



AGENDA

January 20, 2015

Town Hall BOS Meeting Room - 6:30 PM

MINUTES:

1. Approval of minutes from the 12/16/14 and 1/06/15 meetings.

NEW BUSINESS:

2. **Spring Creek Sand & Gravel, LLC – Mile Slip Rd – Map 45, Lot 11:** Public Hearing for a minor open space subdivision creating three (3) new residential lots; and a waiver request from Milford Development Regulations, Article V, Section 5.06, *Submittal Requirements*.
(*New application – Keach-Nordstrom*)
3. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;** Public Hearing for a major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.
(*New application-Fieldstone Land Services*)

OLD BUSINESS:

4. **Ashwood Development, LLC – Falcon Ridge Development – Maple St/Falcon Ridge Rd – Map 3, Lots 5 through 5-45.** Request to amend revised improvement timetable and security relating to Falcon Ridge Development.
(*Tabled from 12/16/14*)
5. **Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39, Lot 70;** Major open space subdivision, in the Residence A District, creating thirty-four (34) new residential lots with associated site improvements (*Tabled from 12/16/14*)
and; A public hearing for an additional waiver request from Milford Development Regulations, Article V, Section 5.017, *Phasing*.

OTHER BUSINESS:

Future meetings:

01/27/2015- *Worksession*

02/03/2015- *No Meeting*

02/17/2015- *Regular Meeting*

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

3
4 **Members Present:**

5 Chris Beer, Chairman
6 Paul Amato
7 Steve Duncanson
8 Janet Langell
9 Judy Plant
10 Tim Finan, Alternate member
11 Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
David Bosquet, Videographer

12
13 **Excused:**

14 Kathy Bauer
15 Tom Sloan
16

17
18
19 **PUBLIC HEARING:**

- 20 1. In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public
21 Hearing on Tuesday December 16, 2014, at 6:30pm in the Board of Selectmen's meeting room at the Town
22 Hall to discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:
23 A. Revisions to Article IV, *Definitions*, to amend Groundwater and Manufactured Housing and remove
24 Animal Feed Lot, Independent Senior Housing Units, and Leachable Wastes
25 B. Revisions to Article V: Section: 5.02.2:A.12, 5.03:E, 5.05.1:V, 5.07.1:K, and 5.08.2:A.6 to remove Senior
26 Housing Developments
27 C. Revisions to Article VI: Section: 6.02.4 Wetland Conservation District, *Definitions*, to amend definition
28 of Surface Water
29 D. Revisions to Article VI: Section: 6.03.2 Floodplain Management, *Definitions*, to remove definition of
30 Manufactured Home and replace in its entirety with definition of Manufactured Housing
31 E. Revisions to Article VI: Section: 6.04.5:C Open Space Conservation District to amend paragraph relative
32 to Senior Housing Developments
33 F. Revisions to Article X: Section 10.06.0 Expiration, to amend paragraph relative to a 2013 RSA change
34

35 **MINUTES:**

- 36 2. Approval of minutes from the 11/18/14 meeting.
37

38 **NEW BUSINESS:**

- 39 3. **Carolyn Parker for Lehigh Gas/Getty Realty Corp - Amherst St - Map 26, Lot 185;** Public Hearing for a
40 minor site plan to construct a new 24' X 32' overhead canopy and a waiver request from Milford
41 Development Regulations, Article V, Section 5.04.KK, *Landscaping requirements*.
42
43 4. **Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39,**
44 **Lot 70;** Public Hearing for major open space subdivision, in the Residence A District, creating thirty-four
45 (34) new residential lots with associated site improvements and a waiver request from Milford Development
46 Regulations, Article VII Section 7.02, Roadway Standards Charts pertaining to road length and dimensional
47 requirements.
48

49 **OTHER BUSINESS:**

- 50 5. **Robert & Martha Cunningham – Lincoln St – Map 29, Lot 88;** Discussion
51
52 6. **Ashwood Development, LLC – Falcon Ridge Development – Maple St/Falcon Ridge Rd – Map 3, Lots 5**
53 **through 5-45.** Request to amend revised improvement timetable and security relating to Falcon Ridge
54 Development. (*Tabled from 10/21/14*)
55

56 Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the
57 ground rules for the public hearing. Tim Finan, alternate member was called to sit.

58
59 **PUBLIC HEARING:**

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61 Tuesday December 16, 2014, at 6:30pm in the Board of Selectmen's meeting room at the Town Hall to discuss
62 proposed amendments to the Town of Milford Zoning Ordinance as follows:

63
64 **Revisions to Article IV, Definitions, to amend Groundwater and Manufactured Housing and remove**
65 **Animal Feed Lot, Independent Senior Housing Units, and Leachable Wastes**

66 **Revisions to Article V: Section: 5.02.2:A.12, 5.03:E, 5.05.1:V, 5.07.1:K, and 5.08.2:A.6 to remove Senior**
67 **Housing Developments**

68 **Revisions to Article VI: Section: 6.02.4 Wetland Conservation District, Definitions, to amend definition of**
69 **Surface Water**

70 **Revisions to Article VI: Section: 6.03.2 Floodplain Management, Definitions, to remove definition of**
71 **Manufactured Home and replace in its entirety with definition of Manufactured Housing**

72 **Revisions to Article VI: Section: 6.04.5:C Open Space Conservation District to amend paragraph relative**
73 **to Senior Housing Developments**

74 **Revisions to Article X: Section 10.06.0 Expiration, to amend paragraph relative to a 2013 RSA change**

75
76 Chairman Beer read the notice of hearing into the record and gave a brief overview of each. There were no
77 comments from the Board.

78
79 Chairman Beer then opened the discussion to the public; there being none, the public portion of the meeting was
80 closed.

81
82 J. Langdell made a motion to post and publish the proposed amendments to the March, 2015 warrant. S.
83 Duncanson seconded and all in favor.

84
85 **MINUTES:**

86 S. Duncanson made a motion to approve the minutes from the 11/18/14 meeting, as submitted. J. Plant seconded
87 with J. Langdell and P. Amato abstaining and all else in favor.

88
89 **NEW BUSINESS:**

90 **Carolyn Parker for Lehigh Gas/Getty Realty Corp - Amherst St - Map 26, Lot 185;** Public Hearing for a
91 minor site plan to construct a new 24' X 32' overhead canopy and a waiver request from Milford Development
92 Regulations, Article V, Section 5.04.KK, *Landscaping requirements*.

93
94 *No abutters were present.*

95
96 Chairman Beer recognized:
97 Carolyn Parker, representing Lehigh Wholesale Gas

98
99 Chairman Beer read the notice and stated that the application was complete per staff review. J. Langdell made a
100 motion to accept the application. P. Amato seconded and all in favor. P. Amato made a motion that this
101 application did not pose potential regional impact. J. Langdell seconded and all in favor. S. Wilson read the
102 abutters list into the record.

103
104 C. Parker explained the lease with Getty Realty Corp and the existing site conditions. She said it is an odd shaped
105 lot and we've received a special exception from the ZBA to construct the overhead canopy within the setbacks.
106 She submitted revised plans dated 12/16/14 that address most of the comments from the Staff Memo of the same
107 date. The island will stay, but we are proposing to remove the middle dispenser and to install a canopy with
108 columns on the outside of the island with safety bollards. The canopy will be fifteen (15') high with a three (3') ft

109 deck. It will have two vinyl 3D graphics that will be illuminated as halos. This plan incorporates the parking that
110 was approved for auto sales but the spaces may not be shown correctly.

111
112 J. Levandowski ended a brief discussion pertaining to the ownership of the site by stating that there is an owner
113 authorization letter from Leemilt's Petroleum Inc/Getty Realty Corp in the file.

114
115 J. Langdell inquired about room for some of the parking spaces and if there will be auto sales. C. Parker said she
116 would verify if the site will be just service and gas or if there will be any auto sales. J. Levandowski read from
117 the Development Regulations; *for automotive services, gas stations, auto dealers, auto repair and body shops the*
118 *requirements are 1 space per employee plus 1 space per 1,000SF or 4 spaces per bay.* Further discussion ensued.

119 P. Amato noted that there wasn't a problem with parking until they started selling cars and it got a little tight. C.
120 Parker said when the lot is striped; she can get eight (8) parking spaces there without using the snow storage area
121 in the rear. C. Beer stated that the minimum parking requirements will need to be determined and shown on the
122 plan. C. Parker added that the open space calculations and the locust map will also be put on the plan.

123
124 J. Langdell asked if there needed to be a note for snow storage or removal. J. Levandowski replied that although
125 notes have been done in the past, it's not a requirement; they just need to demonstrate where the snow will be
126 stored. This is a tough site, and DPW has an agreement with the owner to use this site for temporary snow
127 storage for the Town. J. Langdell asked if the amount of disturbance here would trigger the stormwater
128 management process. S. Wilson noted that disturbance of 5,000 SF or greater requires a stormwater permit. J.
129 Levandowski said that staff recommendation #10 should be removed as it would not be required in this instance.
130 J. Langdell brought up the Environmental Coordinator's comments that an environmental consultant be present
131 when the footings are dug. C. Parker said we will take proper precautions during construction and offered to
132 make that request a note on the plan. There will be a downspout on the canopy and should be even less
133 contamination from stormwater than exists now. J. Levandowski added that there is a full remediation plan,
134 prepared several years ago by GeoInsight, Inc. on file for existing contamination on this site and practices have
135 been put in place resulting from an underground storage tank leak.

136
137 P. Amato brought up landscaping. C. Parker said this is an existing site but she could add some plantings near the
138 pylon sign and maybe some planters at the bollards by the canopy. There was also discussion regarding the
139 boundaries, curb cuts, traffic patterns and directional striping. S. Duncanson said additional islands would be a
140 hindrance for DPW. J. Plant said we need to be mindful of the large tanker trucks mobility in our requirements.
141 T. Finan said the big mass of pavement isn't eye pleasing and that can be a difficult intersection, but maybe the
142 owner and the Town could work together and referenced the Oval Area Improvements plan from a few years ago
143 that incorporated some of this property. J. Langdell explained that those plans had some major changes for traffic
144 flow there but were only conceptual.

