEMBER 1996.
15. NO SITE DISTURBANCE SHALL COMMENCE UNTIL A STORMWATER PERMIT HAS BEEN ISSUED.

NOTES CONTINUED:

16. PLOT PLANS ARE REQUIRED FOR ALL BUILDING PERMITS DETAILING COMPLIANCE WITH STORMWATER AND EROSION CONTROL MEASURES.
17. A SIGN STATING "THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE STREET HAS BEEN ACCEPTED, THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE USE OF THIS STREET. RSA 674:41", MUST BE ERRECTED AT THE BEGINNING OF TIMBER RIDGE DRIVE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
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**PROPOSED SUBDIVISION
BADGER HILL (PHASE 6A)
TAX MAP 51 LOT 26-120
122 THRU 125 & 26-127
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE**

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

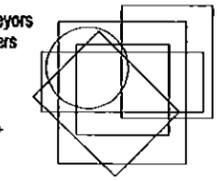
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www.browngineeringllc.com

civil engineers, surveyors
construction managers

Graphic Scale
50 25 0 50
DATE: FEB. 2014

SCALE: 1" = 50'

2	8-10-14	REVISED PLAN SET PER PLANNING DEPT.	SR
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SR
REV	DATE	DESCRIPTION	BY

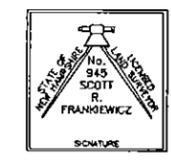


JOB NO: 4001-19 (T)
SHEET 3 OF 8

SOILS NOTES
PETER SCHAUER, CSS, CWS, OF SCHAUER ENVIRONMENTAL SERVICES, LLC OF LOUDON NH, PERFORMED THE SITE SPECIFIC SOILS MAPPING.

WETLAND NOTES

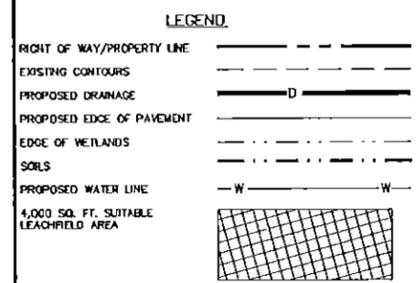
- 1) MIKE SERAKAS, CERTIFIED WETLAND SCIENTIST, OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC OF CONCORD NH, PERFORMED THE WETLAND MAPPING DURING JULY 2013 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- 2) HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1996.

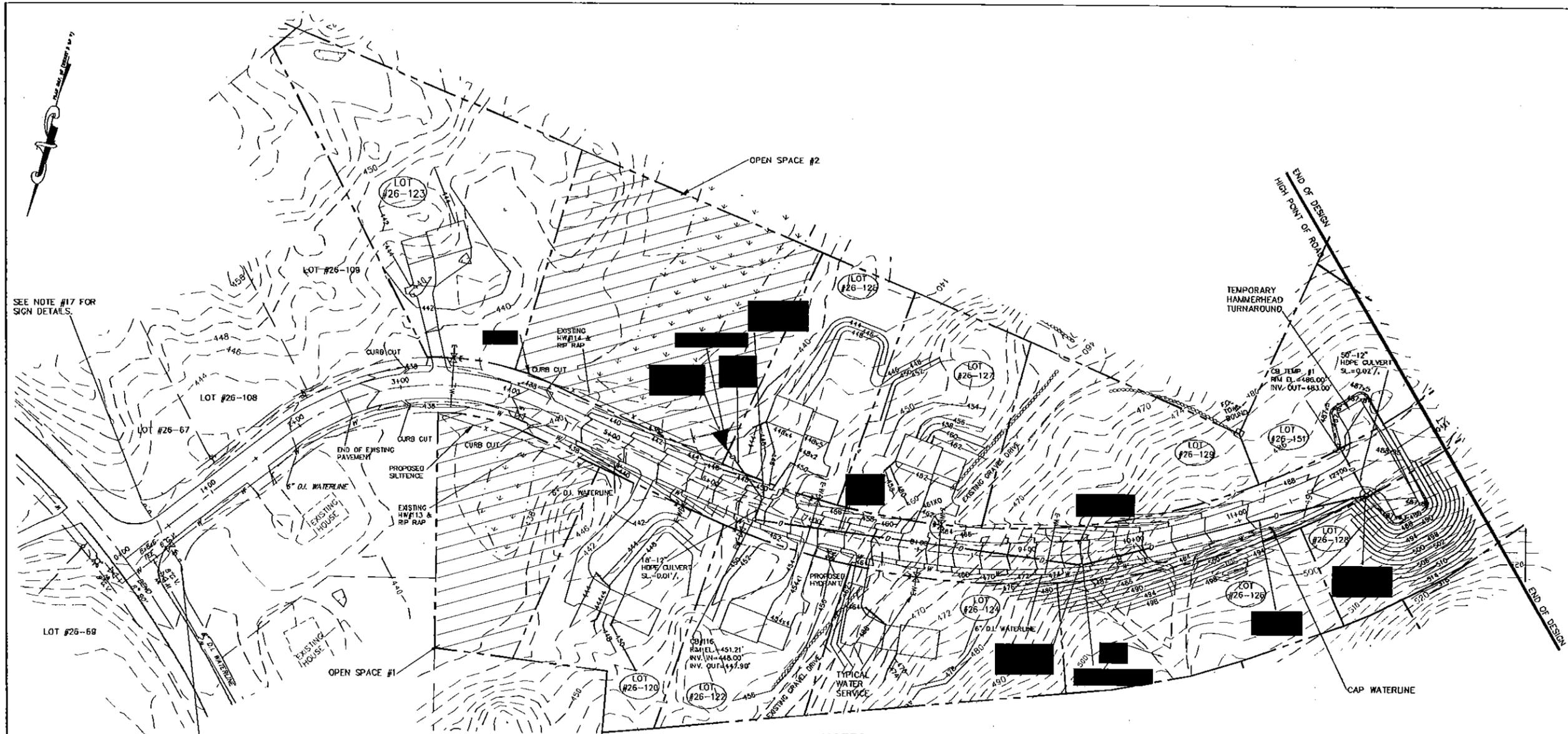


I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, L.L.S.

DATE:





SEE NOTE #17 FOR SIGN DETAILS.

TEMPORARY "NO OUTLET" SIGN

LEGEND

RIGHT OF WAY/PROPERTY LINE	---
EXISTING CONTOURS	--- ---
PROPOSED DRAINAGE	— —
EXISTING DRAINAGE	- -
PROPOSED EDGE OF PAVEMENT	— — —
EDGE OF WETLANDS	- - - -
PROPOSED WATER LINE	-W-W-

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF MILFORD REGULATIONS, KNOWN AS "BLUE BOOK" AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

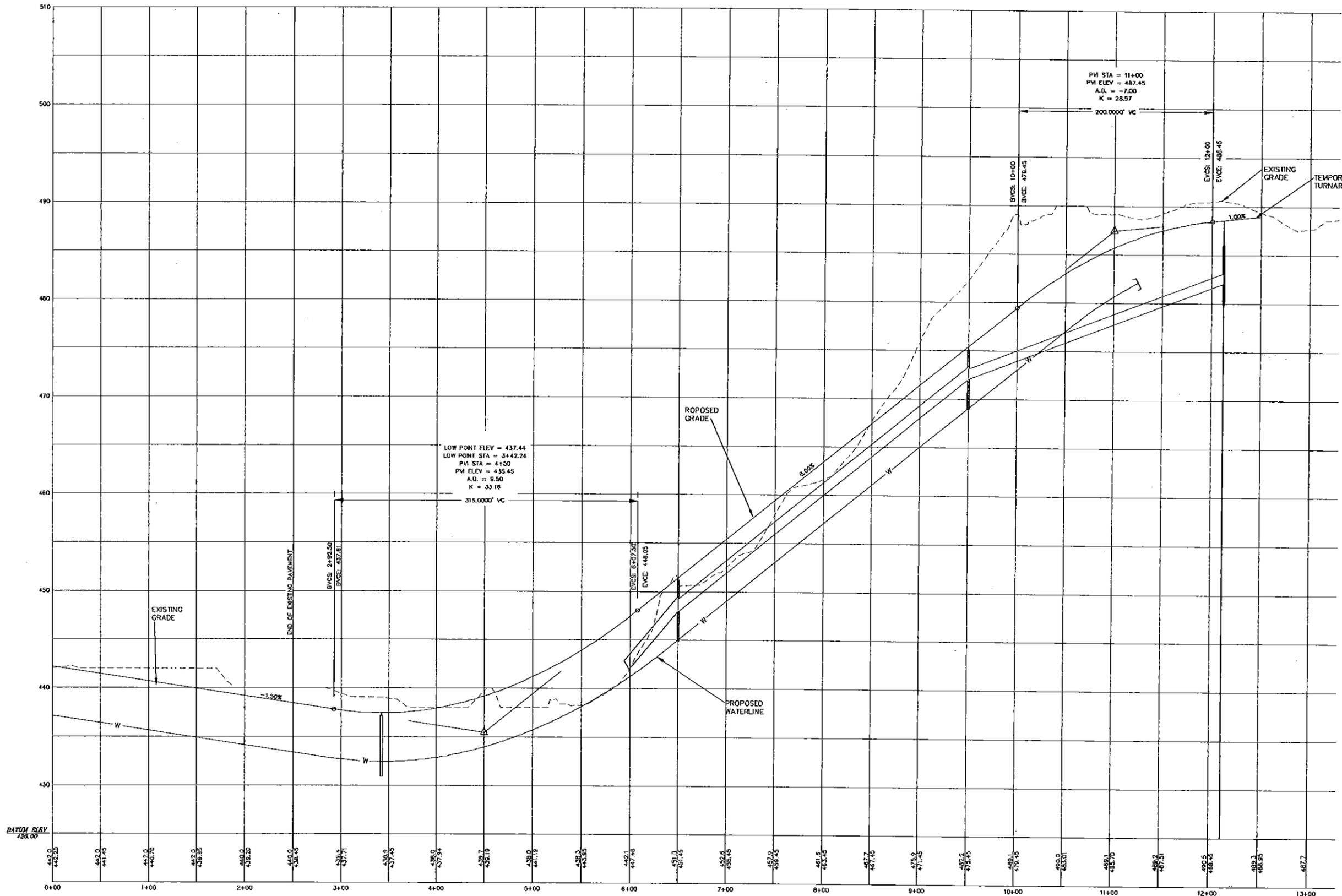


CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BROWN ENGINEERING AND SURVEYING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE (1-800-344-7233).

- NOTES:**
1. PLAN INTENT: TO PERFORM A LOTLINE REVISIONS FOR TAX MAP 51 LOTS 120, 122 THRU 125 & 127. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION SERVED BY A PRIVATE WATER SYSTEM.
 2. OWNER OF RECORD: BADGER HILL PROPERTIES, LLC
JEN LARVERE
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110
 3. ZONING DISTRICT: RESIDENCE - R
OPEN SPACE SUBDIVISION REQUIREMENTS:
MINIMUM OPEN SPACE - 50%
FRONT SETBACK - 30'
SIDE SETBACK - 15'
REAR SETBACK - 15'
WETLAND SETBACK - 25'
 4. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33011004650 DATED: SEPTEMBER 25, 2009
 5. STATE SUBDIVISION APPROVAL # PENDING DATED
 6. DRIVEWAY SLOPE NOT TO EXCEED 10%.
 7. STONE BOUNDS TO BE SET ALONG THE RIGHT-OF-WAY AT ALL POINTS OF TANGENCY AND CURVATURE, PINS TO BE SET AT ALL LOT CORNERS.
 8. LOTS TO BE SERVED BY PWW WATER DISTRIBUTION SYSTEM.
 9. SEE SHEET 4 OF 7 FOR DRAINAGE AND PRIVATE WATER SYSTEM DETAILS.
 10. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY (C.O.) A LETTER FROM A LICENSED LAND SURVEYOR MUST BE SUBMITTED TO THE BUILDING DEPARTMENT ATTESTING THAT ALL LOT MONUMENTATION HAS BEEN SET.
 11. ALL LOTS IN THIS PHASE, AS WELL AS THE PREVIOUS FOUR PHASES, ARE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
 12. ALL STIPULATIONS AND REQUIREMENTS OF THE 180 LOT SUBDIVISION APPROVAL DATED 4-16-98, PLAN REFERENCE NO. 1, SHALL REMAIN IN EFFECT.
 13. THIS PLAN IS GOVERNED BY THE BADGER HILL DEVELOPMENT REVISED AND RECORDED MASTER PLAN NUMBER 35536, DATED 3-21-2007.
 14. THIS PLAN IS SUBJECT TO THE BADGER HILL CONTRIBUTION AGREEMENT DATED, SEPTEMBER 1998.
 15. NO SITE DISTURBANCE SHALL COMMENCE UNTIL A STORMWATER PERMIT HAS BEEN ISSUED.

ENGR STAMP											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td>1. REVISED PLAN SET PER PLANNING DEPT.</td> <td>4-3-14</td> </tr> <tr> <td>2. REVISED PER TOWN COMMENTS</td> <td>6-16-14</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE	1. REVISED PLAN SET PER PLANNING DEPT.	4-3-14	2. REVISED PER TOWN COMMENTS	6-16-14					
REVISIONS	DATE										
1. REVISED PLAN SET PER PLANNING DEPT.	4-3-14										
2. REVISED PER TOWN COMMENTS	6-16-14										
<p>TAX MAP 51 LOT 26 BADGER HILL TIMBER RIDGE DRIVE MILFORD, NH OWNED BY BADGER HILL PROPERTIES, LLC 172 ROUTE 101, UNIT 25C, BEDFORD, NH 03110</p>											
<p>MARCH 18, 2014</p>											
<p>SCALE H 1"=50'</p>											
<p>BROWN ENGINEERING /SURVEYING</p> <p>civil engineers, surveyors construction managers 653C FIRST NH TURNPIKE NORTHWOOD, NEW HAMPSHIRE 03261 Tel: (603) 617-7004 Fax: (603) 617-7014</p>											
<p>SHEET 4 OF 8</p>											

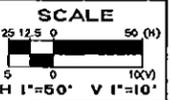


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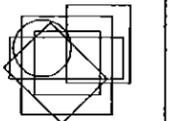
NO.	DESCRIPTION	DATE
1	REVISED PLAN SET FOR PLANNING DEPT.	4-3-14
2	REVISED PER TOWN COMMENTS	

PROFILE
 TAX MAP 51 LOT 26
BADGER HILL
 TIMBER RIDGE DRIVE
 MILFORD, NH
 OWNED BY
BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C, BEDFORD, NH 03110