145
146 Chairman Beer opened the discussion to the public.

147
148 A. Frazier said that people gather on the hill in the shade of the sign for the Labor Day Parade and that hill would
149 be a great place for a shade tree. J. Langdell said some minimal landscaping improvements to this site would be
150 very amenable to the Board. P. Amato added that the tree is important and the minimal improvements would not
151 be a hardship on anybody.

152
153 Chairman Beer closed the public portion of the meeting.

154
155 J. Langdell made a motion to partially waive the landscape requirements under Milford Development
156 Regulations, Article V, Section 5.04.KK, provided that the applicant and owner install plantings at the pylon
157 signs, planters at the island and a hardy native tree on the green area of the hill. P. Amato seconded and all in
158 favor.

159
160 J. Levandowski suggested the applicant show the two sign locations on the plan and there was further discussion
161 on parking requirements.

162

163 P. Amato made a motion to grant conditional approval of the application, subject to: staff recommendations,
164 adding a note that an environmental consultant be present when the footings are dug, the signs be shown on the
165 plan, the landscaping, as discussed be shown on the plan and that the applicant work with staff to detail the
166 parking and calculations per the minimum requirements. J. Langdell seconded and all in favor.

167
168 **Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39, Lot 70;**
169 Public Hearing for major open space subdivision, in the Residence A District, creating thirty-four (34) new
170 residential lots with associated site improvements and a waiver request from Milford Development Regulations,
171 Article VII Section 7.02, Roadway Standards Charts pertaining to road length and dimensional requirements.

172
173 Chairman Beer read the notice and subsequent email regarding a typographical correction dated today. He stated
174 that the application was complete per staff review. J. Langdell made a motion to accept the application. S.
175 Duncanson seconded and all in favor. P. Amato made a motion that this application did not pose potential
176 regional impact. S. Duncanson seconded and all in favor. S. Wilson read the abutters list into the record.

177 *Abutters Present:*

178 *Joseph Perez, Philatelic Realty Inc.*

179
180 Chairman Beer recognized:

181 Chad Branon, Fieldstone Land Consultants, PLLC

182
183 C. Branon said they met with the Board in September for a conceptual discussion where they received some input
184 but no decisions were made. He also confirmed that they opted to bypass the design review process and go
185 straight to final application. He then presented a conventional subdivision plan dated 11/17/14 for the 25.14 acre
186 property with approximately 324 linear ft of frontage along West St. The terrain is mild with slopes ranging from
187 5%-8% and there are jurisdictional wetlands depicted. The proposal is to subdivide the parcel into thirty-four (34)
188 residential single family lots although the layout does support thirty-five (35) lots. The conventional subdivision
189 plan meets all zoning and subdivision regulations and does not require any waivers. He also presented an open
190 space subdivision plan (option A) dated 11/17/14 with a 2,340 ft loop road and the final proposed open space
191 layout plan (option B) dated 11/17/14 with a cul-de-sac. We met with staff, the Conservation Commission, the
192 Fire Department and DPW and received their support to go ahead with Plan B and for the road length waiver.
193 This layout presents a better design and has less road that the Town will eventually have to maintain. This
194 development will be serviced by Town utilities and we will provide additional hydrants. It also pulls the lots in
195 closer to the road and increases the open space to 9.5 acres.

196
197 There was consensus from the Board to schedule a site walk. The date was set for Saturday 12/20/14 at 9:00am.

198
199 P. Amato inquired about the open space calculations. C. Branon reviewed note #5 and said the math calculations
200 will be corrected; note #8 has the correct area and we do exceed all the requirements with 50% or 11.85 acres and
201 of that roughly 3 acres is dry and useable. The Conservation Commission requested that we try to incorporate as
202 much of the wetlands into the open space area as possible and also provide them with some dry land to walk and
203 manage the open space area. Those revisions have been made, just not shown on these plans. There was some
204 discussion amongst the Board regarding the submittal and packets and a brief discussion pertaining to open space
205 subdivisions in the Residence A District.

206
207 P. Amato inquired about the back lot lines of the wet areas. C. Branon reiterated that these were the plans
208 presented at the conceptual discussion and they don't show any of the revisions. He then distributed reduced
209 color copies of the revised plan dated 11/24/16 and clarified that it was sheet 6 of the submitted plan set. We are
210 showing build out on the plan and we are not seeking relief for any regulations pertaining to lot size, setbacks or
211 home placement. The conventional layout actually proved out at 35 lots and the market for this design is starter
212 homes. We have received a lot of support from Boards and staff as this will provide something unique to this
213 area. J. Langdell said there is benefit to this plan because this is a nicer design but there are a number of
214 developments, including one very close by, that are the same type of housing. This Board has discussed at length
215 the desire to provide homes at a price point that are affordable to more people. C. Branon stated that there will be
216 different house options and the price point for these ranch, cape and split homes will be the low \$200's. It is

217 critical to be able to yield the density in order to target the market we understand there is a need for; the working
218 or middle class.

219
220 P. Amato inquired about the cross-hatched areas. C. Branon replied that they are open space easement areas. J.
221 Levandowski clarified that those areas were not part of the open space calculations but are created to satisfy the
222 open space requirements of the Zoning Ordinance, Article VI, Section 6.04.6:B, *Dimensional Standards*. C.
223 Branon showed the easements at lots 17, 18, 32, 33, and 34 and stated that this is the direction we chose to
224 address those regulations after discussion with the Board in September. The regulations do not technically have
225 any requirements for accessibility; they are non-disturbed areas that are guaranteed to be a vegetative buffer. This
226 is no different than the Melendy Rd subdivision; all lots extend to the perimeter and contain easement areas that
227 are a buffer between the developable area and the back property. J. Langdell brought up the functionality. J.
228 Levandowski stated that the Bill Parker, Zoning Administrator, determined that since this was in the Zoning
229 Ordinance, the Board did not have the ability to grant a waiver; however, this design was a solution to meet that
230 intent. T. Finan asked what the intent was. J. Levandowski then read the Ordinance and said we don't really
231 know what the intent of the standard is so the easements can be public or private. C. Branon said the wetlands
232 here are not all standing water. It is shallow and seasonal but most people won't even know that land is wet.
233 There are a lot of wetlands in the open space, but the open space is also a lot larger than it needs to be. There is
234 some value here because people will be able to walk on these easements. Discussion on the functionality and
235 language of the proposed easements ensued.

236
237 J. Langdell inquired about a loop road versus a dead end road. P. Amato referenced Singer Brook Dr and said
238 there has been past discussion that determined that as long as the road up to the loop is 1,000ft or less, then it only
239 counts to that point.

240
241 P. Amato stated that this Board has spent a great deal of time discussing what constitutes a good neighborhood,
242 and this clearly what some of us were thinking. As stated, this serves a need that we've all felt is the way to go;
243 affordable houses close to downtown on town utilities.

244
245 T. Finan inquired who would own the cul-de-sac and who will maintain it. C. Branon replied the Town. We've
246 met with DPW a number of times and they've requested some modifications. One being that the curbing be
247 removed from the inside of the cul-de-sac to be able to use it for snow storage.

248
249 Chairman Beer opened the discussion to the public pertaining to the layout and density.

250
251 Robert Cunningham, Lincoln St, stated that was a very small piece of land for all the cars that will come out of
252 there; at least fifty cars will come out in the morning by the high school. C. Beer said traffic impact will be
253 addressed.

254
255 Andy Seal, West St, said he heard the developer say they've gotten all this support from the different boards, but
256 they haven't talked to anybody who's a property owner on West St. There is a lot of concern from folks who just
257 found out about this project. Traffic is a huge concern with two cars per house totaling 68 cars. This just doesn't
258 make any sense. J. Levandowski verified that the underlying conventional plan does meet the Zoning Ordinance
259 by right, allowing thirty-five (35) lots and stated that the applicant is proposing one lot less at thirty-four (34) lots.

260
261 Audrey Fraizer, Conservation Commission Chair, said we are concerned with the house lots that contain a
262 significant amount of wetlands and buffer, specifically lots 39/70-8 and 39/70-9. The buffer on lot 70-8 comes
263 right to the corner of the house. Although technically the buffer isn't being impacted, it is a postage stamp size lot
264 and will be very difficult to deal with. C. Branon reiterated that we meet all of the regulations and we are
265 showing the largest home footprint on lot 70-8. It could end up being a much smaller footprint but we will have
266 to adhere to those zoning restrictions. This plan does satisfy all your requirements and we did seek and get relief
267 from the ZBA on 12/4/14 prior to coming to this Board. The Conservation Commission did provide comments to
268 the ZBA for that hearing, as part of the process. We have made revisions to address the Commission's comments
269 but it seems like there have been additional reviews and comments subsequent to those meetings and we haven't
270 had the opportunity to go through all those items. J. Langdell inquired what the ZBA special exception covered.
271 C. Branon replied that it was for wetlands disturbance for the roadways, stormwater and associated buffer

272 disturbance for the two driveway cross culverts. It helps those two lots some because the buffer on the front side
273 can be impacted for drainage and driveway construction but the sideline will have to remain intact for future
274 development. J. Langdell noted that this is an example of conditions that are within regulations but may create
275 situations for future owners that may not know there is a buffer and want to build a deck.

276
277 Chairman Beer closed the public portion of the hearing.

278
279 P. Amato made a motion that this development move forward as an open space subdivision. S. Duncanson
280 seconded and all in favor. P. Amato made a motion to set the density determination for this development at no
281 more than thirty-four (34) lots as shown on open space subdivision plan B. S. Duncanson seconded and all in
282 favor.

283
284 C. Branon said the proposed lots range from .25 acres to .48 acres in size and explained the revisions that evolved
285 from the conceptual plan and from the Conservation Commissions comments and requests. We received a
286 special exception for the 9,798 SF wetland impact shown on the plan and for 16,195SF of buffer impact. The
287 road alignment was designed around the topography of the land on the north and west sides and minimizes buffer
288 impact. The proposed road length is 1,850 linear ft, measured from West St to the center of the cul-de-sac; 2,100
289 linear ft measured all the way around the cul-de-sac. The road is designed at 24ft wide with a closed drainage
290 system. This allows us to collect all the stormwater and convey it into the two collection areas on site. It will
291 give us some flexibility and will also minimize associated wetland impacts. We will submit for state permitting
292 after initial review with staff. We have met with the various departments numerous times and have no issues with
293 comments listed in the staff memo dated 12/16/14.

294
295 C. Branon said there is a clear interest from staff to put in a sidewalk, although from a cost standpoint we would
296 prefer to not have one. DPW has made a recommendation to further reduce the road width to twenty-two (22') ft
297 of pavement, curb to curb, so with that concession or some type of relief, we can accommodate a sidewalk for this
298 development. The regulations don't address closed drainage designs very well. The road standards chart states
299 22ft of pavement with 4ft gravel shoulders, but we would not be doing the shoulders so we're asking for the
300 waiver to pave a 24ft width and will modify the waiver request. J. Langdell asked if there would be a grassy strip
301 between the road and sidewalk. C. Branon replied no. P. Amato inquired if the sidewalk would be raised or if it
302 would be striped. C. Branon said we've had discussion with DPW and they would prefer striped for ease of
303 maintenance and that would be our preference. If the sidewalk were to go on top of the curb, which we need for
304 drainage requirements, it would have to run adjacent to the road. J. Langdell referenced Bernardston, MA. C.
305 Beer said his concern was that the sidewalk would be below the curb and if a car was parked on the road, the
306 sidewalk would be blocked. C. Branon said there has been discussion with DPW regarding possible no parking
307 signs or striping some indicator of that. J. Plant said she would rather see a standard or traditional sidewalk over
308 the striping. It is beneficial to the sale of home and for safety reasons. J. Langdell suggested that maybe one side
309 of the road be striped for a pedestrian/bike lane with visuals and accommodate for parking on the other side. C.
310 Branon said that both could exist but four (4) ft is a very small area. There also has been discussion with DPW
311 about sloped granite curbing, but it's not ideal for a sidewalk adjacent to the roadway. Our preference would be
312 to do the wider paved area with a four (4) ft striped area and the other piece to keeping it with the road is that
313 many people walk in the road even if there are sidewalks. C. Beer asked how wide the full paved area would be
314 and will the impervious area increase. C. Branon replied the paved area would be 25-26 ft; the amount of
315 pavement would actually be increasing and the sidewalk will be asphalt. The travel way must be 20ft and the
316 walkway must be 4ft. A brief discussion on the sidewalk design ensued. P. Amato noted that there are no
317 requirements to construct sidewalks in our ordinance. This developer is working with us and it is more important
318 to get something rather than nothing. J. Levandowski added that section 7.03 of the Milford Development
319 Regulations state that *the Planning Board may require sidewalks for pedestrian traffic to provide a*
320 *connection between the main entrances of business, housing or industrial establishments, parking areas and*
321 *along public roadways. The Planning Board may also require sidewalks from the road to the main building*
322 *entrance or along the road frontage if there is a reasonable expectation pedestrian patrons, residents, neighbors,*
323 *children, shoppers or employees would be traveling to or from the site.* J. Langdell said given the location to
324 downtown Milford, the targeted price point of this development and the families who will buy here, there will be
325 a lot of pedestrian travel. T. Finan said he's all for sidewalks and inquired if there were any examples of striped
326 sidewalks in town; they are generally more urban. We're right around the corner from at least two schools so we

327 need to consider safety and with curbing, there's at least a barrier. C. Branon said this will be a low volume road
328 from a traffic standpoint and not a through road. Children will be at different phases; some may walk or some
329 may be bussed to the elementary school and "Safe Routes to Schools" have used this type of design. According
330 to the ITE Manual, the average trip generation for a single family home is nine (9) trips per day, and from
331 information for new developments in New Hampshire, that number is conservative. J. Plant said we need to be
332 careful when using the term sidewalk. The general public doesn't always consider part of the paved road as a
333 sidewalk. J. Langdell added that our role is to educate the public about the variety of options for pedestrian
334 movement.

335
336 Chairman Beer opened the discussion pertaining to the road waivers to the public.

337
338 A. Frazier said she would recommend a raised sidewalk, mostly from personal experience. The first ¼ mile of
339 Summer St, where I live, has raised sidewalks. There are children on it all the time and it is more comfortable to
340 drive along that section. Also, a raised sidewalk would be consistent with existing sidewalks in town.

341
342 A. Seale, West St, said he didn't understand that the developer is promoting affordable housing and starter homes,
343 yet states that there won't be too many children there and we won't really need these sidewalks. A striped
344 sidewalk doesn't really make sense; it has to be raised and the Board shouldn't grant the road waiver. The road
345 should be maintained at the right size and make sure the sidewalks protect the public. C. Branon responded by
346 saying that the sidewalk topic has been brought up through interdepartmental reviews and reiterated that this type
347 sidewalk is a recommendation from DPW. There are no standards for requirements in Milford to address this, so
348 we technically meet any specifications, locally and request the sidewalk be as discussed; at the level of the road
349 and be a widened paved shoulder with applicable striping and signage.

350
351 Chairman Beer closed the public portion of the meeting.

352
353 J. Langdell brought up staff comments from DPW and read page 4..... *willing to accept a less narrow road than*
354 *proposed to accommodate sidewalk area to make it work, recommend sidewalk on one side only.....* Was this
355 referring to a raised sidewalk or was it not specific. J. Levandowski stated the comment wasn't specific, but Rick
356 Riendeau did mention that a striped sidewalk would be easier to maintain with a street plow rather than a sidewalk
357 plow for a raised one; however, he does want a sidewalk there, either way. C. Branon added that in a separate
358 conversation with Mr. Riendeau, he expressed his preference for a road level, striped sidewalk. T. Finan said he
359 is not opposed to a striped sidewalk, but student parking for the school may pose an enforcement problem.

360 S. Duncanson referenced several developments in Massachusetts and said people don't use the sidewalks and
361 walk in the roadway. P. Amato said the road doesn't go anywhere and it's not a cut through. It may add a little
362 more traffic and not help the existing traffic on West St, but it won't put West St over the edge. If we can get a
363 place for people to walk, that's a win. J. Langdell agreed, and said while being sensitive to the other areas in
364 town that were cited, those examples actually go somewhere. This sounds reasonable and we're not adding any
365 major safety issues.

366
367 P. Amato asked if a crosswalk at West St was being proposed. C. Branon replied yes, we would have to provide a
368 safe harbor to cross the street, but will have to discuss that with the School District as they may be losing a space.

369 S. Duncanson stated that the parking spaces are town owned. J. Langdell added that good planning would be to
370 talk to the School District and the Selectmen. She then inquired if there was enough ROW to put a striped
371 sidewalk on the west side of West St to connect with the crosswalk at Osgood Rd. C. Branon said there are too
372 many irregularities along that section of West St and you would be dealing with a different type of road with
373 driveway crossings, mailbox placement, utility poles and other elements as part of vetting something like that out,
374 but that is not something we would entertain.

375
376 J. Plant asked if any of the striped sidewalk area would be lost to snow in the winter when plowed. J.
377 Levandowski answered that DPW will plow right to the edge, so nothing would be lost. C. Branon said that is
378 one of the benefits, because DPW maintains the roads before any sidewalks and here, it will be done all at once.

379
380 P. Amato inquired about the utilities. C. Branon responded that all utilities will be underground; electric, natural
381 gas, municipal water and sewer and communications.

382 C. Branon said the regulations measure the road to the center of the cul-de-sac which would be 1,800ft but the
383 actual pavement will be roughly 2,100 linear ft. The road length waiver from the maximum 1,000ft dead end road
384 is supported by Fire, DPW and Ambulance, as evident in the staff memo. This alternative meets the purpose of
385 the regulations equally well or better than complying with the existing regulations. It provides a better design,
386 makes for a better development, has less roadway to be maintained and ultimately in combination with our other
387 waiver request will provide for less impervious coverage and a better stormwater design with the closed drainage.
388 There will be a total of three (3) fire hydrants. Two were added in place of the blow-offs shown on the plan after
389 our meeting with the Fire Department today.

390
391 P. Amato made a motion to grant a waiver from the dead-end road length to allow 1,800 ft of roadway plus the
392 cul-de-sac. J. Langdell seconded and all in favor. P. Amato made a motion to grant the waiver to increase the
393 road width to twenty-five (25) ft to include a striped sidewalk along the roadway bed. S. Duncanson seconded for
394 discussion. J. Langdell noted that the language from the requested waiver was technically different. C. Branon
395 amended the waiver request to state twenty-five (25') ft of pavement to include a pedestrian walkway and a four
396 (4') ft grass panel. P. Amato revised the motion accordingly. S. Duncanson seconded with J. Langdell, P. Amato,
397 T. Finan, C. Beer and S. Duncanson voting in the affirmative and J. Plant voting in the negative. J. Plant stated
398 that she would have preferred raised sidewalks as it is a safety issue. The motion carried by a vote of 5-1.

399
400 C. Branon brought up phasing for the project and said we were under the impression that the Board has not been
401 enforcing phasing and allocating building permits due to the status of development over the last few years. Our
402 preference would be to phase the project over two years rather than four as outlined in the regulations. We're not
403 saying this will be built out in two years, but we're trying to hit a market that is active and we certainly would like
404 to have the opportunity to build homes if the market exists. We can submit a formal waiver request.

405
406 P. Amato asked how many houses could be sold in a year if there was no phasing. C. Branon said he couldn't
407 answer that. There really isn't a new product in town in this price range to gauge this on. Cadran Crossing still
408 has two more to build and there are projects in Nashua but they are in a higher market. S. Duncanson said if this
409 were to be phased over two years, there could be seventeen (17) permits each year. J. Langdell said there's not
410 that much difference from our phasing schedule. P. Amato asked if the entire road would be put in up front. C.
411 Branon said the goal would be to build the road out, but from a practical standpoint, if we run into a timing
412 crunch, or problems with mother nature, there may be a chance that we do a temporary turnaround to get a C/O.