MARCH 18, 2014

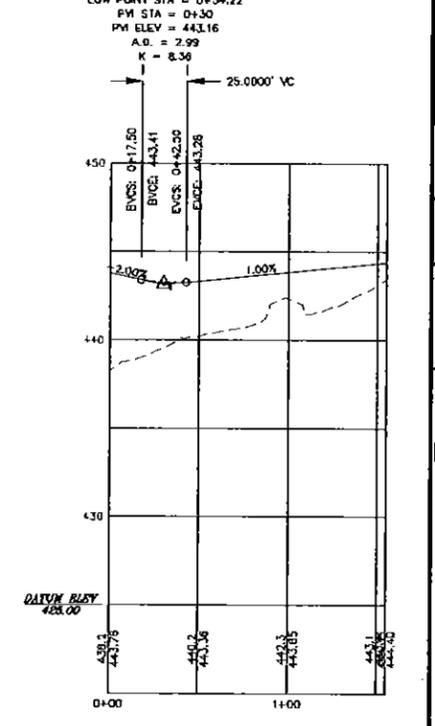
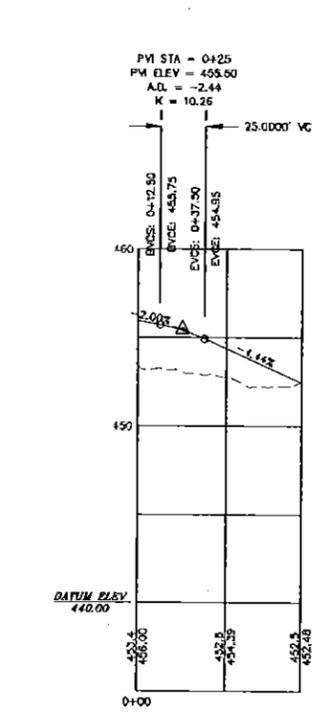
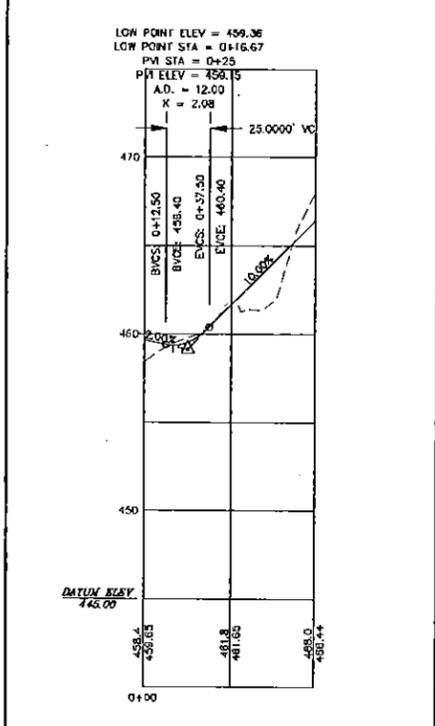
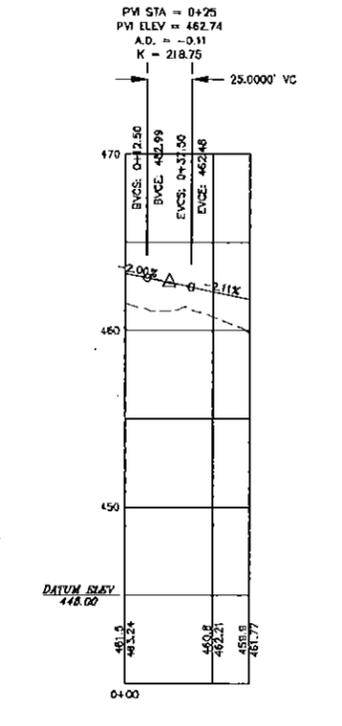
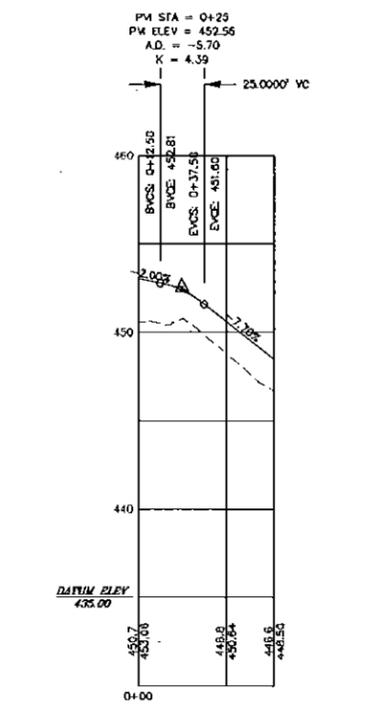
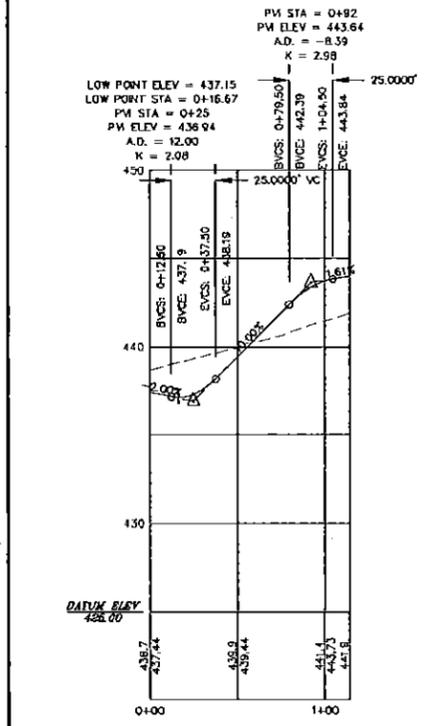
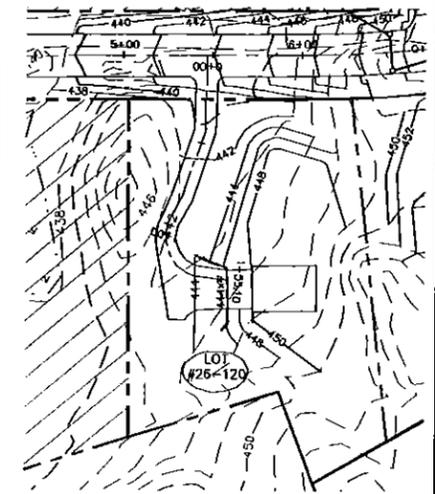
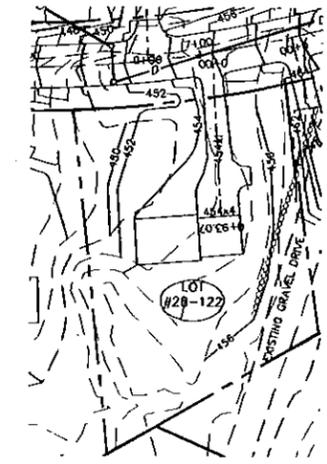
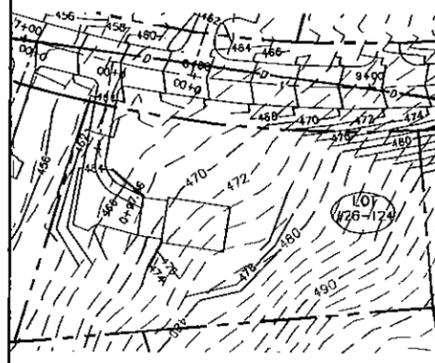
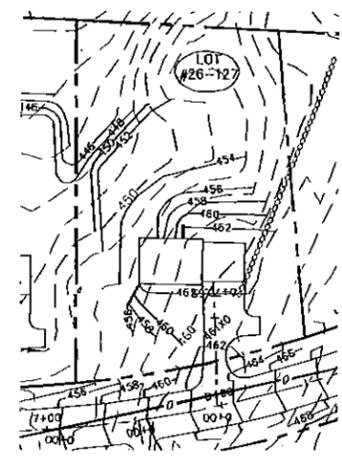
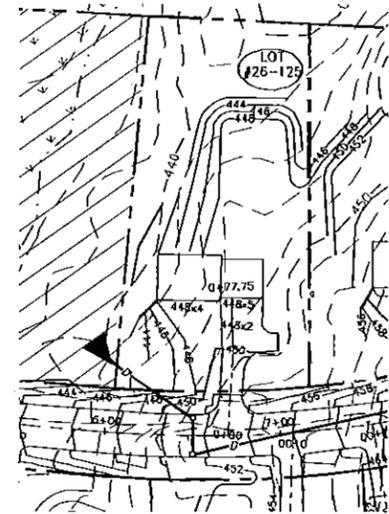
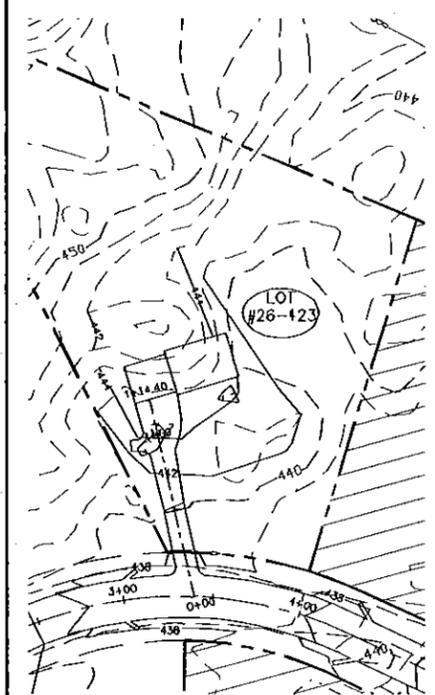


BROWN
 ENGINEERING
 /SURVEYING



civil engineers, surveyors
 construction managers
 60/0 FIRST NH TURNPIKE
 NORTHWOOD, NEW HAMPSHIRE 03261
 Tel: (603) 677-7004
 Fax: (603) 677-7014

NOTE: PROFILES ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD BE CONSIDERED PRELIMINARY DESIGNS TO PROVE ALL DRIVEWAYS MEET THE 10% MAXIMUM GRADE. ACTUAL DRIVEWAY GRADES MAY VARY FROM WHAT IS SHOWN BELOW.

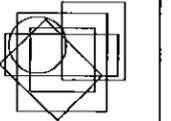


REVISIONS		ENGR STAMP	
NO.	DESCRIPTION	DATE	
1	SUBMITTED FOR REVIEW	6-10-14	

DRIVEWAY PROFILES
 TAX MAP 51 LOT 26
BADGER HILL
 TIMBER RIDGE DRIVE
 MILFORD, NH
 OWNED BY
BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C, BEDFORD, NH 03110

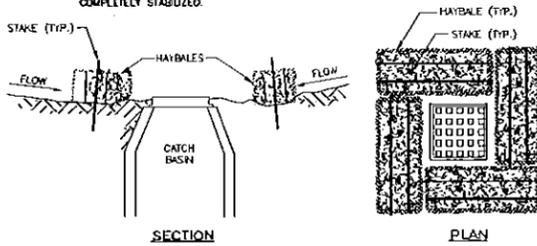
JUNE 10, 2014
 SCALE
 25 50 (ft)
 H 1"=50'

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/SURVEYING

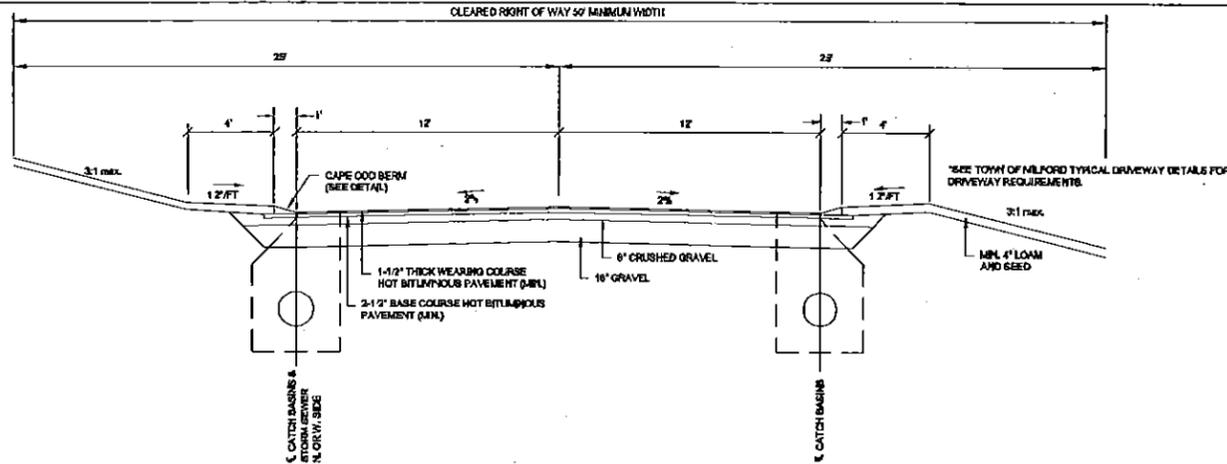

 civil engineers, surveyors
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MAINTENANCE NOTES

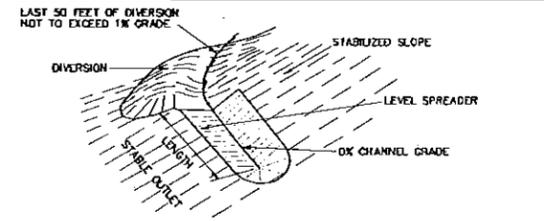
1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY.
2. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP.
3. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY OTHER STRUCTURAL OR VEGETATIVE MEANS.
4. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.



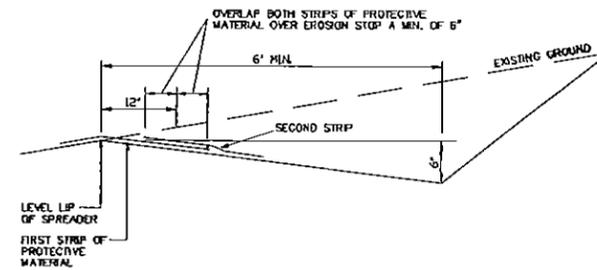
SEDIMENTATION CONTROL AT CATCH BASINS
NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION WITH CAPE COD BERM
NOT TO SCALE



ISOMETRIC VIEW



CROSS SECTION

NOTES:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, NOT ON FILL.
3. AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK FROM THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
4. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR U EXCELSON MATING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
5. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING THE LEVEL SPREADER.
6. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT BE ALLOWED TO RE-CONCENTRATE BELOW THE SPREADER.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

MAINTENANCE

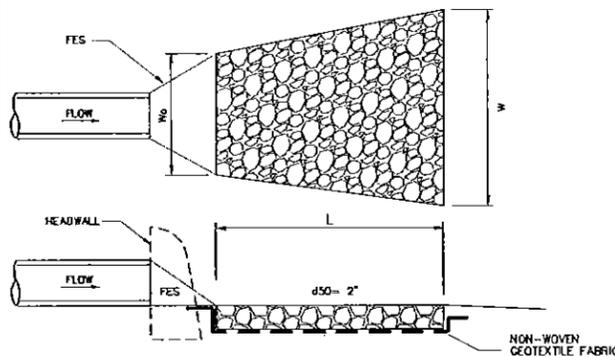
THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE MAJOR DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF MILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED. THE VEGETATION SHOULD BE MOWED ON OCCASION TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AREA AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

LEVEL SPREADER

NOT TO SCALE

% FINER BY WEIGHT	
STONE SIZE	D ₅₀ = 2"
2"	0-15%
3"	15-30%
4"	30-50%
6"	50-90%
9"	100%

% FINER BY WEIGHT	
STONE SIZE	CLASS C
3/4"	0-10%
1-1/2"	0-30%
4"	50-90%
12"	100%



NOTES:

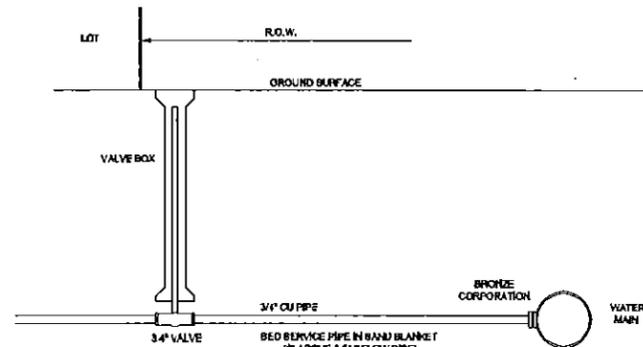
1. THE INLET/OUTLET APRON SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION (d50=2").
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES (ALL SIDES).
4. RIP-RAP MAY BE PLACED BY EQUIPMENT (AS TO PREVENT SEGREGATION OF THE STONE SIZES) AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION.