413
414 J. Plant asked if the phasing would be open to the entire development. C. Branon said yes, the goal is to do all the
415 drainage and the road to get it stabilized so we can convey the stormwater in those areas. The reality is that if we
416 don't hit the timing perfectly, we don't want to stop the project for three months so we'd do it by section with a
417 couple month lag time. There was consensus from the Board to consider a waiver request for phasing at the next
418 meeting.

419
420 P. Amato made a motion to table the application to the 1/20/14 meeting. S. Duncanson seconded and all in favor.

421
422 **OTHER BUSINESS:**
423 **Robert & Martha Cunningham – Lincoln St – Map 29, Lot 88; Discussion**

424 Chairman Beer recognized:
425 Thomas Quinn, Attorney for the Cunninghams
426 Robert & Martha Cunningham, owners

427
428 Chairman Beer read the request dated 12/2/14 and read the background from the staff memo dated 12/16/14.

429
430 T. Quinn explained the history of the property located at 17 Lincoln Street and stated that the property is
431 essentially the same as it was in 1976 when the Cunninghams bought it. These are very old lots and there was
432 some discussion in 1990 with their abutters to the west, the Works about the common boundary line. Each party
433 had their property surveyed which resulted in the plan dated 4/4/90 showing the "2,500SF filled area." Sometime
434 between the 1943 plan referenced in their deed and 1990 when the survey was done, more land was created on
435 their lot. This happened from 1970 to 1972 pursuant to a project instituted by the Town. Railroad Pond had been
436 abused and was filled with runoff, erosion and junk, so there was an elaborate plan to dredge and deepen the pond

437 in various locations into different depths to encourage different types of wildlife and fish. It was during this time
438 that the land was filled. We spoke to a neighbor who actually worked on that project and confirmed that's what
439 happened. A lot of material was trucked off site, but some of it was just pushed up along the shoreline creating
440 additional land on many properties around the pond, including some town owned property on South St. The
441 shoreline was shaped, sloped, and graded to protect it from erosion. The question of ownership of the filled area
442 came up in a title search when the property was for sale. It is also a problem because the garage sits on it. The
443 contract has recently been terminated because the buyers couldn't wait any longer, so the property is still for sale
444 and we have to resolve this problem one way or another. We have gone before the Select Board and they seemed
445 receptive and are willing to consider our request for a release deed which would convey any right, title or interest
446 if any, that the Town has in that land. The process, per RSA 41:14, is that we need a recommendation from the
447 Planning Board and Conservation Commission in order for the Board of Selectmen to consider our request.
448 We've gone before the Conservation Commission and they were generally supportive of what we asked and made
449 two reasonable requests; that the town have an easement to continue to maintain the shoreline and that there be no
450 further impervious material placed on the site. The Cunninghams are fine with that as well.

451
452 J. Langdell inquired if all three of the properties along that side of the pond are running into the same problem and
453 will the Board of Selectmen address all? T. Quinn replied yes, but not at this time. If relief is granted for us, then
454 I'd be surprised if it wouldn't be granted for the other two abutters if and when the request comes; however, the
455 other two lots don't have a plan on file at the Registry of Deeds. Without this plan, the issue would not have
456 come up. The Works have a survey that indicates the issue, but it was not recorded and a title examiner would not
457 come across it.

458
459 Chairman Beer read the recommendation letter from the Conservation Commission dated 12/12/14. T. Quinn
460 gave a brief history of the flowage rights and ownership of Railroad Pond and the shoreline. He also noted that
461 the Town Lands Researcher did extensive research on the pond but never did find a deed establishing the Town's
462 ownership of the bottom. If anybody other than the Town owned that land we could ask for a release deed or go
463 to court to establish adverse possession to the property because it's been well over thirty years since that fill was
464 placed. That would give us rights, but adverse possession doesn't run against the Town. However, adverse
465 possession can run in favor of the Town, so whoever owns that land at the bottom of the pond, if it's not the
466 Town, has lost any right to use the land because the Town has been flooding it since the 1800's. That is why we
467 are asking for a release deed instead of a quit claim or warranty deed.

468
469 R. Cunningham stated that when he bought the property, the Work's driveway next door went directly to the
470 pond. The trucks had just finished hauling the fill out of there so the pond was done shortly before we bought the
471 house in 1976

472
473 P. Amato made a motion that the Planning Board heard presentation by Attorney Quinn on the request for a
474 release deed on parcel 29/88 and recommends that the Board of Selectmen approve the deed release. The
475 Planning Board also concurs with the recommendations of the Conservation Commission in a memo dated
476 12/12/14 for an access easement from the pond for the filled portion of the lot and that no additional impervious
477 surfaces be allowed on the property without approval. S. Duncanson seconded and all in favor.

478
479 **Ashwood Development, LLC – Falcon Ridge Development – Maple St/Falcon Ridge Rd – Map 3, Lots 5**
480 **through 5-45.** Request to amend revised improvement timetable and security relating to Falcon Ridge
481 Development.

482
483 J. Plant recused herself and S. Robinson stepped up.

484
485 J. Levandowski gave an overview of the development and the revisions to the development agreement. She
486 referenced an email from Carl Kasierski, dated 10/9/2014 requesting to extend the timetable to 10/31/2015
487 and also to consider extending Phase II on-site and off-site deadlines.

488
489 S. Duncanson inquired who Carl Kasierski represented. J. Levandowski explained that he works for
490 Ashwood Companies and represents Falcon Ridge, LLC. MaRick owns the undeveloped lots and the Town

491 owns the road which was deeded over although it has not been completed or accepted yet. S. Duncanson
492 asked how this Board can hear the case without authorization from both owners. P. Amato said the Board
493 had requested something in writing at the previous meeting and he is still unclear as to who Ashwood
494 represents. J. Langdell referenced documentation from Attorney Drescher and discussion ensued.
495

496 S. Duncanson said he would like a letter from every property owner that they approve of Carl Kasierski's
497 request and who he represents, is clear. P. Amato said or the owners could all sign a letter that Carl
498 represents them. J. Langdell said she would like to know who the people behind these companies are. P.
499 Amato said that according to the Secretary of State's website, the registered agent for MaRick, Land
500 Company, LLC is Morgan Hollis, Esq. and the registered agent for Falcon Ridge, LLC is Robert Moheban.
501 S. Robinson said Attorney Drescher addressed some of the ambiguity of the ownership and read from page 6
502 of 7. Discussion followed regarding the ownership of the properties and whether Carl Kasierski had
503 authority to act on behalf of the owners.
504

505 J. Levandowski noted that Attorney Drescher made a change in the timetable from 10/31/2015 to 7/1/2015,
506 per the Board's request. J. Langdell questioned the different dates for Phase II on page 5 of 7; 10/15/2015
507 and 10/31/2015. J. Levandowski said she will get clarification.
508

509 P. Amato said he was comfortable that Attorney Drescher has reviewed this and written the revisions; he's
510 protecting the Town. J. Levandowski stated that there was also a change in the cost for the work and it did
511 go up. The same thing happened with the revised resolution in 2012 and we obtained additional security.
512

513 S. Duncanson made a motion to table the request to the 1/20/15 meeting to allow time for staff to resolve the
514 possible typographical error in the document, and to get a letter from MaRick giving authorization for someone to
515 represent them. P. Amato seconded and all in favor.
516

517 J. Levandowski noted that this revised resolution has not been distributed to the relevant parties as Attorney
518 Drescher wanted the Board to review it beforehand. A brief discussion on phase I followed.
519

520 The meeting was adjourned at 10:25PM.
521

522 **MINUTES OF THE DEC 16, 2014 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2014**
523

524 Motion to approve: _____
525

526 Motion to second: _____
527

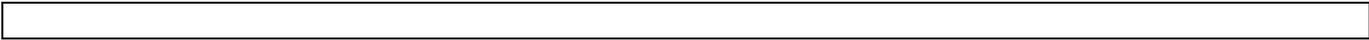
528 _____ Date: _____
529

Signature of the Chairperson/Vice-Chairman:

4 **Members Present:**
5 Christopher Beer, Chairman
6 Kathy Bauer
7 Steve Duncanson
8 Janet Langell
9 Susan Robinson, Alternate member

Staff:
Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
David Bosquet, Videographer

10
11 **Excused:**
12 Paul Amato
13 Judy Plant
14 Tom Sloan
15



16
17
18 **PUBLIC HEARING:**

19 In accordance with the requirements of NH RSA 675:3, the Milford Planning Board will hold a Public Hearing to
20 discuss proposed amendments to the Town of Milford Zoning Ordinance as follows:

- 21 A. Revisions to Article VII: Section 7.06.3 Definitions, to amend Banner Sign, Changing Sign (electronic), Flag,
22 Flashing Sign, Portable Sign, Temporary Sign, and Wall Sign and add definition of Storefront.
 - 23 B. Revisions to Article VII: Section 7.06.4 Prohibited Signs, to amend paragraph 7.06.4:E, and 7.06.4:H and
24 remove 7.06.4:K.
 - 25 C. Revisions to Article VII: Section 7.06.5 General Administration, to amend paragraph 7.06.5:C.17
 - 26 D. Amend Article VII: Section 7.06.7:D Awning Signs/Canopy Signs/Marquee Signs/Projecting and Suspended
27 Signs to revise Section 7.06.7:D.3
 - 28 E. Amend Article VII: Section: 7.06.7:E Wall Signs (Fascia Sign Or Façade Sign) to remove in its entirety and
29 replace with revised language.
 - 30 F. Amend Article VII: Section: 7.06.7:I Temporary On-Premise Signs, to remove in its entirety and replace with
31 revised language and tables.
 - 32 G. Amend Article VII: Section: 7.06.8:D General Provisions, to revise paragraph 7.06.8:D.5 to add language
33 relative to portable signs in the Oval Sub-District.
- 34
35

36 Chairman Beer called the meeting to order at 6:30PM. He introduced the Board and staff and explained the
37 ground rules for the public hearing. Tim Finan, alternate member was called to sit.
38

39 **PUBLIC HEARING:**

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42

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46 7.06.4:K.