MAINTENANCE:

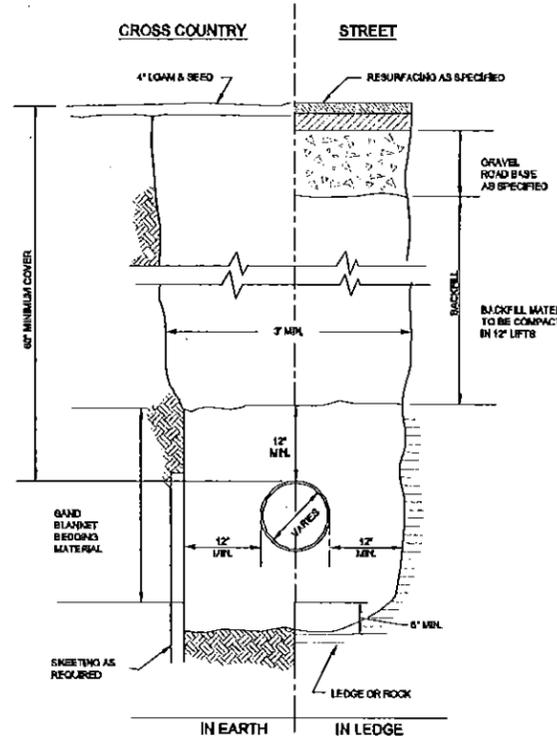
1. THE OUTLET PROTECTION SHALL BE CHECKED AT LEAST BI-ANNUALLY AND AFTER EVERY SIGNIFICANT RAIN EVENT. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING.
3. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES.
4. ALL REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID DAMAGE TO THE OUTLET PROTECTION APRON.

PIPE OUTLET PROTECTION APRON

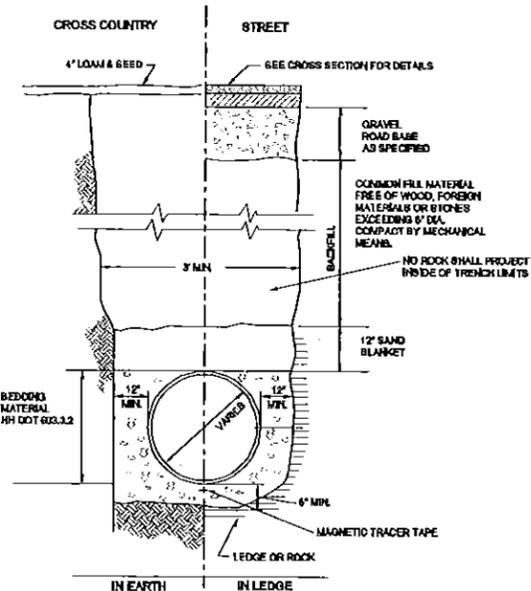
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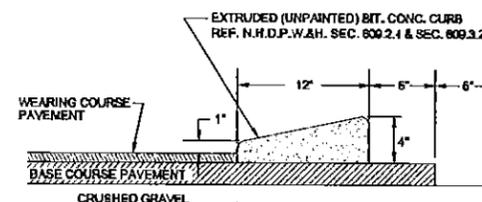
TYPICAL WATER SERVICE
NOT TO SCALE



TYPICAL TRENCH SECTION FOR WATER SERVICE
NOT TO SCALE



TYPICAL TRENCH SECTION FOR STORM DRAIN
NOT TO SCALE



BIT. CONC. CURB DETAIL
NOT TO SCALE

GENERAL DETAILS
BADGER HILL (PHASE 6A)
TAX MAP 51 LOT 26-120
122 THRU 125 & 26-127
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
BADGER HILL PROPERTIES, LLC
 122 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110

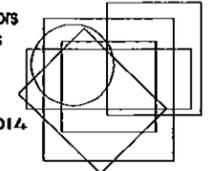
PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC
 683 FIRST NH TURNPIKE (RTE 4)
 NORTHWOOD, NH 03261
 Tel: (603) 677-7004
 Tel: (603) 677-7014
 www.browneengineeringllc.com

civil engineers, surveyors
 construction managers

DATE: MARCH 18, 2014

SCALE: AS NOTED

REV	DATE	DESCRIPTION	BY
2	6-10-14	REVISED PLAN SET PER PLANNING DEPT.	SRF
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SRF



JOB NO: 4001-19 (T)
 SHEET 7 OF 8

GENERAL NOTES:

- PROJECT ENGINEER: BROWN ENGINEERING AND SURVEYING, LLC, 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
- PROJECT SURVEYOR: BROWN ENGINEERING AND SURVEYING, LLC, 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
- PROJECT METLAND SOLENTIST: BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC, 75 BUNKLEE STREET, CONCORD, NH 03301
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR, DEVELOPER OR OWNER ARE RESPONSIBLE TO DOCUMENT THE APPARENT DEFICIENCIES AND NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES. THE DESIGN ENGINEER, IN COOPERATION WITH THE CONTRACTOR, DEVELOPER OR OWNER WILL RESOLVE THE APPARENT DEFICIENCIES TO MEET APPLICABLE TOWN OF BARRINGTON REGULATIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO INSTALL ADDITIONAL EROSION PROTECTION MEASURES.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UTILITIES OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR. (DUG SAFE NUMBER PROVIDED ON SHEET 1)
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AT ALL TIMES.
- NO EXCAVATED AREA SHALL BE LEFT UNATTENDED AND SHALL BE THOROUGHLY SECURED ON A DAILY BASIS.

CONSTRUCTION SEQUENCE:

- CUT AND CLEAR TREES WITHIN LIMIT OF WORK (PROPOSED TRELLINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED IN THIS PLAN SET.
- CONSTRUCT TEMPORARY (fill fence) AND PERMANENT EROSION CONTROL FACILITIES (detention basins, treatment swales, grass swales and oxidation basins) PRIOR TO ANY EARTH MOVING OPERATION.
- ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
- ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, TREATMENT SWALES AND LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
- NO CATCH BASIN FRAME AND GRATE SHALL BE INSTALLED PRIOR TO PAVING. ALL DRAINAGE STRUCTURES ARE TO BE "PLATED" AND CUT OUT FOLLOWING PAVING OPERATIONS, ONLY IF ALL DOWNSIDE DRAINAGE ELEMENTS ARE STABLE. INCLUDING, BUT NOT LIMITED TO OUTLET PROTECTION, ALL SLOPE GRADING, VEGETATED OR RIPRAP SWALES, DETENTION BASIN AND TREATMENT SWALES.
- IF FRAME AND GRATES ARE INSTALLED, SPECIFIC SOIL EROSION MEASURES MUST BE INSTALLED SUCH AS GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER OR BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER AS INDICATED ON DETAILS IN THIS PLAN SET.
- CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSION EFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND DEBRIS SHALL BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE AND/OR HAY BALES AND/OR HAY BALES IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
- ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND/OR HAY BALES, IN ORDER TO CONTAIN SOIL EROSION.
- REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1558) REQUIREMENTS.
- CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO SEWER, WATER, DRAIN, GAS, DATA, CABLE AND POWER.
- ROUGH GRADE ROADWAY/SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAYS.
- COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDING IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED.
- APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS UPON COMPLETION OF TOPSOILING. FINISHED SECTIONS ARE TO BE LIMED, SEEDED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- PERFORM FINAL PAVING OPERATIONS, INSTALL CURB/RAMP (IF APPLICABLE) AND MONUMENTATION AS SHOWN ON THE APPROVED PLANS.
- MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
- AFTER STABILIZATION (12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
- FOLLOWING SUBSTANTIAL COMPLETION OF ALL ROADWAY ACTIVITIES AND ONCE STABLE CONDITIONS ARE ACHIEVED, CAREFULLY AND REGULARLY MONITOR CONSTRUCTION ACTIVITIES ON ALL INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES.
- AREAS SHALL BE CONSIDERED "STABLE" IF ONE OF THE FOLLOWING HAS OCCURRED:
 - GRAVEL BASE COURSE HAS BEEN PLACED AND COMPACTED (IN AREAS TO BE PAVED)
 - VEGETATIVE GROWTH IS BEING ESTABLISHED, BASED ON VISUAL OBSERVATIONS
 - RIPPAP OR NON-EROSIVE MATERIAL HAS BEEN PROPERLY INSTALLED, TO GRADATION & DEPTH SPECIFIED.
 - EROSION CONTROL BLANKETS (JUTE MATE OR EQUAL) HAVE BEEN PROPERLY INSTALLED

WINTER CONSTRUCTION NOTES

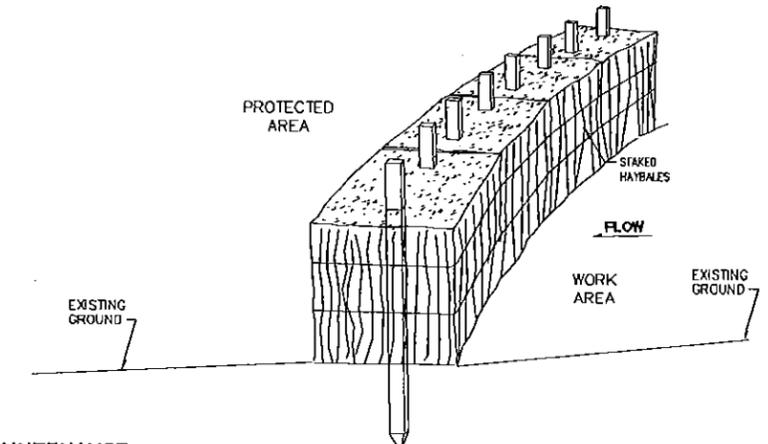
- ALL PROPOSED VEGETATIVE AREAS NOT STABLE OR DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING, MULCHING OR INSTALLING EROSION CONTROL BLANKETS. NO EROSION CONTROL MEASURES SHALL BE PLACED OVER SNOW OR FROZEN GROUND.
- WHEN WINTER CONSTRUCTION ACTIVITIES DISTURB SNOW OR FROZEN GROUND, THE CONTRACTOR WILL MAKE EVERY EFFORT TO MINIMIZE THE SIZE, DURATION AND FREQUENCY OF LAND DISTURBANCE. ALL DISTURBED AREAS ARE TO BE STABILIZED PRIOR TO SPRING THAW.
- ALL ROAD OR PARKING SURFACES AFTER NOVEMBER 15, WHICH HAS NOT BEEN PAVED, IF WORK HAS STOPPED, SHALL BE STABILIZED WITH CRUSHED AGGREGATE HAVING UNIFORM GRADATION AND A MINIMUM DEPTH OF 3".

EPA: NPDES GENERAL NOTES

- THE PROPOSED LAND DISTURBANCE IS APPROXIMATELY 50,000 SF; THEREFORE, ACCORDING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II CONSTRUCTION GENERAL PERMIT (CGP) SECTION 1.1, THIS PROJECT IS REQUIRED TO COMPLY WITH THE REGULATORY CRITERIA AND INTENT OF THE NPDES PHASE II PROGRAM, LATEST EDITION.
 - THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, MAINTAIN AND HAVE ON FILE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, SUBMIT, POST ON SITE AND HAVE ON FILE A NOTICE OF INTENT (NOI). CONSTRUCTION MAY NOT COMMENCE UNTIL 7 DAYS AFTER EPA HAVE REVIEWED/APPROVED THE PROJECT NOI, WHICH GRANTS COVERAGE UNDER THE CGP (#H100000).
 - THE CONTRACTOR/OWNER IS RESPONSIBLE TO POST THE NOI ON SITE IN A HIGHLY VISIBLE POSITION, PROTECTED FROM THE WEATHER.
 - THE OWNER AND CONTRACTOR ARE REQUIRED TO INSTALL, INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AS DESCRIBED ON THE APPROVED PLANS AND SWPPP INCLUDING INSPECTION LOGS.
 - THE OWNER AND CONTRACTOR ARE REQUIRED TO PREPARE, SUBMIT, POST ON SITE AND HAVE ON FILE A NOTICE OF INTENT (NOI).
 - THE OWNER OR CONTRACTOR MAY CONTACT THE NORTHEAST EPA REGIONAL COORDINATOR FOR RESOLUTION TO ANY NPDES, CGP, SWPPP, NOI OR NOT QUESTIONS, CONCERNS OR CLARIFICATION.
- EPA REGIONAL REPRESENTATIVE:
 MS. THELMA MURPHY
 US EPA, REGION 01/OFFICE OF ECOSYSTEM PROTECTION
 1 CONGRESS STREET, SUITE 1100
 BOSTON, MA 02114-2023
 PHONE: (617) 918-1815
 EMAIL: murphy.thelma@epa.gov
- THE PROPOSED PROJECT WILL NOT REQUIRE STATE (NHDES) ALTERATION OF TERRAIN PERMIT, SINCE THE ANTICIPATED LAND DISTURBANCE IS NOT GREATER THAN 100,000 SF, ACCORDING TO ENV-NS 415.
 - THE PROPOSED PROJECT WILL NOT REQUIRE STATE (NHDES) DREDGE AND FILL PERMIT, SINCE THE PROJECT DOESN'T ANTICIPATE WETLAND DISTURBANCE, ACCORDING TO WT 302.04.

EROSION CONTROL NOTES

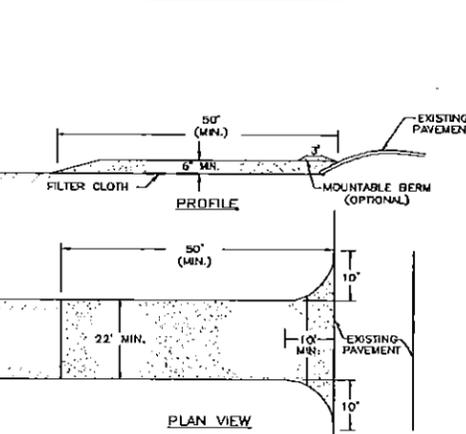
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS (EPA, NHDES AND TOWN OF BOSCAMEN). THE GENERAL NOTES AND DETAILS CONTAINED IN THIS PLAN SET SERVE AS A GUIDE ONLY.
- INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER.
 - ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
 - EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
 - THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72.0 HOURS AFTER FINAL GRADING.
 - ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. (SEE SEEDING SPECIFICATIONS ON THIS SHEET)
 - LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 19-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
 - HAY MULCH OR JUTE MATTING SHALL BE USED IF/WHEN INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS (OCTOBER 15 TO MAY 1).
 - AVOID USING CHEMICAL DUST CONTROL WHENEVER POSSIBLE. CLEAN WATER SHALL BE USED FOR DUST CONTROL WHENEVER POSSIBLE IN APPROPRIATE AREAS.



MAINTENANCE:

- HAYBALES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND DAILY DURING PROLONGED RAINFALL EVENTS. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AND ALL COMPROMISED SILT FENCE. ALL INSPECTIONS/MAINTENANCE EFFORTS SHALL BE RECORDED IN A DAILY LOG AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- IF THE HAYBALES ARE TO BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE BALES, THE INEFFECTIVE AREA SHALL BE IMMEDIATELY REMOVED AND REPLACED.
- ALL SILT DEPOSITS SHOULD BE REMOVED AND PROPERLY DISPOSED, WHEN THE HEIGHT OF SILT IS EQUAL TO OR GREATER THAN ONE THIRD OF OVERALL BARRIER HEIGHT OR 12 INCHES, WHICHEVER COMES FIRST.
- ALL REMOVED SEDIMENT DEPOSITS OR LEFT IN PLACE AFTER THE BALES HAS BEEN REMOVED, SHALL BE GRADED OUT IN CONFORMANCE WITH THE APPROVED PLANS, MULCHED AND RE-VEGETATED.

HAYBALE BARRIER DETAIL



- NOTES:**
- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM WOULD APPLY.
 - THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
 - THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
 - GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
 - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE IF PIPING IS IMPRACTICAL. A BERM WITH 5% SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
 - WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

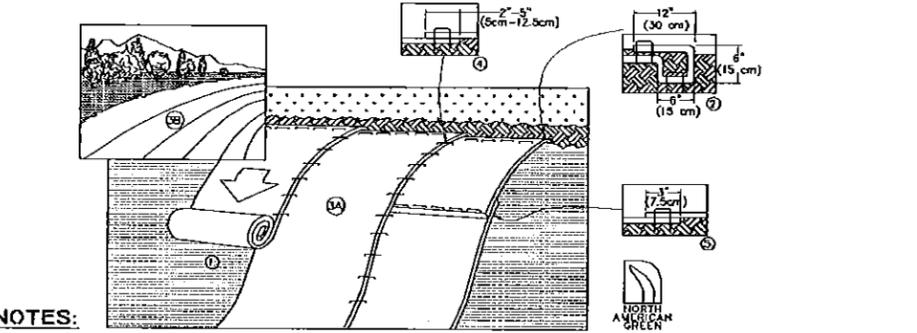
SEEDING SPECIFICATIONS

MIXTURE	POUNDS/ACRE	POUNDS/1,000 SF
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRD'SFOOT TREFOL	8	0.20
TOTAL	48	1.10

- SEEDING PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.60 LBS. PER SQ. FT.
 - NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
 - PHOSPHATE (P₂O₅): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 - POTASH (K₂O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 (NOTE: THIS IS THE EQUIVALENT OF 800 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE" FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWWEED, BIRD'SFOOT TREFOL, AND PLATANA), MUST BE INOCULATED WITH THEIR SPECIFIC INNOULANT.
 - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 1.
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FOR MULCHING", AS SHOWN IN "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND UNDESIRABLE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

MAINTENANCE:

MAINTENANCE OF THE VEGETATION IN THE GRASSED WATERWAY IS EXTREMELY IMPORTANT IN ORDER TO PREVENT BILLING, EROSION AND FAILURE OF THE WATERWAY. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN WOODED CONDITION AND TO CONTROL ENCRUSTMENT OF REEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY AS TO REDUCE EROSION RESISTANCE IN THE WATERWAY. THE WATERWAY SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION. FERTILIZE ON AN "AS-NEEDED" BASIS TO KEEP THE GRASS HEALTHY.



NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGUN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/ STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STRICH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SLOPE INSTALLATION

NOT TO SCALE

EROSION DETAILS

BADGER HILL (PHASE 6A)

TAX MAP 51 LOT 26-120

122 THRU 125 & 26-127

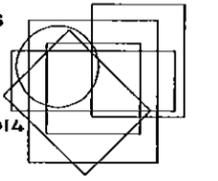
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
 172 ROUTE 104, UNIT 25C
 BEDFORD, NH 03110

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

683 FIRST NH TURNPIKE (RTE 4)
 NORTHWOOD, NH 03261
 Tel: (603) 677-7004
 Tel: (603) 677-7014
 www.browneengineeringllc.com

civil engineers, surveyors
 construction managers



DATE: MARCH 18, 2014

SCALE: AS NOTED

NO.	DATE	DESCRIPTION	BY
2	6-10-14	REVISED PLAN SET PER PLANNING DEPT.	SB
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SB
REV.	DATE	DESCRIPTION	BY

JOB NO: 4001-19 (T)
 SHEET 8 OF 8

BADGER HILL LOT LINE ADJUSTMENT

BADGER HILL (PHASE 6)

TIMBER RIDGE DRIVE

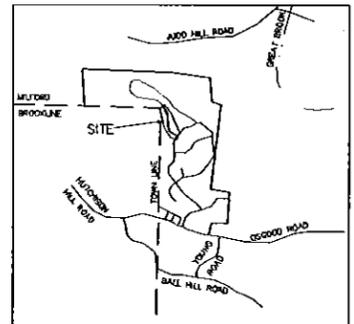
TAX MAP 51 LOT 26

MILFORD, NH 03055

LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
1 OF 5	COVER SHEET
2-5 OF 5	LOT LINE REVISION PLANS

VICINITY PLAN



 OWNERS SIGNATURE _____ DATE _____

 CHAIRMAN'S SIGNATURE _____ DATE _____

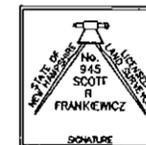
 APPROVAL NUMBER _____ DATE _____

PROFESSIONAL CONSULTANTS LIST

ENGINEER: BROWN ENGINEERING & SURVEYING, LLC
 KENT L. BROWN, P.E.
 683C FIRST NH TURNPIKE
 NORTHWOOD, NH 03261

SURVEYOR: BROWN ENGINEERING & SURVEYING, LLC
 SCOTT R. FRANKIEMCZ, LLS
 683C FIRST NH TURNPIKE
 NORTHWOOD, NH 03261

WETLAND SCIENTIST: BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC
 MIKE SERAIKAS, CWS
 75 DUNKLEE STREET
 CONCORD, NH 03301



TOWN OF MILFORD
 RECEIVED

JUN 12 2014

PB _____ ZBA _____ Office _____



CONTACT DIG SAFE 72 HOURS
 PRIOR TO CONSTRUCTION

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF MILFORD REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BROWN ENGINEERING AND SURVEYING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE (1-800-544-7233).

INITIAL PLAN SET SUBMISSION DATE

MARCH 18, 2014

Latest revision date:
 JUNE 10, 2014

NO.	DATE	DESCRIPTION	BY
2	6-10-2014	REVISED PLAN SET PER PLANNING DEPT.	SRF
1	4-3-2014	REVISED PLAN SET PER PLANNING DEPT.	SRF

OWNER/APPLICANT:

BADGE HILL PROPERTIES, LLC
 JON LARIMER
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110

AGENCY APPROVALS
 NHDES SUBDIVISION : PENDING _____

PREPARED BY

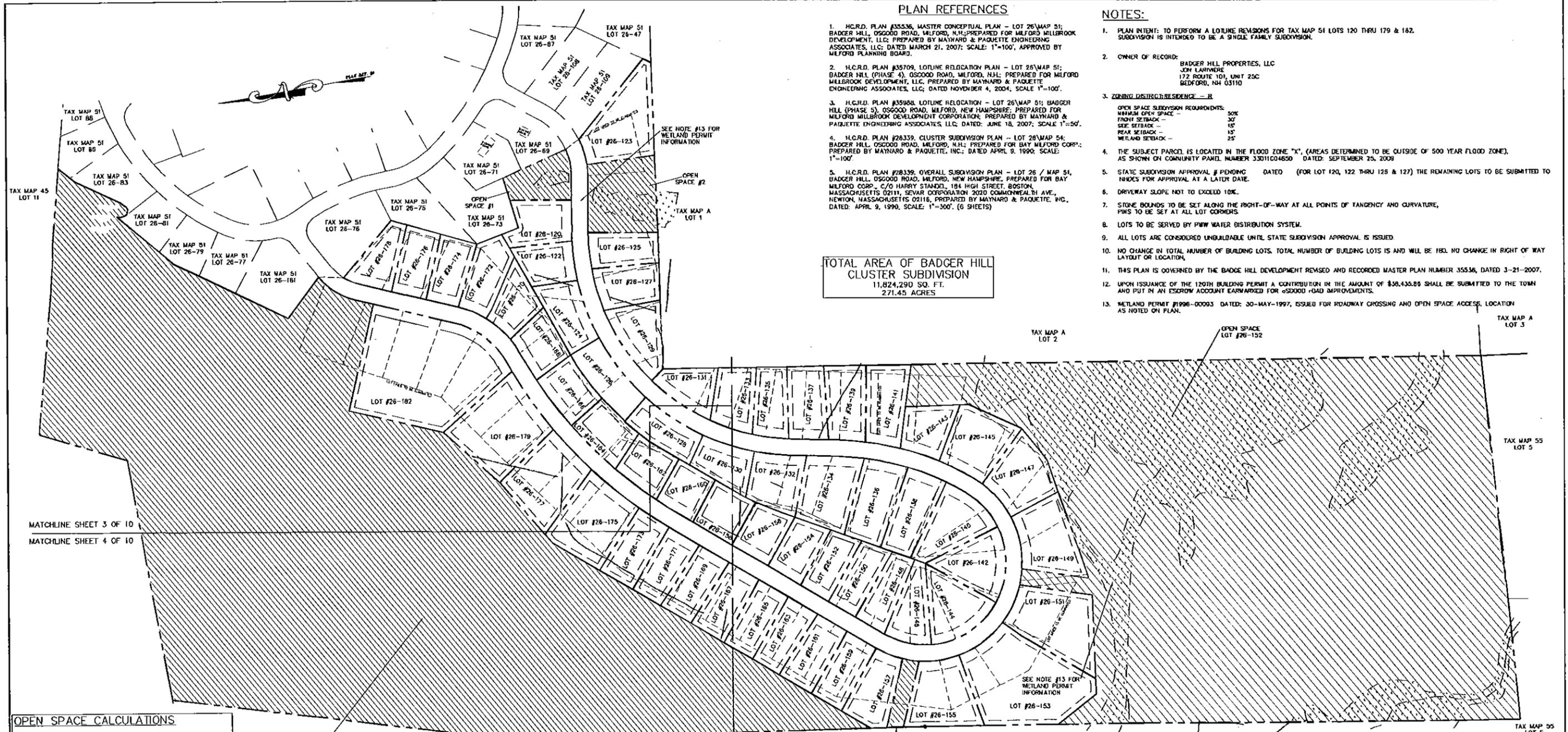
PLAN REFERENCES

1. H.C.R.D. PLAN #35536, MASTER CONCEPTUAL PLAN - LOT 26/MAP 51; BADGER HILL, OSWOOD ROAD, MILFORD, N.H.; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED MARCH 21, 2007; SCALE: 1"=100'; APPROVED BY MILFORD PLANNING BOARD.
2. H.C.R.D. PLAN #35709, LOTLINE RELOCATION PLAN - LOT 26/MAP 51; BADGER HILL (PHASE 4), OSWOOD ROAD, MILFORD, N.H.; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED NOVEMBER 4, 2004; SCALE 1"=100'.
3. H.C.R.D. PLAN #35988, LOTLINE RELOCATION - LOT 26/MAP 51; BADGER HILL (PHASE 5), OSWOOD ROAD, MILFORD, NEW HAMPSHIRE; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT CORPORATION; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED JUNE 18, 2007; SCALE 1"=50'.
4. H.C.R.D. PLAN #28339, CLUSTER SUBDIVISION PLAN - LOT 26/MAP 51; BADGER HILL, OSWOOD ROAD, MILFORD, NEW HAMPSHIRE; PREPARED FOR BAY MILFORD CORP., C/O HARRY STANDEL, 184 HIGH STREET, BOSTON, MASSACHUSETTS 02111, SEVAP CORPORATION 2020 COMMONWEALTH AVE., NEWTON, MASSACHUSETTS 02459; PREPARED BY MAYNARD & PAQUETTE, INC.; DATED APRIL 9, 1990; SCALE: 1"=300'. (6 SHEETS)
5. H.C.R.D. PLAN #28339, OVERALL SUBDIVISION PLAN - LOT 26 / MAP 51, BADGER HILL, OSWOOD ROAD, MILFORD, NEW HAMPSHIRE; PREPARED FOR BAY MILFORD CORP., C/O HARRY STANDEL, 184 HIGH STREET, BOSTON, MASSACHUSETTS 02111, SEVAP CORPORATION 2020 COMMONWEALTH AVE., NEWTON, MASSACHUSETTS 02459; PREPARED BY MAYNARD & PAQUETTE, INC.; DATED APRIL 9, 1990; SCALE: 1"=300'. (6 SHEETS)

NOTES:

1. PLAN INTENT: TO PERFORM A LOTLINE REVISIONS FOR TAX MAP 51 LOTS 120 THRU 179 & 182. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION.
2. OWNER OF RECORD: BADGER HILL PROPERTIES, LLC
JON LARIVIERE
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110
3. ZONING DISTRICT: RESIDENCE - R
OPEN SPACE SUBDIVISION REQUIREMENTS:
MINIMUM OPEN SPACE - 50%
FRONT SETBACK - 30'
SEE SETBACK - 15'
REAR SETBACK - 15'
WETLAND SETBACK - 25'
4. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33011004650 DATED: SEPTEMBER 25, 2008
5. STATE SUBDIVISION APPROVAL # PENDING DATED (FOR LOT 120, 122 THRU 125 & 127) THE REMAINING LOTS TO BE SUBMITTED TO NHDES FOR APPROVAL AT A LATER DATE.
6. DRIVEWAY SLOPE NOT TO EXCEED 10%.
7. STONE BOUNDS TO BE SET ALONG THE RIGHT-OF-WAY AT ALL POINTS OF TANGENCY AND CURVATURE, PINS TO BE SET AT ALL LOT CORNERS.
8. LOTS TO BE SERVED BY PWW WATER DISTRIBUTION SYSTEM.
9. ALL LOTS ARE CONSIDERED UNBUILDABLE UNTIL STATE SUBDIVISION APPROVAL IS ISSUED.
10. NO CHANGE IN TOTAL NUMBER OF BUILDING LOTS. TOTAL NUMBER OF BUILDING LOTS IS AND WILL BE 180. NO CHANGE IN RIGHT OF WAY LAYOUT OR LOCATION.
11. THIS PLAN IS GOVERNED BY THE BADGE HILL DEVELOPMENT REVISED AND RECORDED MASTER PLAN NUMBER 35536, DATED 3-21-2007.
12. UPON ISSUANCE OF THE 120TH BUILDING PERMIT A CONTRIBUTION IN THE AMOUNT OF \$38,436.85 SHALL BE SUBMITTED TO THE TOWN AND PUT IN AN ESCROW ACCOUNT EARNMARKED FOR OSWOOD ROAD IMPROVEMENTS.
13. WETLAND PERMIT #1996-00093 DATED: 30-MAY-1997, ISSUED FOR ROADWAY CROSSING AND OPEN SPACE ACCESS. LOCATION AS NOTED ON PLAN.