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51 replace with revised language.

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53 revised language and tables.

54 Amend Article VII: Section: 7.06.8:D General Provisions, to revise paragraph 7.06.8:D.5 to add language relative
55 to portable signs in the Oval Sub-District.

56 Chairman Beer read the notice of hearing into the record and gave a brief overview of each.
57

58 J. Levandowski explained that annually, the Planning Board reviews proposed Ordinance revisions from staff,
59 fellow community boards and the public at large. The proposed changes to the sign ordinance include some
60 administrative cleanup relative to how the department currently enforces our existing signage and to offer more
61 signage options for local businesses as well as provide for consistent signage throughout town. The Planning
62 Board has been reviewing these proposed revisions for several months.
63

64 J. Langdell inquired if Section J would be left in 7.06.4. J. Levandowski replied yes.
65

66 Chairman Beer then opened the discussion to the public; there being none, the public portion of the meeting was
67 closed.
68

69 J. Langdell made a motion to post and publish the proposed amendments to the March, 2015 warrant. S.
70 Duncanson seconded and all in favor. J. Langdell noted that the motion doesn't necessarily mean that the Board
71 members support all these changes but rather it is to move the changes forward to town warrant.
72

73 The public hearing was adjourned at 6:40pm.
74

75 **MINUTES OF THE JAN 6, 2015 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2015.**

76
77 Motion to approve: _____
78

79 Motion to second: _____
80

81 _____ Date: _____
82

Signature of the Chairperson/Vice-Chairman:



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: January 20, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: Spring Creek Sand & Gravel, LLC – Mile Slip Rd – Map 45, Lot 11: Public Hearing for a minor open space subdivision creating three (3) new residential lots with associated site improvements.
(New application – Keach-Nordstrom)

PROPOSAL:

The applicant is before the Board for a minor subdivision of lot 45/11. Upon first submission the applicant was requesting an open space subdivision plan to include the subdivision of a portion of lot 45-11 into three (3) new residential lots and one (1) open space lot. Subsequently, the applicant has revised the original subdivision plan to reduce the number of new lots from 3 down to 2 and now involve the subdivision of a portion of lot 45-11 into two (2) new conventional residential lots. Lot 45/11 contains approximately 421± acres, of which 17 acres will be subdivided off into lot 45/11-1 and 45/11-2. The new lots will have frontage along Mile Slip Rd, and meet all area and frontage requirements of the Residence R District.

Zoning for the entire site is Residential ‘R’ (Rural) with minimum lot frontage requirements of 200 feet and lot area of 2.00 acres (87,120 SF) with building setbacks of 30 feet front and 15 feet rear and sides. The site is also located partially within the Level 2 Groundwater Protection Overlay District and lies outside of the 100 year flood hazard area.

Please find the attached plan set and waiver request. The application is ready to be accepted at this time.

WAIVERS:

As the original lot, 45-11, is approximately 421 acres, the applicant is requesting a waiver from the requirement to survey the entire lot for the purpose of this subdivision. The applicant has submitted a waiver request form Article V, Section 5.06 Submittal Requirements which is attached for your review.

NOTICES SENT:

Notices were sent to all property abutters on January 9, 2015

APPLICATION STATUS:

The application is complete and ready to be accepted at this time. The Planning Board will need to make a determination if the proposed subdivision has potential regional impact.

INTERDEPARTMENTAL REVIEW:

Zoning Administrator: Property is zoned Residence ‘R’ and the two new conventional subdivisions proposed each exceed the minimum lot area and frontage requirements of 2 acres and 200’. Lot 1 is proposed at 2.475 acres and 200.81 ft.; Lot 2 is proposed at 14.529 acres and 285.98 ft.

I would recommend approval of the waiver for a full boundary survey of Map 45/Lot 11 as it is not necessary to accomplish the proposed two lot subdivision and many record plans are on file from previous surveys of either portions of the property or adjacent parcels.

Ambulance: No issues anticipated for ambulance operations.

Fire Department: After review of the plans we have no comments or concerns at this time.

Building Department: No comments on this plan.

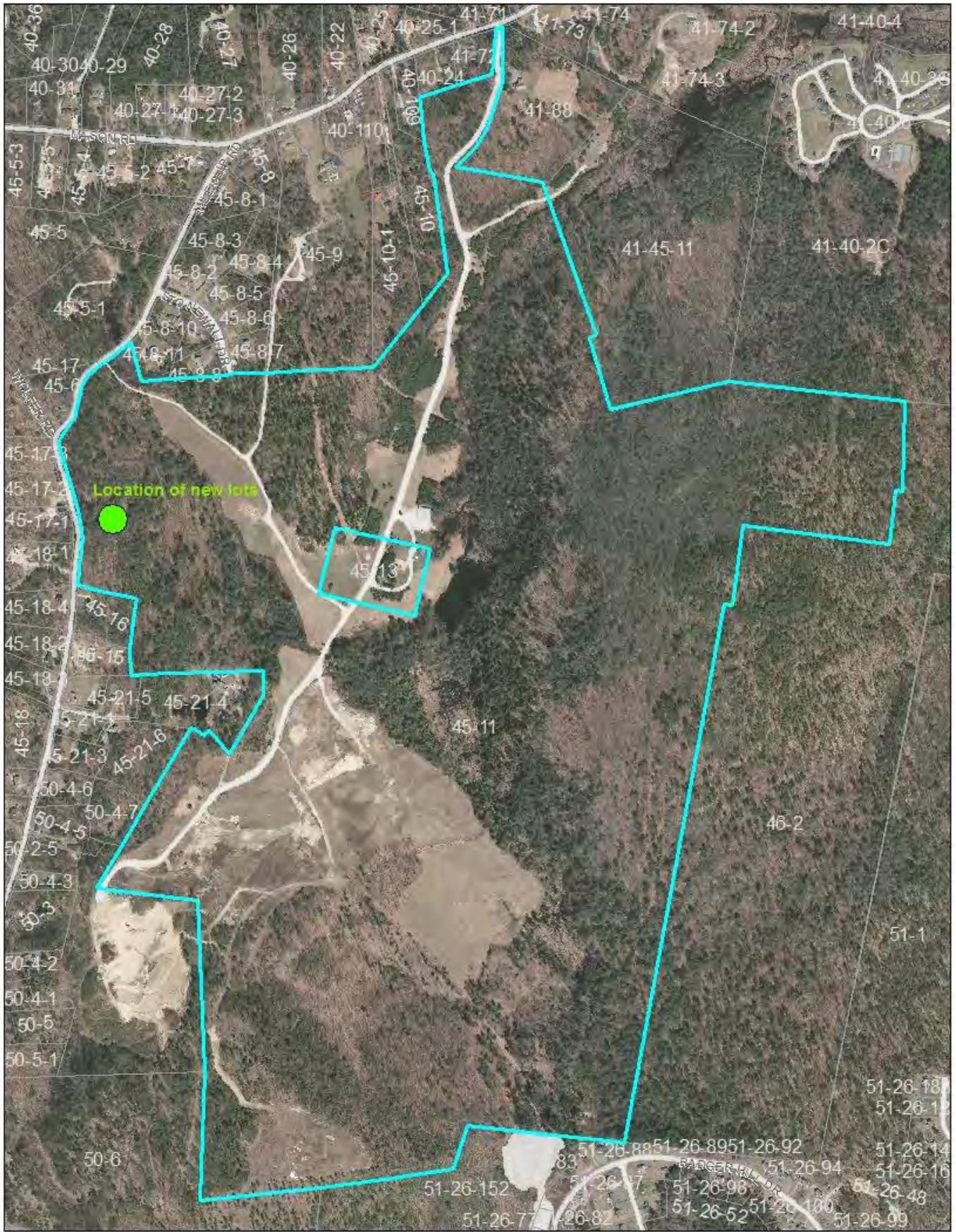
Assessing: I do not have any comments regarding this-the lot numbering is fine with me. I believe all of the area affected is in Current Use. I have no additional comments.

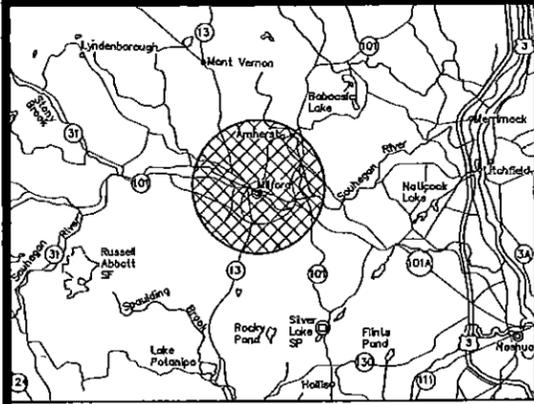
No comments were received as of January 15, 2015 from Police. The Conservation Commission and Heritage Commission’s regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

STAFF RECOMMENDATIONS:

The Board should determine whether the waiver request from landscaping meets the requirements stated in 5.020 on the Development Regulations for granting a waiver. Following discussion and a determination on the waiver the Board should make a motion on the request. Staff supports the request for a waiver for a full boundary survey as it is not necessary to accomplish the proposed two lot subdivision and many record plans are on file from previous surveys of either portions of the property or adjacent parcels. Staff has no significant issues with the plan as presented. If the Planning Board decides to approve this subdivision application, Staff would recommend the following condition of approval:

1. A note be added to the plan that states prior to the issuance of a final certificate of occupancy (C.O.) a letter from a licensed surveyor be submitted to the Building Department attesting that all lot monumentation has been set.
2. Add location of buildings within 50’ of subject property;
3. Add proposed new lot numbers to plan;
4. Add planning board approval block to sheet 2 of 3;
5. Add abutter info for lot 41-74-3;
6. All state permit approval numbers and expiration dates be added to the notes section as necessary;
7. A note be added stating lot 53/30-2 is subject to Police and Library impact fees.
8. A note be added stating lot 45-11-1 & 45-11-2 will require Stormwater Management Permit approval prior to issuance of a building permit.