TOTAL AREA OF BADGER HILL CLUSTER SUBDIVISION
11,824,290 SQ. FT.
271.45 ACRES



OPEN SPACE CALCULATIONS

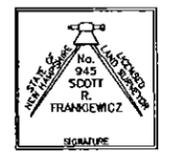
OVERALL LOT AREA	5,906,673	126.42 ACRES
OPEN SPACE AREA PER 1990 PLANS	3,571,486 SQ. FT.	81.89 ACRES
OVERALL OPEN SPACE	3,476,756 SQ. FT.	79.82 ACRES
(63% OF OVERALL PHASE 6 AREA, 40% REQUIRED)		
MINUS:		
WETLANDS = 494,076 SQ. FT.	11.34 ACRES	
SLOPES 25%+ = 1,149,335 SQ. FT.	26.38 ACRES	
TOTAL WETLAND AND SLOPES 25%+ = 1,643,411 SQ. FT.	37.73 ACRES	
OPEN SPACE - WETLAND/SLOPES 25%+ = BUILDABLE OPEN SPACE	78.82 ACRES - 37.73 ACRES =	42.09 ACRES
(52.7% OF OPEN SPACE, 50% REQUIRED)		

LEGEND

PROPERTY LINES TO BE ELIMINATED	---
RIGHT OF WAY/PROPERTY LINE	---
BUILDING SETBACKS	---
TURN AROUND AND GRADING EASEMENT	---
ADJUTERS PROPERTY LINES	---
WETLAND BOUNDARY	---

SOILS NOTES
PETER SCHAUER, CSS, CWS, OF SCHAUER ENVIRONMENTAL SERVICES, LLC OF LOUDON NH, PERFORMED THE SITE SPECIFIC SOILS MAPPING.

WETLAND NOTES
1) MIKE SERIYAKAS, CERTIFIED WETLAND SCIENTIST, OF BEAVER BROOK ENVIRONMENTAL CONSULTANTS, LLC OF CONCORD NH, PERFORMED THE WETLAND MAPPING DURING JULY 2013 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
2) HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.
SCOTT R. FRANKIEWICZ, LLS DATE: _____

OWNERS SIGNATURE _____ DATE _____

CHARINMAN'S SIGNATURE _____ DATE _____
APPROVAL NUMBER _____ DATE _____

BADGER HILL LOT LINE ADJUSTMENT PLAN
TAX MAP 51 LOT 26
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25C
BEDFORD, NH 03110

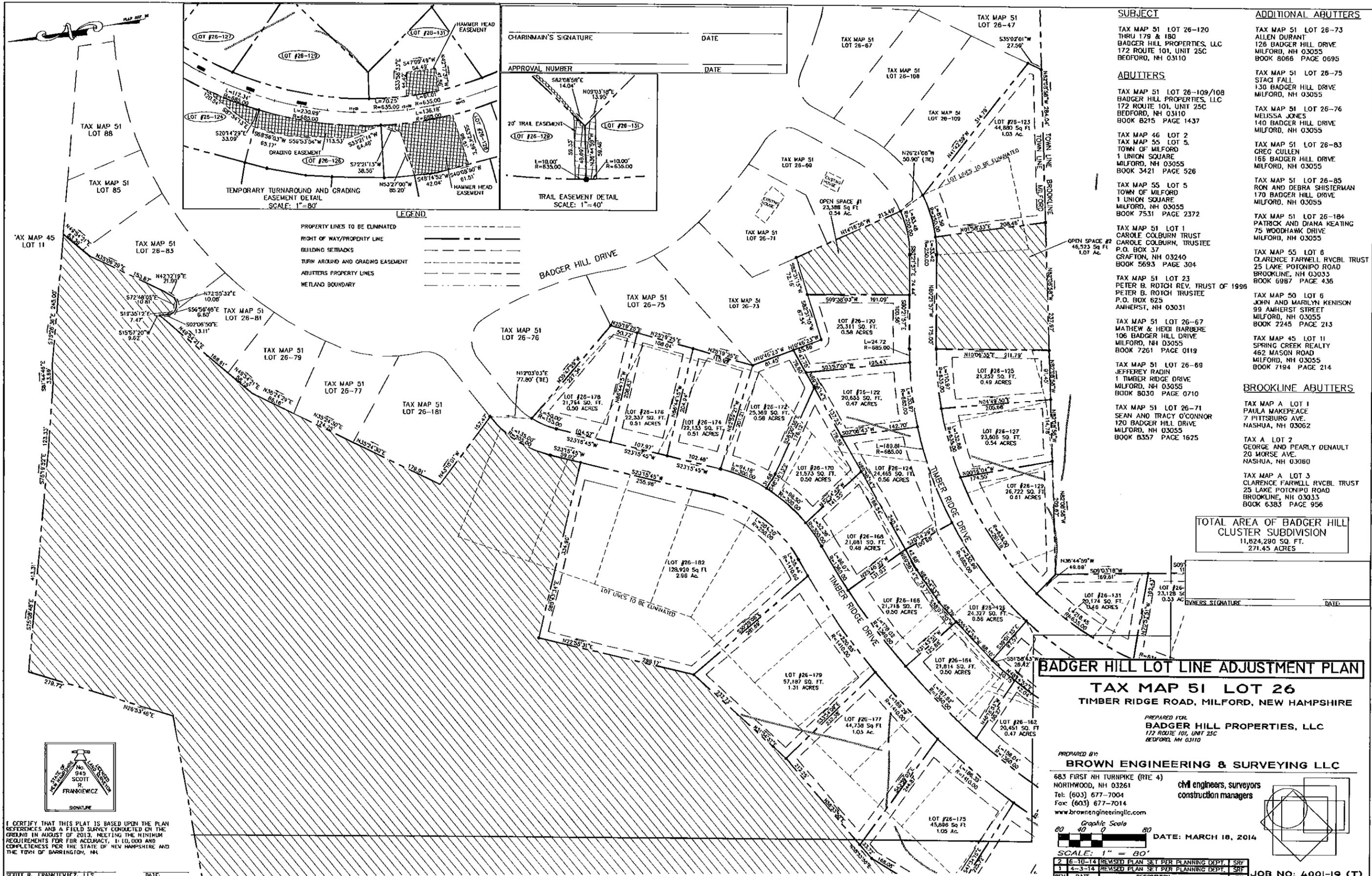
PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC
683 FIRST NH TURNPIKE (RTE 4)
NORTHWOOD, NH 03261
Tel: (603) 677-7004
Fax: (603) 677-7014
www.browneengineeringllc.com

Graphic Scale
150 75 0 150
DATE: MARCH 18, 2014

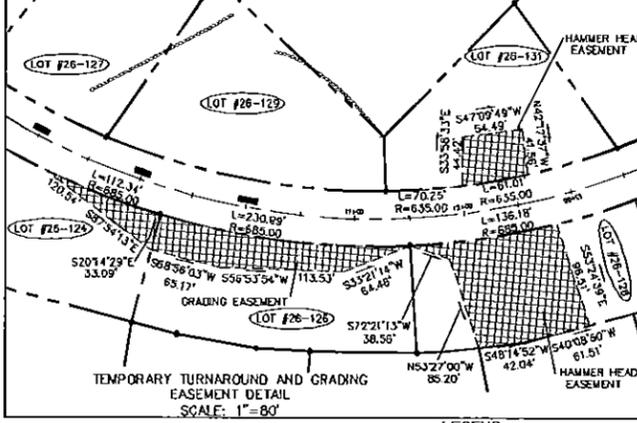
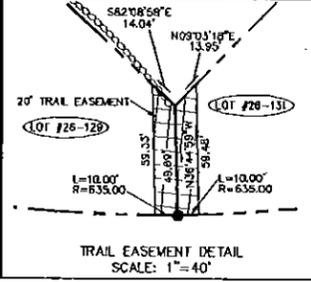
SCALE: 1" = 150'

2-15-10-14	REVISED PLAN SET PER PLANNING DEPT.	SRE
11-4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SRE
REV. DATE	DESCRIPTION	BY

JOB NO: 4001-19 (T)
SHEET 2 OF 5



CHARMMAIN'S SIGNATURE _____ DATE _____
 APPROVAL NUMBER _____ DATE _____



LEGEND

PROPERTY LINES TO BE ELIMINATED: - - - - -
 RIGHT OF WAY/PROPERTY LINE: ————
 BUILDING SETBACKS: - · - · -
 TURN AROUND AND GRADING EASEMENT: - · - · -
 ABUTTERS PROPERTY LINES: - · - · -
 WETLAND BOUNDARY: - · - · -

SUBJECT
 TAX MAP 51 LOT 26-120
 THRU 179 & 180
 BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110

ADDITIONAL ABUTTERS

TAX MAP 51 LOT 26-73
 ALLEN DURANT
 126 BADGER HILL DRIVE
 MILFORD, NH 03055
 BOOK 8066 PAGE 0695

TAX MAP 51 LOT 26-75
 STACI FALL
 130 BADGER HILL DRIVE
 MILFORD, NH 03055

TAX MAP 51 LOT 26-76
 MELISSA JONES
 140 BADGER HILL DRIVE
 MILFORD, NH 03055

TAX MAP 51 LOT 26-83
 GREG CULLEN
 165 BADGER HILL DRIVE
 MILFORD, NH 03055

TAX MAP 51 LOT 26-85
 RON AND DEBRA SHISTERMAN
 170 BADGER HILL DRIVE
 MILFORD, NH 03055

TAX MAP 51 LOT 26-184
 PATRICK AND DIANA KEATING
 75 WOODHAWK DRIVE
 MILFORD, NH 03055

TAX MAP 55 LOT 8
 CLARENCE FARWELL RVCBL TRUST
 25 LAKE POTONIPPO ROAD
 BROOKLINE, NH 03033
 BOOK 6987 PAGE 436

TAX MAP 50 LOT 6
 JOHN AND MARILYN KENISON
 98 AMHERST STREET
 MILFORD, NH 03055
 BOOK 2245 PAGE 213

TAX MAP 45 LOT 11
 SPRING CREEK REALTY
 462 MASON ROAD
 MILFORD, NH 03055
 BOOK 7194 PAGE 214

ABUTTERS

TAX MAP 51 LOT 26-109/108
 BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110
 BOOK 8215 PAGE 1437

TAX MAP 46 LOT 2
 TAX MAP 55 LOT 5
 TOWN OF MILFORD
 1 UNION SQUARE
 MILFORD, NH 03055
 BOOK 3421 PAGE 526

TAX MAP 55 LOT 5
 TOWN OF MILFORD
 1 UNION SQUARE
 MILFORD, NH 03055
 BOOK 7531 PAGE 2372

TAX MAP 51 LOT 1
 CAROLE COLBURN TRUST
 CAROLE COLBURN, TRUSTEE
 P.O. BOX 37
 CRAFTON, NH 03240
 BOOK 5693 PAGE 304

TAX MAP 51 LOT 23
 PETER B. RUTCH REV. TRUST OF 1996
 PETER B. RUTCH TRUSTEE
 P.O. BOX 625
 ANHERST, NH 03031

TAX MAP 51 LOT 26-67
 MATHEW & HEIDI BARBERE
 106 BADGER HILL DRIVE
 MILFORD, NH 03055
 BOOK 7261 PAGE 0119

TAX MAP 51 LOT 26-69
 JEFFEREY RADIN
 1 TIMBER RIDGE DRIVE
 MILFORD, NH 03055
 BOOK 8030 PAGE 0710

TAX MAP 51 LOT 26-71
 SEAN AND TRACY O'CONNOR
 120 BADGER HILL DRIVE
 MILFORD, NH 03055
 BOOK 8357 PAGE 1625

BROOKLINE ABUTTERS

TAX MAP A LOT 1
 PAULA MAKEPEACE
 7 PITTSBURG AVE.
 NASHUA, NH 03062

TAX A LOT 2
 GEORGE AND PEARLY DENAULT
 20 MORSE AVE.
 NASHUA, NH 03060

TAX MAP A LOT 3
 CLARENCE FARWELL RVCBL TRUST
 25 LAKE POTONIPPO ROAD
 BROOKLINE, NH 03033
 BOOK 6383 PAGE 956

TOTAL AREA OF BADGER HILL CLUSTER SUBDIVISION
 11,824,290 SQ. FT.
 271.45 ACRES

BADGER HILL LOT LINE ADJUSTMENT PLAN

TAX MAP 51 LOT 26
 TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE

PREPARED FOR
BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110

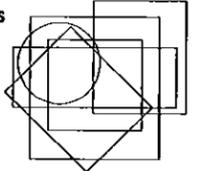
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 www.browneengineeringllc.com

civil engineers, surveyors
 construction managers

Graphic Scale
 0 40 80
 DATE: MARCH 18, 2014

SCALE: 1" = 80'
 2 16-10-14 REVISED PLAN SET PER PLANNING DEPT. SRF
 1 4-3-14 REVISED PLAN SET PER PLANNING DEPT. SRF

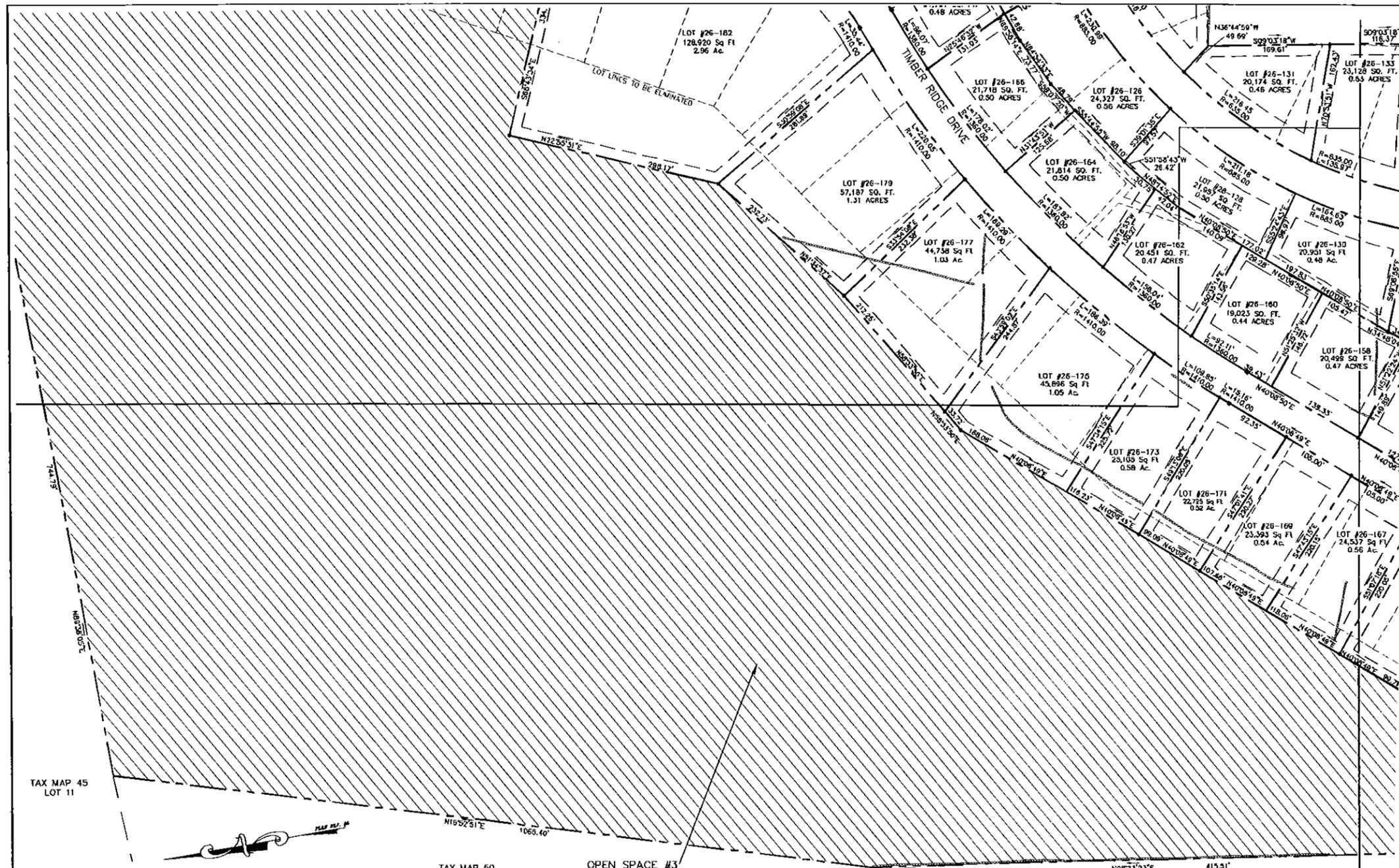


REV. DATE DESCRIPTION BY
 JOB NO: 4001-19 (T)
 SHEET 3 OF 5

STATE OF NEW HAMPSHIRE
 No. 945
 SCOTT
 FRANKIEWICZ
 SURVEYOR
 SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS FOR THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH

SCOTT B. FRANKIEWICZ, L.L.C. DATE



- SUBJECT**
 TAX MAP 51 LOT 26-120 THRU 179 & 180
 BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110
- ADDITIONAL ABUTTERS**
- TAX MAP 51 LOT 26-73 ALLEN DURANT 126 BADGER HILL DRIVE MILFORD, NH 03055 BOOK 8066 PAGE 0695
 - TAX MAP 51 LOT 26-75 STACI FALL 130 BADGER HILL DRIVE MILFORD, NH 03055
 - TAX MAP 51 LOT 26-76 MELISSA JONES 140 BADGER HILL DRIVE MILFORD, NH 03055
 - TAX MAP 51 LOT 26-83 GREG CULLEN 166 BADGER HILL DRIVE MILFORD, NH 03055
 - TAX MAP 51 LOT 26-85 RON AND DEBRA SHISTERMAN 170 BADGER HILL DRIVE MILFORD, NH 03055
 - TAX MAP 51 LOT 26-184 PATRICK AND DIANA KEATING 75 WOODHAWK DRIVE MILFORD, NH 03055
 - TAX MAP 55 LOT 6 CLARENCE FARWELL RVCBL TRUST 25 LAKE POTOMPO ROAD BROOKLINE, NH 03033 BOOK 6987 PAGE 436
 - TAX MAP 50 LOT 6 JOHN AND MARILYN KENISON 99 AMHERST STREET MILFORD, NH 03055 BOOK 2245 PAGE 213
 - TAX MAP 45 LOT 11 SPRING CREEK REALTY 462 MASON ROAD MILFORD, NH 03055 BOOK 7194 PAGE 214
- ABUTTERS**
- TAX MAP 51 LOT 26-109/108 BADGER HILL PROPERTIES, LLC 172 ROUTE 101, UNIT 25C BEDFORD, NH 03110 BOOK 8215 PAGE 1437
 - TAX MAP 46 LOT 2 TAX MAP 55 LOT 5. TOWN OF MILFORD 1 UNION SQUARE MILFORD, NH 03055 BOOK 3421 PAGE 326
 - TAX MAP 55 LOT 5 TOWN OF MILFORD 1 UNION SQUARE MILFORD, NH 03055 BOOK 7531 PAGE 2372
 - TAX MAP 51 LOT 1 CAROLE COLBURN TRUST CAROLE COLBURN, TRUSTEE P.O. BOX 37 GRAFTON, NH 03240 BOOK 5693 PAGE 304
 - TAX MAP 51 LOT 23 PETER B. ROTCH REV. TRUST OF 1996 PETER B. ROTCH TRUSTEE P.O. BOX 625 AMHERST, NH 03031
 - TAX MAP 51 LOT 26-67 MATHEW & HEDI BARBERE 106 BADGER HILL DRIVE MILFORD, NH 03055 BOOK 7261 PAGE 0119
 - TAX MAP 51 LOT 26-69 JEFFEREY RADIN 1 TIMBER RIDGE DRIVE MILFORD, NH 03055 BOOK 8030 PAGE 0710
 - TAX MAP 51 LOT 26-71 SEAN AND TRACY O'CONNOR 120 BADGER HILL DRIVE MILFORD, NH 03055 BOOK 8357 PAGE 1625

TOTAL AREA OF BADGER HILL CLUSTER SUBDIVISION
 11,824,290 SQ. FT.
 271.45 ACRES



PLAN REFERENCES

- H.C.R.D. PLAN #3538, MASTER CONCEPTUAL PLAN - LOT 26 MAP 51, BADGER HILL, OSGOOD ROAD, MILFORD, N.H., PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED MARCH 21, 2007, SCALE: 1"=100', APPROVED BY MILFORD PLANNING BOARD.
- H.C.R.D. PLAN #35709, LOTLINE RELOCATION PLAN - LOT 26 MAP 51, BADGER HILL (PHASE 4), OSGOOD ROAD, MILFORD, N.H., PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED NOVEMBER 4, 2004, SCALE 1"=100'.
- H.C.R.D. PLAN #35988, LOTLINE RELOCATION - LOT 26 MAP 51, BADGER HILL (PHASE 5), OSGOOD ROAD, MILFORD, NEW HAMPSHIRE, PREPARED FOR MILFORD MILLBROOK DEVELOPMENT CORPORATION, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED: JUNE 18, 2007, SCALE 1"=50'.
- H.C.R.D. PLAN #28339, CLUSTER SUBMISSION PLAN - LOT 26 MAP 54, BADGER HILL, OSGOOD ROAD, MILFORD, N.H., PREPARED FOR BAY MILFORD CORP., PREPARED BY MAYNARD & PAQUETTE, INC., DATED APRIL 8, 1990, SCALE: 1"=100'.
- H.C.R.D. PLAN #28339, OVERALL SUBMISSION PLAN - LOT 26 / MAP 51, BADGER HILL, OSGOOD ROAD, MILFORD, NEW HAMPSHIRE, PREPARED FOR BAY MILFORD CORP., 670 HARRY STANDER, 184 HIGH STREET, BOSTON, MASSACHUSETTS 02111, SEVAN CORPORATION 2020 COMMONWEALTH AVE., NERTON, MASSACHUSETTS 02116, PREPARED BY MAYNARD & PAQUETTE, INC., DATED: APRIL 9, 1990, SCALE: 1"=300'. (6 SHEETS)

BADGER HILL LOT LINE ADJUSTMENT PLAN

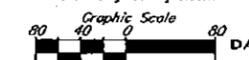
TAX MAP 51 LOT 26
 TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
 172 ROUTE 101, UNIT 25C
 BEDFORD, NH 03110

PREPARED BY:
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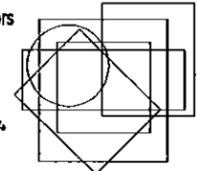
civil engineers, surveyors
 construction managers



DATE: MARCH 18, 2014

SCALE: 1" = 80'

REV	DATE	DESCRIPTION	BY
2	6-10-14	REVISED PLAN SET PER PLANNING DEPT.	SRF
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SRF



JOB NO: 4001-19 (T)
 SHEET 4 OF 6

LEGEND

PROPERTY LINES TO BE ELIMINATED	---
RIGHT OF WAY/PROPERTY LINE	---
BUILDING SETBACKS	---
TURN AROUND AND CRADING EASEMENT	---
ABUTTERS PROPERTY LINES	---
WETLAND BOUNDARY	---

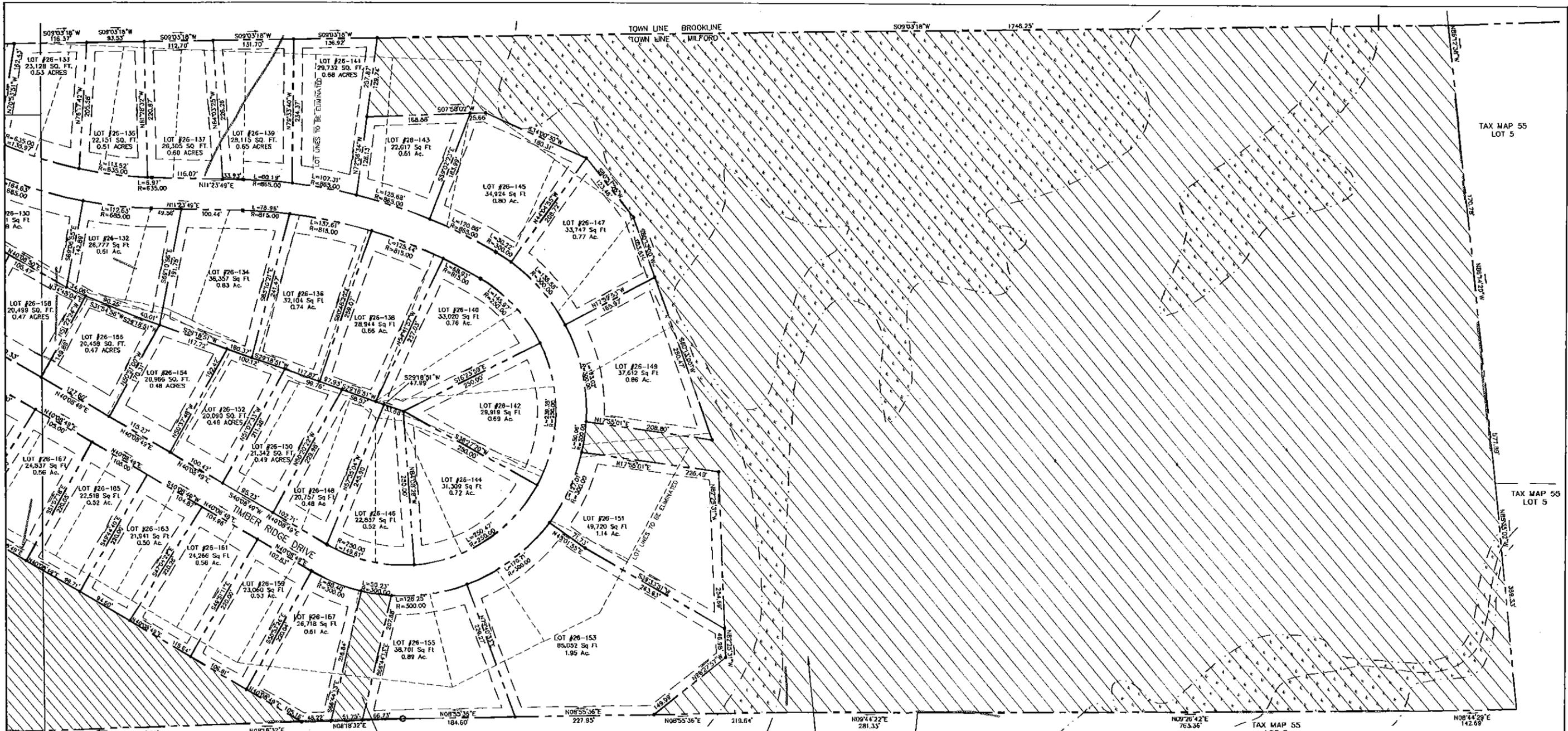
I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

OWNERS SIGNATURE _____ DATE: _____

CHAIRMAN'S SIGNATURE _____ DATE: _____

APPROVAL NUMBER _____ DATE: _____



TAX MAP 55
LOT 5

TAX MAP 55
LOT 5

TAX MAP 55
LOT 5

TAX MAP 50
LOT 6

LOT 26-152
OPEN SPACE
1,535,238 Sq Ft
35.24 Ac.

**TOTAL AREA OF BADGER HILL
CLUSTER SUBDIVISION**
11,824,290 SQ. FT.
271.45 ACRES

PLAN REFERENCES

- H.C.R.D. PLAN #35536, MASTER CONCEPTUAL PLAN - LOT 26 MAP 51; BADGER HILL, OSOOND ROAD, MILFORD, NH; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED MARCH 21, 2007; SCALE: 1"=100', APPROVED BY MILFORD PLANNING BOARD.
- H.C.R.D. PLAN #35708, LOTLINE RELOCATION PLAN - LOT 26 MAP 51; BADGER HILL (PHASE 4), OSOOND ROAD, MILFORD, NH; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT, LLC; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED NOVEMBER 4, 2004; SCALE 1"=100'.
- H.C.R.D. PLAN #35988, LOTLINE RELOCATION - LOT 26 MAP 51; BADGER HILL (PHASE 5), OSOOND ROAD, MILFORD, NEW HAMPSHIRE; PREPARED FOR MILFORD MILLBROOK DEVELOPMENT CORPORATION; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC; DATED JUNE 18, 2007; SCALE 1"=50'.
- H.C.R.D. PLAN #28339, CLUSTER SUBMISSION PLAN - LOT 26 MAP 54; BADGER HILL, OSOOND ROAD, MILFORD, NH; PREPARED FOR BAY MILFORD CORP.; PREPARED BY MAYNARD & PAQUETTE, INC.; DATED APRIL 9, 1990; SCALE: 1"=100'.
- H.C.R.D. PLAN #28338, OVERALL SUBMISSION PLAN - LOT 26 / MAP 51; BADGER HILL, OSOOND ROAD, MILFORD, NEW HAMPSHIRE; PREPARED FOR BAY MILFORD CORP.; C/O HARRY SFANDEL, 184 HIGH STREET, BOSTON, MASSACHUSETTS 02111, SEVARE CORPORATION 2020 COMMONWEALTH AVE., NENTON, MASSACHUSETTS 02116; PREPARED BY MAYNARD & PAQUETTE, INC.; DATED: APRIL 9, 1990; SCALE: 1"=300', (6 SHEETS)

BADGER HILL LOT LINE ADJUSTMENT PLAN

TAX MAP 51 LOT 26
TIMBER RIDGE ROAD, MILFORD, NEW HAMPSHIRE

PREPARED FOR:
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25C
BEEFORD, NH 03110

PREPARED BY:
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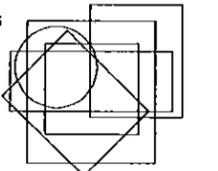
civil engineers, surveyors
construction managers

Graphic Scale
80 40 0 80

DATE: MARCH 18, 2014

SCALE: 1" = 80'

2	6-10-14	REVISED PLAN SET PER PLANNING DEPT.	SRP
1	4-3-14	REVISED PLAN SET PER PLANNING DEPT.	SRP
REV	DATE	DESCRIPTION	BY



JOB NO: 4001-19 (T)
SHEET 6 OF 6

LEGEND

PROPERTY LINES TO BE ELIMINATED	---
RIGHT OF WAY/PROPERTY LINE	---
BUILDING SETBACKS	---
TURN AROUND AND GRADING EASEMENT	---
ADJUTERS PROPERTY LINES	---
WETLAND BOUNDARY	---

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

OWNERS SIGNATURE	DATE
CHARINMAIN'S SIGNATURE	DATE
APPROVAL NUMBER	DATE

subsequent phases would still require Planning Board approval. All applicable conditions of approval from previous plans and the approved Contribution Agreement are still in effect following the Master Plan revision.