LOCUS PLAN
NOT TO SCALE

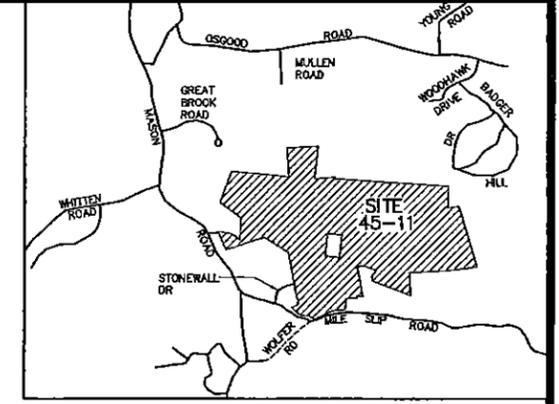
RESIDENTIAL SUBDIVISION PLAN

AMATO PROPERTY

TAX MAP 45; LOT 11

MILE SLIP ROAD

MILFORD, NEW HAMPSHIRE

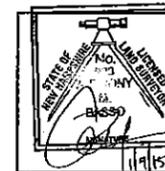


VICINITY MAP
SCALE: 1" = 2,500'±

OWNER OF RECORD/APPLICANT:
 SPRING CREEK SAND & GRAVEL, LLC
 462 MASON ROAD
 MILFORD, NEW HAMPSHIRE 03055-3242

PREPARED BY:
 KEACH-NORDSTROM ASSOCIATES, INC.
 10 COMMERCE PARK NORTH, SUITE 3
 BEDFORD, NEW HAMPSHIRE 03110
 (603) 627-2881

WETLAND SCIENTIST:
 SCHAUER ENVIRONMENTAL CONSULTANTS, LLC
 722 ROUTE 3A, UNIT 1
 BOW, NEW HAMPSHIRE 03304

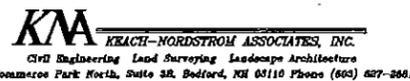


SHEET TITLE

MASTER SUBDIVISION PLAN
 SUBDIVISION PLAN
 TOPOGRAPHIC SUBDIVISION PLAN

SHEET No.

1
 2
 3

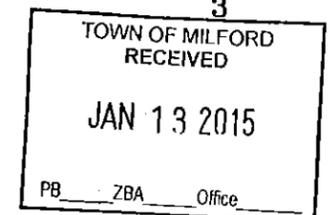


KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3R, Bedford, NH 03110 Phone (603) 627-2881

LAST REVISED: JANUARY 9, 2015

DECEMBER 8, 2014

PROJECT NO. 14-1010-1



ABUTTERS

MAP 40, LOT 24
RONALD J. & ASHLEY E. WEGAND
428 MASON ROAD
MILFORD, NH 03055-3242

MAP 40, LOT 108
KENNETH E. & MELISSA HOPKINS
434 MASON ROAD
MILFORD, NH 03055-3242

MAP 41, LOT 40-20
GREAT BROOK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS

PRESIDENT
RICHARD MACDONALD
89 GREATBROOK ROAD
MILFORD, NH 03055-3315

CLERK
KAREN NESTOR
10 GREATBROOK ROAD
MILFORD, NH 03055-3300

TREASURER
NOREEN CLIFFORD
90 GREATBROOK ROAD
MILFORD, NH 03055

DIRECTOR
WALTER SWANSON
1 LOCKE ROAD
AMHERST, NH 03031

DIRECTOR
KEVIN MCGUAY
13 GREATBROOK ROAD
MILFORD, NH 03055

MAP 41, LOT 70
DAVID & TARA WILLIAMS
408 MASON ROAD
MILFORD, NH 03055

MAP 41, LOT 72
EVERETT M. & MARLENE L. GALE
414 MASON ROAD
MILFORD, NH 03055-3242

MAP 41, LOT 88
CREGORY A. & HEIDI E. DANAS
& PETER A. DANAS
408 MASON ROAD
MILFORD, NH 03055-3242

MAP 45, LOT 5-1
ANA MARIE STEARNS-VALLIER
59 MILE SLIP ROAD
MILFORD, NH 03055-3302

MAP 45, LOT 6
DAVID R. & DEBORAH L. GREENWOOD
68 MILE SLIP ROAD
MILFORD, NH 03055-3303

MAP 45, LOT 8-7
CHRISTOPHER TORRE & AMY T. BABBY
24 STONEWALL DRIVE
MILFORD, NH 03055-3316

MAP 45, LOT 8-8
DUNCAN T. & CELESTE A. SARGENT
21 STONEWALL DRIVE
MILFORD, NH 03055-3311

MAP 45, LOT 8-11
JOHN L. & KELLE A. CLARY
54 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 45, LOT 8
NANCY AMATO TRUST
NANCY A. & PAUL K. AMATO (TRUSTEES)
482 MASON ROAD
MILFORD, NH 03055-3215

MAP 45, LOT 10
FRED & JACQUELINE SALISBURY
438 MASON ROAD
MILFORD, NH 03055-3242

MAP 45, LOT 10-1
FRED & JACQUELINE SALISBURY
438 MASON ROAD
MILFORD, NH 03055-3242

MAP 45, LOT 13
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055-3242

MAP 45, LOT 15
RICHARD E. JR. & MICHELLE A. DUPLEASE
154 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 45, LOT 16
ANTHONY & NICOLE A. TOSI
140 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 45, LOT 17
CREATIVE INVESTORS
PO BOX 424
MILFORD, NH 03055-0424

MAP 45, LOT 17-1
MONICA P. LEO
PO BOX 69
MILFORD, NH 03055-0069

MAP 45, LOT 17-2
DEREK JAMES BISHOP
117 MILE SLIP ROAD
MILFORD, NH 03055

MAP 45, LOT 17-3
CREATIVE INVESTORS
PO BOX 424
MILFORD, NH 03055-0424

MAP 45, LOT 18-1
MARK A. & HOLLI J. MALOON
151 MILE SLIP ROAD
MILFORD, NH 03055-3303

MAP 45, LOT 18-4
DARRYL JAMESBY &
CHRISTEL ST. LAURENT
145 MILE SLIP ROAD
MILFORD, NH 03055-3320

MAP 45, LOT 21-4
EDWARD A. & JOAN DELAGE
164 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 45, LOT 21-5
WADE S. CAMPBELL
182 MILE SLIP ROAD
MILFORD, NH 03055

MAP 45, LOT 21-6
BRUCE S. BELANGER
166 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 46, LOT 2
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055-4230

MAP 50, LOT 4-4
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055-3242

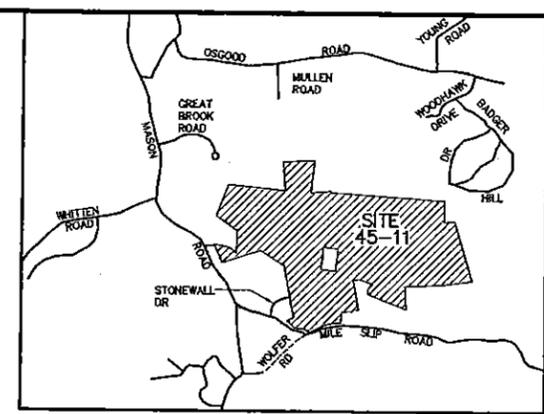
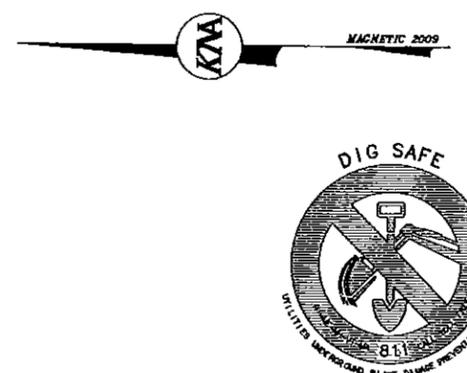
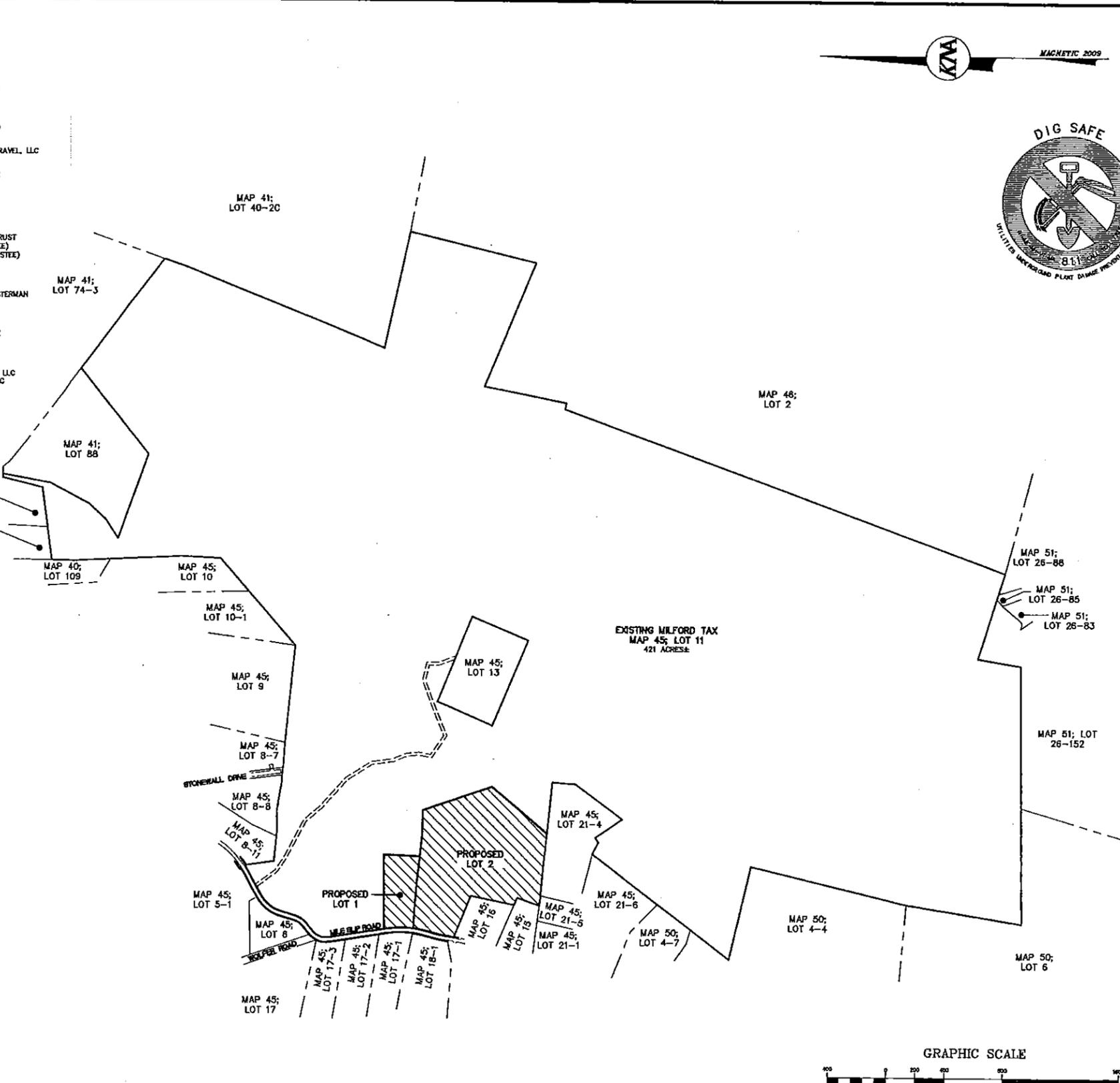
MAP 50, LOT 4-7
MARTIN P. SAMPLE
198 MILE SLIP ROAD
MILFORD, NH 03055-3301