FUTURE ACCESS POINTS:

The revised Badger Hill Master Plan now illustrates three (3) approximate locations of future rights-of-way for access in and out of Badger Hill. At the time of the Master Plan revision in 2007, lot 51/26-79 was reserved in relation to the future right-of-way until released by the Milford Planning Board. A note was added to the recorded plan to the effect that lot 51/26-79 was unbuildable until further notice from the Planning Board. A note was also added to the recorded Master Plan stating that the developer was to construct one if not more of the proposed ROW's to the property boundary:

1.3 Construct one (possibly more) of these ROW's (within the property limits) to the property boundary which could then also be used as frontage/access to individual relocated Badger Hill subdivision residential lots.

The Applicant is proposing two (2) access points off of Timber Ridge in exchange for release of development rights from the Milford Planning Board for lot 51/26-79. The Planning Board in their review of future access points should at this time determine the most practical and appropriate future right-of-way location and have this location incorporated in this lot line adjustment application with requirements for when it must be constructed.

CONTRIBUTION AGREEMENT:

In September 1996 a Contribution Agreement was put in place for the purpose of providing the Town with contributions towards future growth. The total contribution agreed upon was \$250,000, broken down into:

- \$555.56 per dwelling unit for school facilities (ongoing)
- \$50.00 per dwelling unit towards Traffic Signalization and Intersection Improvements at Rte. 13/Armory Road/Emerson Road (ongoing)
- \$142.74 per dwelling unit for Recreation Facilities (ongoing); and
- \$115,307 for Osgood Road upgrades

The Osgood Road Contribution was set up as follows:

- \$38,435.87 due upon the issuance of the first building permit (collected)
- \$38,435.87 due upon the issuance of the 60th building permit (collected)
- \$38,435.86 due upon the issuance of the 120th building permit.

Issuance of a building permit for the 120th lot may be hit during construction of the six (6) lots proposed in Phase 6A. At the time of issuance of the 120th building permit a contribution in the amount of \$38,435.86 shall be submitted to the Town and put in an escrow account earmarked for Osgood Road Improvements.

INTERDEPARTMENTAL REVIEWS:

Building Department:

1. Will the existing phases be finished prior to the start of the new phase? Are there any requirements for this?
2. The conditions of some of the open spaces have construction debris. Are there any conditions or required approvals for the cleanup of these areas? How have we dealt with storm water permits for these areas? Are these areas protected in any way?

3. The last house of the 6 houses approved by Pennichuck water supply was just approved for construction. Approval by Pennichuck will be needed for any additional houses.
4. There is an impact payment due prior to issuance of the 120th house lot under the Badger Hill Subdivision.

Ambulance:

No issues for the Ambulance department.

Zoning Administrator:

The current applications before the Planning Board are vested under the zoning in place in 1989 and 1990. In addition to the approval for 180 total single-family lots, the cluster subdivision must maintain a minimum of 50% of the gross tract area as common open space and subsequent phases must be designed so that there is no less than 50% open space at the time of the approval of the final phase.

Department Public Works:

1. Follow information in Milford "Blue Book" construction standards
2. Driveway Locations not shown
3. Driveway profiles
4. Larger / Flatter hammer head
5. Work the contours and drainage to ensure no water from site onto hammer head area
6. Stormwater / Erosion measures not shown
7. Headwalls if needed are to be precast
8. Verification of water line design/construction/installation measures from Pennichuck Water
9. Guardrail? Locations not shown
10. Location of sign (Not a town maintained road) to be put in place (if needed)
11. Install Temp No thru traffic sign at beginning of road or No Outlet sign
12. Construction estimate to be prepared by engineer for approval by DPW Director

Heritage Commission:

Existing stonewalls should be retained or reused as site landscaping material.

No comments were received as of April 10, 2014 from Police or Assessing. The Conservation Commission's regular meeting was held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

Note: The Assessing Department will need to review and approve final tax map and lot numbers.

WAIVERS:

No waivers requested.

NOTICES SENT:

Notices were sent to all property abutters on April 4, 2014.

REGIONAL IMPACT:

The Board will not need to make a determination of regional impact as this Subdivision Plan is vested from the original approval on April 16, 1996.

APPLICATION STATUS:

Staff had questions regarding the status of the HOA and its involvement in this application since open space was being adjusted and met with Attorney Drescher on Monday, April 14, 2014. At the recommendation of Town Counsel the Planning Board should not accept the application at this time and accordingly recommends that the Planning Board require that the applicant present one of the following:

1. Written assurance from all of the other property owners in the subdivision that they assent to the application for the lot line adjustment, to the extent that it alters the open space as previously configured;
2. Alternatively, the provisions of information demonstrating the establishment of the Homeowner's association and the establishment of by-laws or other organizational documents pursuant to which the same is governed and, assuming that is so, the provision of sufficient information for the Board to conclude that a fully noticed meeting of the association's members have consented to the submission of this proposal in a manner as required by such by laws and that the association is empowered to so consent; or,
3. Provisions of evidence satisfactory to the Board and its legal counsel demonstrating why the Board is empowered to consider and proceed with the review of this application without one or the other of the assurances set forth in either (1) or (2), above.

STAFF RECCOMENDATIONS:

The Office of Community Development received an application and plan set for the Badger Hill Subdivision on March 18, 2014. During Staff's review for completion of the application it was determined that the original plans were inadequate and new plans would have to be submitted for staff and interdepartmental review. On Friday, April 4, 2014 the Office of Community Development received copies of the revised plans based on direction and comments from Staff. The Board can review and discuss. However, no actions can be made as staff and several interdepartmental reviews have not been completed. The Board should hear a presentation from the applicant and present any questions or concerns at the meeting.

Staff feels that adjusting the lot lines to accommodate individual septic systems is an important step in the right direction for this final phase of Badger Hill. There are some steep grades where original lots were proposed and this lot line adjustment will relocate those lots and allow for proper stormwater and erosion control measures to be incorporated to avoid any issues as previously experienced by land owners in this development.

Staff recommends that in order to keep all access/road connection options open, that the extensions shown on the revised 2007 master plan be retained. Due to the uncertainty of future development scenario's it is critical to keep all options available.

The Board should discuss with the applicant how the proposed lot line adjustments follow the 2007 Master Plan and how the adjustments will affect the overall open space totals. The proposed revised lot lines will cut off existing connections to open space and will create "unusable" open space lots.

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

Lot Line Adjustment Plan:

1. Add Planning Board Approval Block to front cover of plan;
2. Owner signature must be on the plans;
3. Rename title block to read "Badger Hill Lot Line Adjustment Plan (Phase 6) and display the correct map and lot numbers for Phase 6.
4. Provide before and after calculations for open space and have calculations noted on the plan;
5. A note be added to the plan stating the total area of Badger Hill Cluster Subdivision in square feet and acres;
6. A note be added to the plan stating that: "All lots in this phase are considered unbuildable until State Subdivision approval is issued."
7. A note be added to the plan stating that "No change in total number of building lots. Total number of building lots is and will be 180. No change in right-of-way layout or location."
8. A note be added to the plan stating: "This plan is governed by the Badger Hill Development revised and recorded Master Plan Number 35536, dated 3/21/2007"
9. A note be added to the plan stating: "upon issuance of the 120th building permit a contribution in the amount of \$38,435.86 shall be submitted to the Town and put in an escrow account earmarked for Osgood Road Improvements."

Phase 6A:

1. Construction estimate to be prepared by engineer for approval by DPW Director;
2. Add Planning Board Approval Block to front cover of plan;
3. Owner signature must be on the plans;
4. Rename title block to read "Badger Hill (Phase 6A) and display the correct map and lot numbers for Phase 6A. Tax Map 51 Lots 26-120, 26-122, 26-123, 26-124, 26-125, 26-127;
5. Driveway locations and details must be shown on the plan;
6. A note be added to the plan stating that " prior to issuance of final certificate of occupancy (c.o.) a letter from a licensed land surveyor be submitted to the building department attesting that all lot monumentation has been set."
7. Erosion Control: Replace silt fence detail with hay wattles or similar type;
8. Must provide note on plan with general site characteristics;
9. Must provide note on the plan with summary description of drainage upstream onto property and discharge downstream from property;
10. A note be added to the plan detailing flood hazard information;
11. A note be added to the plan stating that "All lots in this phase, as well as the previous four phases, are served by individual septic systems."
12. A note be added to the plan stating that "All stipulations and requirements of the 180 lot subdivision approval dated 4/16/96, plan reference No. 1, shall remain in effect."
13. A note be added to the plan detailing groundwater protection area information;
14. Plan notes on Sheet 3 of 7 under Open Space Calculations must be revised to read "NONBUILDABLE OPEN SPACE";
15. A note be added to the plan detailing all easements, rights-of-way, and deeded property restrictions;
16. Hammer head will need to be extended and flattened out for winter maintenance and emergency access;
17. A sign must be erected and noted on the plan at the beginning of Timber Ridge Drive prior to the issuance of any certificate of occupancy reading as follows:
"This road has not been accepted by the Town of Milford. Until the street has been accepted, the Town assumes no responsibility for maintenance including snow removal, nor any liability for damage resulting from use of this street. RSA 674:41"
18. A note be added to the plan stating: "This plan is governed by the Badger Hill Development revised and recorded Master Plan Number 35536, dated 3/21/2007"

19. A note be added to the plan stating that this plan is subject to the Badger Hill contribution agreement dated, September 1996.
20. Any other necessary information, changes or bonding to comply with Town regulations be included prior to final signing and recording of the plan.
21. A note be added to the plan stating: “No site disturbance shall commence until a stormwater permit has been issued.”
22. A note added to the plan stating: “Plot plans are required for all building permits detailing compliance with stormwater and erosion control measures.”







TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO ADDENDUM

Date: April 15, 2014
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **Addendum to staff memo dated April 15, 2014 regarding Badger Hill Properties LLC – Timber Ridge Dr**

Addendum to staff report dated April 15, 2014 (circulated to Planning Board Members on Friday, April 11, 2014)

The Staff Report dated April 15, 2014 stated that the application was ready for acceptance based on submission of revised plans received by the Office of Community Development on April 4th, 2014. Information provided to the office by an Osgood Road property owner regarding the status of the Home Owners Association. Staff felt that legal counsel was required since common open space was being adjusted and met with Attorney Drescher on Monday, April 14, 2014.

At the recommendation of Town Counsel the Planning Board should not accept the application at this time and accordingly recommends that the Planning Board require that the applicant present one of the following:

1. Written assurance from all of the other property owners in the subdivision that they assent to the application for the lot line adjustment, to the extent that it alters the open space as previously configured;
2. Alternatively, the provisions of information demonstrating the establishment of the Homeowner's association and the establishment of by-laws or other organizational documents pursuant to which the same is governed and, assuming that is so, the provision of sufficient information for the Board to conclude that a fully noticed meeting of the association's members have consented to the submission of this proposal in a manner as required by such by laws and that the association is empowered to so consent; or,
3. Provisions of evidence satisfactory to the Board and its legal counsel demonstrating why the Board is empowered to consider and proceed with the review of this application without one or the other of the assurances set forth in either (1) or (2), above.

DRESCHER & DOKMO, P.A.
ATTORNEYS AT LAW
21 Emerson Road, PO Box 7483
Milford, NH 03055-7483
603-673-9400 • Fax 603-673-4899

William R. Drescher
Christopher B. Drescher

Cynthia J. Dokmo
(Retired)

Confidential & Privileged

May 14, 2014

Bill Parker - Community Development Director
Jodie Levandowski - Town Planner
Town of Milford
One Union Square
Milford, NH 03055

Re: Badger Hill Revision Plan

Dear Bill and Jodie:

I am writing to follow up on our discussions recently regarding the above matter. I have reviewed the materials that were submitted by the applicant's attorney and am satisfied that the covenants that were originally established allow for the modification of the configuration of lot lines and open space so long as the number of lots does not exceed the originally approved 180 and the amount of open space is at least 50% of the total area of the subdivision as originally presented. The 50% minimum open space area requirement is contained in § 7.034(A) of the **Cluster Open Space Development** provision of the 1980 zoning ordinance, which was the one which was in effect at the time that the development was originally approved. The ordinance also provides that no change in the plan may be made without planning board approval (supporting the notion that a change may be made) provided that no such change shall result in an increase in the number of lots.¹

In that same ordinance, however, there is a provision that the open space must be permanently protected in some manner and that the common open space:

'... either shall be deeded to the Town of Milford, shall be protected by recreation and conservation easements, open space, or shall permanently be protected in other suitable ways so as to guarantee the following:

- (1) The continued use of such land for the intended purpose;***
- (2) Continuity of proper maintenance for those portions of the open space land requiring maintenance;***
- (3) When appropriate, the availability of funds required for such maintenance;***
- (4) Adequate insurance protection;***
- (5) Recovery for loss sustained by casualty, condemnation or otherwise; and,***

¹§7.035 - Cluster Open Space Development - Town of Milford Zoning Ordinance - 1980.

(6) ***In the case of a homeowners association or other similar form of ownership, that the membership and obligation of the residents of the Cluster Open Space Development be automatic upon the conveyance of title or lease to individual dwelling units. ...***²

It appears that the issue of ownership/management of the open space has not been finally facilitated in the manner intended by the original approval. This is reasonable, since one would not want to undertake to finalize that aspect of the project until the final phase was being considered, especially if, as in this case, modifications to the plan(s) were intended to be made and, indeed, were made. However, as this appears to be the last phase of this subdivision, I recommend that the Board consider and address this issue as the application proceeds.

In that regard, the original declaration of covenants that were submitted and are on record in the Registry indicate two significant things with regard to the open space:

Homeowners' Association

The original declaration of covenants contemplated that an Homeowners Association would exist and, indeed, referenced the establishment of a '***... NH limited liability company established by a Certificate of Formation filed with the New Hampshire Secretary of State on August 14, 2000. ...***'³ A search of the Secretary of State's corporate records division discloses that this entity, while properly formed, was dissolved by official act several years ago. A second entity of the same name was established thereafter on October 10, 2012, but that entity is currently identified in the corporate records (as of May 14, 2014) as '***... not in good standing ...***'.

There is, of course, no requirement that the developer utilize the vehicle of such an homeowners' association to regulate the open space in the future, but it certainly was intended that it be created for that purpose as evidenced by the declaration and, unless that declaration is amended, you should ask that the applicant specify what the status and purpose of that association is going to be.

Title to the Open Space

The actual title to the open space is governed, in turn, by two items:

-The individual deeds to lots - I have not reviewed all the deeds to the individual lots but I have looked at what I would consider a representative sample, and found that those deeds appear to convey an individual lot, along with '***... a 1/180th undivided interest in the Common Properties appurtenant to each lot, as described in the Declaration (hereafter defined). ...***'⁴ The deeds recite that the lot conveyance is also subject to both the declaration of covenants and the operating agreement of the limited liability entity that was the homeowners' association.

-The declaration of covenants

²§7.034(C) - Cluster Open Space Development - Town of Milford Zoning Ordinance - 1980.

³Article I-(a) - Declaration of Covenants - Bk 6292, Page 0658 - Hillsborough Registry.

⁴For example, deed at Bk 6707, Page 0971 - Hillsborough Registry.

Consistently, the declaration of covenants also provides that the ‘... **Title to the Common Properties shall be proportionately appurtenant to and shall pass with the title to the Lots themselves ...**’, and that ‘... [c]onveyance of such undivided interest in the Common Properties is automatic, upon conveyance of the Lot to which it is appurtenant, whether or not made by specific grant. ...’.⁵

“Common Properties”

The term ‘**Common Properties**’ is defined in the declaration as ‘... **that part of the Premises designated to be used as open space as shown on the Plan, as it may be revised by Declarant from time-to-time together with the accesses and rights of way as shown on the Plan ...**’.⁶ (*Emphasis supplied*).

Thus, it appears clear that the declaration contemplated the potential that the configuration of the open space could be modified by revision (subject to the 50% limitation) but it also appears that the title to the open space currently resides in the owners of the 180 lots. It also appears that the limited liability company was intended as the mechanism by means of which the 180 lot owners would determine the management and maintenance of the open space.

In light of the ordinance requirement that the applicant provide for the ownership and management of the open space in a manner that assures its continued preservation, coupled with the fact that the current proposal addresses the last phase of this project, it would seem logical and reasonable for the Board to require the applicant to finalize and legitimize the corporate standing of the homeowners’ association, if that is, indeed, the mechanism by means of which the open space is intended to be managed. If that is not the mechanism, then the applicant should provide the Board with the necessary assurances to demonstrate compliance with the ordinance sections mentioned above.⁷

Notification Requirement

Additionally, as you and I discussed and as I also discussed earlier with Jodie, we considered that notices regarding this matter should be provided to ‘abutters’ as they are defined in the statute and we assumed that most of the lot owners are not, technically, ‘abutters’ since they did not abut the lots or open space section that was proposed to be revised. Since we have now learned that it appears that the existing lot deeds contain the deed of the fractional open space interest, I have a concern that the current reality is that it appears that every lot owner in that subdivision now owns a fractional share of all the open space as a tenant in common with all the others. Moreover, that fractional share is part of the ownership interest of the lot and by the terms of the declaration may not be severed from it. If this is so, then every lot owner in that subdivision is the owner of ‘... **property ... located in New Hampshire [that] adjoins ... the land**

⁵ Article IV(2) Declaration of Covenants - Bk 6292, Page 0658 - Hillsborough Registry.

⁶ Article I(b) Declaration of Covenants - Bk 6292, Page 0658 - Hillsborough Registry.

⁷ §7.034(C) - Cluster Open Space Development - Town of Milford Zoning Ordinance - 1980.

*Bill Parker - Community Development Director
Jodie Levandowski - Town Planner
May 14, 2014
Page 4*

*under consideration. ...'*⁸ Thus, I believe that the appropriate means of addressing the question of notice is to send certified mail notices to every owner in the subdivision.

It is noteworthy that the statute (*RSA 672:3*) contains a means to give notice in circumstances in which the property is a condominium '*... or other collective form of ownership ...*', which, if applicable, would relieve you and the applicant of the burden of providing notice to every fractional owner of the open space. However, as noted above, the collective association that appears to have been intended to serve the purpose of management and maintenance of the open space in this project, while having been properly created appears to have been either administratively dissolved (the entity created in 2000) or, not in good standing (the entity created in 2012). Moreover, it does not appear that the entity ever actually organized itself to serve the owners and would appear to be controlled solely by the applicant, so that this abbreviated notice would not be meaningful.

Accordingly, I must revise my earlier opinion and recommend that you provide full certified mail notice to all the owners of lots in the subdivision, unless the applicant can demonstrate, to your satisfaction, why this would not need to be done.

I hope the foregoing has been helpful and that you will free to call if you have any questions or comments. Thank you again for your help.

Very truly yours,

William R. Drescher

WRD:bd

sent by email only

*B:\169Docs\mpgbadgerhillrevision.opn.wpd
Gcnoff-169
May 14, 2014*

⁸*RSA 672:3.*



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JUN 12 2014

PB _____ ZBA _____ Office _____

683C First New Hampshire Turnpike, Northwood, NH 03261

Phone 677-7004 Fax 677-7014 Cell 833-5913

**Town of Milford
Jodi Levandowski, Town Planner
1 Union Square
Milford, NH 03055**

Re: Badger Hill Properties, LLC – Timber Ridge Dr – Map 50, Lots 26-124,

Date: June 9, 2014

Below you will find responses in **BOLD** to a review letter received April 15, 2014 prepare by The Town of Milford Planner, Dated April 15, 2014.

Lot Line Adjustment Plan:

1. Add Planning Board Approval Block to the front cover of the plan:

Response: The Planning Board Approval block has been added to the cover sheet and several other sheets to be recorded.

2. Owner signature must be on the plans:

Response: An owner's signature block has been added to the cover sheet and several other sheets.

3. Rename title block to read "Badger Hill Lot Line Adjustment Plan (Phase 6)" and display the correct map and lot numbers for Phase 6.

Response: The title block has been revised as requested and map/lot corrected to read correctly

4. Provide before and after calculations for open space and have calculations noted on the plans:

Response: The before and after open space calculations have been noted on sheet 2 of 8.

5. A note be to the plan stating the total area of Badger Hill Cluster Subdivision in square feet and acres;

Response: A note stating the total area of Badger Hill Cluster Subdivision has been added to sheets 2-5 of 5.

6. A note be added to the plan stating that: "All lots in this phase are considered unbuildable until State Subdivision approval is issued."

Response: See note #9 on sheet 2 of 8.

7. A note be added to the plan stating that "No change in total number of building lots. Total number of building lots is and will be 180. No change in right-of-way layout or location.

Response: See note #10 on sheet 2 of 8.

8. A note be added to the plan stating: "This plan is governed by the Badger Hill Development revised and recorded Master Plan Number 35536, Dated 3/21/2007

Response: See note #11 on sheet 2 of 8.

9. A note be added to the plan stating: "upon issuance of the 120th building permit a contribution in the amount of \$38,435.86 shall be submitted to the Town and put in an escrow account earmarked for Osgood Road Improvements.

Response: See note #12 on sheet 2 of 8.

Phase 6A:

1. Construction estimate to be prepared by engineer for approval by DPW Director

Response: A construction estimate has been prepared and is submitted with the other material.

2. Add Planning Board Approval Block to front cover of plan;

Response: The Planning Board Approval block has been added to the cover sheet and several other sheets to be recorded.

3. Owner signature must be on the plans:

Response: An owner's signature block has been added to the cover sheet and several other sheets.

4. Rename title block to read "Badger Hill (Phase 6A) and display the correct map and lot numbers for Phase 6A. Tax Map 51 Lots 26-120, 26-122, 26-123, 26-124, 26-125, 26-127;

Response: The title block has been revised as requested on all sheets.

5. Driveway locations and details must be on the plans;

Response: Driveway locations and details have been shown on sheets 3 & 4 of 8. See sheet 6 of 8 for profiles.

6. A note be added to the plan stating that "prior to issuance of final certificate of occupancy (c.o.) a letter from licensed land surveyor be submitted to the building department attesting that all lot monumentation has been set."

Response: See note #10 on sheet 2 of 8.

7. Erosion control: Replace silt fence detail with hay wattles or similar type.

Response: See sheet 8 of 8 for revised detail.

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8. Must provide note on plan with general site characteristics;

Response: See note #18 within the plan set.

9. Must provide note on the plan with summary description of drainage upstream onto property and discharge downstream from property;

Response: See note #19 within the plan set.

10. A note be added to the plan detailing flood hazard information.

Response: See note #4 within the plan set.

11. A note be added to the plan stating that "All lots in this phase, as well as the previous four phases, are served by individual septic systems".

Response: See note #11 within the plan set.

12. A note be added to the plan stating that "All stipulations and requirements of the 180 lot subdivision approval dated 4/16/96, plan reference No. 1, shall remain in effect."

Response: See note #12 within the plan set.

13. A note be added to the plan detailing groundwater protection area information

Response: See note #19 within the plan set.

14. Plan notes on Sheet 3 of 7 under Open Space Calculations must be revised to read "NONBUILDABLE OPEN SPACE".

Response: See sheet 3 of 8.

15. A note be added to the plan detailing all easements, rights-of-way, and deed property restrictions;

Response: See sheet 2 of 8 for easement details.

16. Hammerhead will need to be extended and flattened out for winter maintenance and emergency access;

Response: The hammerhead has been extended out to station 12+50 and the slope of the hammerhead reduced to 1%. (See sheet 5 of 8)

17. A sign must be erected and noted on the plan at the beginning of Timber Ridge Drive prior to the issuance of any certificate of occupancy reading as follows: " This road has not been accepted by the Town of Milford. Until the street has been accepted, the Town assumes no responsibility for maintenance including snow removal, nor any liability for damage resulting from use of this street. RSA 674:41"

Response: See note #17 within plan set and location shown on sheet 4 of 8.

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18. A note be added to the plan stating: "This plan is governed by the Badger Hill Development revised and recorded Master Plan Number 35536, dated 3/21/2007.

Response: See note #13 within the plan set.

19. A note be added to the plan stating that this plan is subject to the Badger Hill contribution agreement dated, September 1996.

Response: See note #14 within the plan set.

20. Any other necessary information, changes or bonding to comply with Town regulations be included prior to final signing and recording of the plan.

Response: No response required.

21. A note be added to the plan stating: "No site disturbance shall commence until a stormwater permit has been issued."

Response: See note #15 within the plan set.

22. A note added to the plan stating: "Plot plans are required for all building permits detailing compliance with stormwater and erosion control measures."

Response: See note #16 within the plan set.

Department of Public Works comments

1. Follow information in Milford "Blue Book" construction standards:

Response: See note within plan set, stating: "All materials and methods of construction shall conform to the Town of Milford regulations, known as "Blue Book" and the New Hampshire Department of Transportation "Statdards specifications for road and bridge construction", latest edition".

2. Driveway locations not shown.

Response: Driveway, house and approximately leachfield locations with grading have been shown on all lots, see sheet 3 of 8.

3. Driveway Profiles

Response: See sheet

4. Larger/Flatter hammer head

Response: The hammer head has been extended to station 12+50 and the grade of the hammerhead reduced to 1%. See sheet 4 and 5 of 8.

5. Work the contours and drainage to ensure no water from site onto hammerhead area.

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Response: See sheet 5 of 8 for revised grading transporting runoff around the hammerhead to a couple temporary catch basins.

6. Stormwater/Erosion measures measures not shown

Response: The developers intention is to follow the stormwater/erosion control measures as shown on the original approved plans.

7. Headwalls if needed are to be precast.

Response: No headwalls are needed.

8. Verification of waterline design/construction/installation measures from Pennichuck Water.

Response: The design/construction/installation of the waterline will be done in conjunction with Pennichuck Water.

9. Guardrail? Locations not shown.

Response: The developers intention is to install guardrail in locations as shown on the original approved plans. To the best our knowledge there was no proposed guardrail within the first 1,250' of Timber Ridge Drive.

10. Location of sign (Not a town maintained road) to be put in place (if needed)

Response: See sheet 4 of 8 for note and location of sign.

11. Install temp No thru traffic sign at beginning of road or No Outlet sign.

Response: See sheet 4 of 8 for note and location of sign.

12. Construction estimate prepared by engineer for approval by DPW Director.

Response: Please find enclosed a copy of the Construction Estimate.

Heritage Commission comment:

1. Existing stonewalls should be retained or reused as site landscaping material.

Response: See note #20 within the plan set.

If you have any questions or comments on the above referenced project please don't hesitate to contact me at scott@brownengineeringllc.com or 603-833-5913.

Best Regards,
Scott R. Frankiewicz, LLS
Co-Owner
Brown Engineering & Surveying, LLC





Subdivision Name:		Badger Hill	Owner Name:		Badger Hill Properties	
Street Name:		Timber Lane	Engineer Name:		Kent Brown, P.E.	
Job Number:		4001-19	Street Construction Length:		1250 LF	
Date:		5/19/14				
ITEM		QTY	UNIT	UNIT PRICE		COST
Clearing and grubbing (201)		0	AC.	2000.00	=	\$ -
Common roadway excavation (203)		2,000	C.Y.	5.00	=	\$ 10,000.00
Common roadway fill (209.3)		3,120	C.Y.	16.00	=	\$ 49,920.00
Bank Run Gravel - 12" thick(304)		1250	C.Y.	15.00	=	\$ 18,750.00
Crushed Gravel - 6" thick (304)		625	C.Y.	19.00	=	\$ 11,875.00
Hot bituminous pavement 2" binder (403)		330	Ton	85.00	=	\$ 28,050.00
Hot bituminous pavement 1" wearing (403)		165	Ton	85.00	=	\$ 14,025.00
RCP	12"	666	L.F.	41.00	=	\$ 27,306.00
Catch basins	4' diameter (604)	6	EA.	2200.00	=	\$ 13,200.00
Headwalls		1	EA.	1500.00	=	\$ 1,500.00
Rip Rap		60	CY.	30.00	=	\$ 1,800.00
Silt fence		300	LF	3.00	=	\$ 900.00
Loam		500	CY.	32.00	=	\$ 16,000.00
Ductile iron	6"	900	LF	64.00	=	\$ 57,600.00
Hydrant		1	EA	4000.00	=	\$ 4,000.00
1" copper water services		600	LF	39.00	=	\$ 23,400.00
Signs		2	L.S.	150.00	=	\$ 300.00
SWPPP		1	EA	2500.00	=	\$ 2,500.00
					Subtotal (a)	\$ 281,126.00
Contingencies (10% of Subtotal)						\$ 28,112.60
					Subtotal (b)	\$ 309,238.60
					Total Bond Amount	\$ 309,238.60

I hereby certify that, in addition to any work already completed, this estimate accurately the costs to complete all improvements required by the Town of Barrington for the subject street.


 Engineer Signature & Stamp



*Connotes applicable section of "Standard Specifications for Road and Bridge Construction", State of New Hampshire Department of Public Works and Highways, 2004 Edition

Road Bond Estimate

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