MAP 50, LOT 6
JOHN B. KENISON 2008 TRUST
JOHN B. KENISON (TRUSTEE)
MARILYN S. KENISON (TRUSTEE)
99 AMHERST STREET
MILFORD, NH 03055-4017

MAP 51, MAP 26-85
RON S. & DEBRA A. SHUSTERMAN
170 BADGER HILL DRIVE
MILFORD, NH 03055

MAP 51, LOT 70-88
NEIL D. & TANIA L. STONE
172 BADGER HILL DRIVE
MILFORD, NH 03055-3325

MAP 51, LOT 28-182
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25-C
BEDFORD, NH 03110



- VICINITY MAP**
SCALE: 1" = 2,500'±
- REFERENCE PLANS:**
- "CONSOLIDATION & SUBDIVISION PLAN - LOT 1/MAP 48 & LOT 11/MAP 45 - MASON ROAD & JUD HALL ROAD - MILFORD, NEW HAMPSHIRE", PREPARED FOR: KEN LORDE, STABLE ROAD, MILFORD, NEW HAMPSHIRE; PREPARED BY: MAYNARD & PAQUETTE, INC.; SCALE: 1"=600'; DATED: SEPTEMBER 15, 1968. H.C.R.D. PLAN NO. 22668.
 - "SUBDIVISION PLAN - LORDE-LUMBER-CO-INC LAND - IN MILFORD, N.H." PREPARED BY: E.A. LEACH; SCALE: 1"=600'; DATED: APRIL 1974. H.C.R.D. PLAN NO. 7462.
 - "TAX MAP PARCEL 45-8, MILE SLIP ROAD - STONEWALL ACRES"; PREPARED FOR: ASSELIN BROTHERS CONSTRUCTION CO., INC., MILFORD, NEW HAMPSHIRE; PREPARED BY: MERIDIAN LAND SERVICES, INC.; SCALE: 1"=100'; DATED: JULY 19, 1999. H.C.R.D. PLAN NO. 30285.
 - "CONSOLIDATION & LOT LINE RELOCATION PLAN - MAP 41 / LOT 88 & MAP 45 / LOTS 11, 12 & 14 - MASON ROAD AND MILE SLIP ROAD - MILFORD NEW HAMPSHIRE"; PREPARED FOR: KENNETH LORDE, SR. - MILFORD, NEW HAMPSHIRE 03055 AND KENNETH A. LORDE JR. - 408 MASON ROAD - MILFORD, NEW HAMPSHIRE 03055; PREPARED BY: MAYNARD & PAQUETTE, INC.; SCALE: 1"=600'; DATED: SEPTEMBER 25, 1998. H.C.R.D. PLAN NO. 28723.
 - "LOT 2 PLAN - PORTION OF LAND OF LORDE LUMBER CO., INC." OFF MASON & MILE SLIP ROAD - MILFORD, NH - DATED: APRIL 1974 - PREPARED BY: E.A. LEACH. H.C.R.D. PLAN NO. 7461.
 - "LORDE LUMBER COMPANY LAND - MILE SLIP ROAD - MILFORD, NH." DATED: JULY 25, 1984 - PREPARED BY: AUSTIN M. PARKHURST. H.C.R.D. PLAN NO. 17236.

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS AS FOLLOWS:
A. SUBDIVIDE EXISTING MAP 45, LOT 11 TO CREATE 2 NEW BUILDING LOTS;
B. PROPOSED LOT 1 = 107,854 S.F. OR 2.475 ACRES AND PROPOSED LOT 2 = 632,668 S.F. OR 14.629 ACRES.
 - REFERENCE THIS PARCEL AS MILFORD ASSESSOR'S MAP 45, LOT 11.
 - TOTAL AREA OF EXISTING PARCEL IS 421.8 ACRES.
 - OWNER OF RECORD:
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055-3242
 - THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE RESIDENTIAL (R) ZONING DISTRICT AND PARTIALLY WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT REQUIREMENTS:
(CONVENTIONAL SUBDIVISION)
- LOT AREA 2 ACRES
- LOT FRONTAGE 200 FT
- MINIMUM BUILDING SETBACKS 30 FT
- FRONT 30 FT
- REAR 15 FT
- SIDE 15 FT
 - WETLAND MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC ON OCTOBER 28, 2014.
 - AFTER REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF MILFORD, NEW HAMPSHIRE IN HILLSBOROUGH COUNTY, MAP NUMBER 3301100485, PANEL NUMBER 454 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, MAP 33011004700, PANEL NUMBER 470 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 AND MAP NUMBER 33011004540, PANEL NUMBER 454 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL LIES WITHIN A FLOOD HAZARD AREA. HOWEVER, NO PORTION OF THE AREA TO BE SUBDIVIDED BY THIS PLAN LIES WITHIN THE FLOOD HAZARD AREA.

MASTER SUBDIVISION PLAN
AMATO PROPERTY
MAP 45; LOT 11
MILE SLIP ROAD
MILFORD, NEW HAMPSHIRE

OWNER OF RECORD: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242 H.C.R.D. BK 7194; PG. 0214	APPLICANT: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242
--	--

KM KRACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 687-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1-9-2015	ELIMINATE OPEN SPACE	PRG

DATE: DECEMBER 8, 2014
PROJECT NO: 14-1010-1
SCALE: 1" = 400'
SHEET 1 OF 3

PLANNING BOARD APPROVAL BLOCK

CHAIRMAN	DATE
APPROVAL NUMBER	DATE

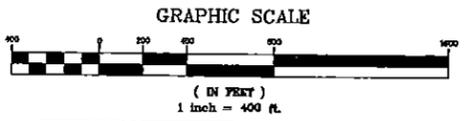
OWNER OF MAP 45; LOT 11

SIGNATURE: *Paul Campy*
FOR SPRING CREEK SAND & GRAVEL, LLC

DATE: 12-10-14

ZONING NOTE

THE BOUNDARY OF MAP 45; LOT 11 SHOWN ON THIS PLAN IS PRIMARILY BASED UPON REFERENCE PLANS 1 THROUGH 8 SHOWN HEREON. KRACH-NORDSTROM ASSOCIATES, INC. PERFORMED LIMITED FIELD WORK IN ORDER TO VERIFY THE INFORMATION SHOWN. THIS OVERALL TRACT BOUNDARY WAS NOT BASED ON A FIELD SURVEY WITH A DEFINED ERROR OF CLOSURE, AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE. THE AREA OF THE PROPERTY SHOWN ON THE FOLLOWING SHEETS 2 AND 3 WAS SURVEYED, THEREFORE, THE DELINEATED BOUNDARY INFORMATION SHOWN THEREON IS ACCURATE WITHIN A DEFINED ERROR OF CLOSURE.



12/15
DATE

LEGEND

- ▲ WETLAND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITY LINE
- BUILDING SETBACK
- WETLAND BUFFER
- EXISTING WIRE FENCE
- TREELINE
- EDGE OF PAVEMENT
- STONEWALL
- PROPOSED PROPERTY LINE

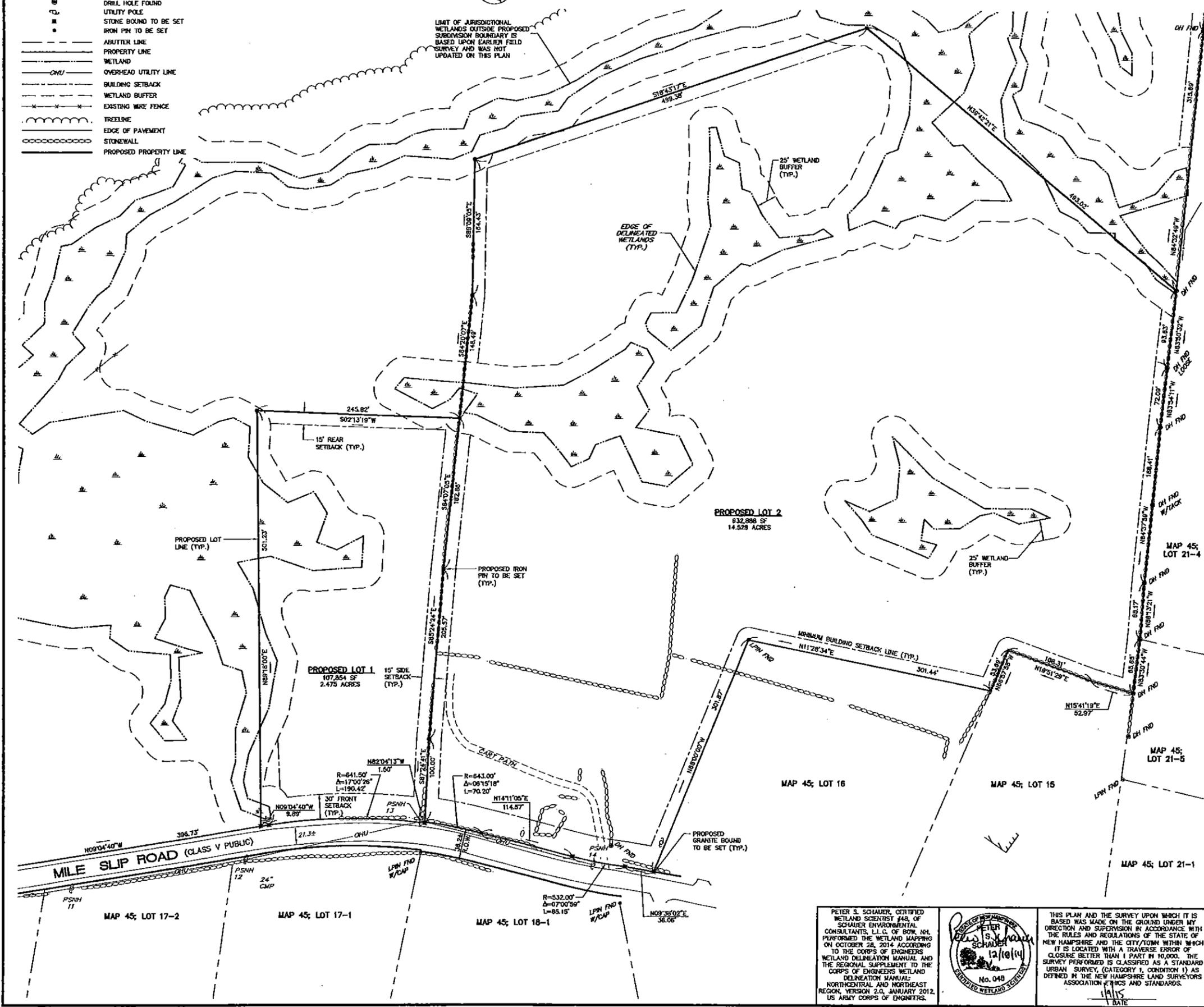


LIMIT OF JURISDICTIONAL WETLANDS OUTSIDE PROPOSED SUBMISSION BOUNDARY IS BASED UPON EARLIER FIELD SURVEY AND WAS NOT UPDATED ON THIS PLAN

SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS

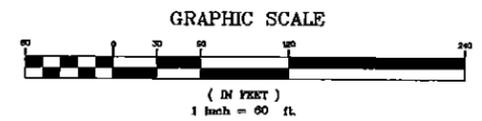
PROPOSED LOT TABLE

LOT NUMBER	TOTAL LOT AREA	WETLAND AREA	25% SLOPES	FRONTAGE
LOT 1	107,854 S.F. 2.475 ACRES	9,747 S.F.	3,020 S.F.	200.42'
LOT 2	632,888 S.F. 14.529 ACRES	60,081 S.F.	34,481 S.F.	285.98'



PLANNING BOARD APPROVAL BLOCK

CHAIRMAN	DATE
APPROVAL NUMBER	DATE



SUBDIVISION PLAN
AMATO PROPERTY
 MAP 45; LOT 11
 MILE SLIP ROAD
 MILFORD, NEW HAMPSHIRE

OWNER OF RECORD: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242 N.C.R.D. BK 7194; PG. 0214	APPLICANT: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242
--	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 301, Bedford, NH 03110 Phone (603) 627-2881

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 28, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 11/15

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1-9-2015	ELIMINATE OPEN SPACE	PRC

DATE: DECEMBER 8, 2014
 PROJECT NO: 14-1010-1
 SCALE: 1" = 60'
 SHEET 2 OF 3

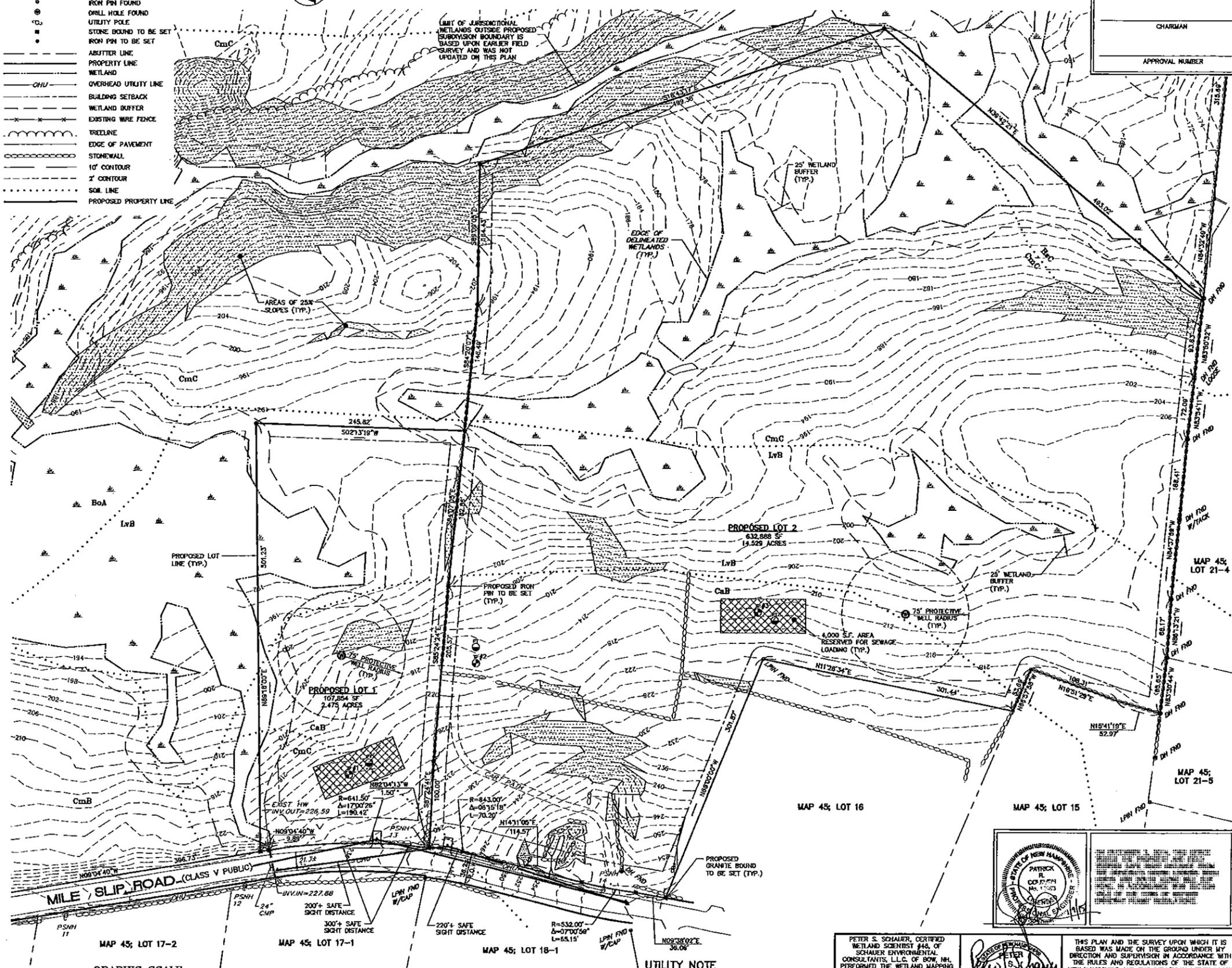
LEGEND

- WETLAND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OVERHEAD UTILITY LINE
- BUILDING SETBACK
- WETLAND BUFFER
- EXISTING WIRE FENCE
- TREELINE
- EDGE OF PAVEMENT
- STONEMALL
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- PROPOSED PROPERTY LINE



MAGNETIC 2009

LIMIT OF JURISDICTIONAL WETLANDS OUTSIDE PROPOSED SUBDIVISION BOUNDARY IS BASED UPON EARLIER FIELD SURVEY AND WAS NOT UPDATED ON THIS PLAN



PLANNING BOARD APPROVAL BLOCK

CHAIRMAN	DATE
APPROVAL NUMBER	DATE

SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS

N.R.C.S.-S.C.S SOIL LEGEND

BoA - BOROUGHMISTS, NEARLY LEVEL
 CaB - CANTON VERY FINE SANDY LOAM; 3 TO 6% SLOPES
 CmC - CANTON STONY FINE SANDY LOAM; 3 TO 6% SLOPES
 CoC - CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
 HsC - HICKLEY LOAMY SAND; 8 TO 15% SLOPES
 LvB - LEICESTER-WALPOLE COMPLEX, STONY; 3 TO 6% SLOPES

TP #1
 LOGGED BY JAH
 PERC TEST @ 18"
 DATE: 12-4-2014
 PERC RATE: 18 MN./INCH
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: 28"

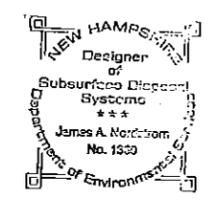
2"	O	FOREST MAT
0"	A	10YR 4/3, WEAK GRANULAR, FRAGILE LOAMY, COMMON FINE TO MEDIUM ROOTS
4"	B	10YR 8/4, WEAK GRANULAR, FRAGILE, FINE SANDY LOAM, FEW ROOTS
20" E.S.H.W.T.	C-1	10YR 7/3, ANGULAR BLOCKY, CLAYEY SAND, MOST, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT, H2O SEEPING AT 28"
48"	C-2	10YR 5/2, PLATY, CLAYEY SAND, WEI, COMMON DIST. FE CONC. (MOTTLES) THROUGHOUT

78" BOTTOM OF HOLE @ LEDGE

TP #2
 LOGGED BY JAH
 PERC TEST @ 18"
 DATE: 12-4-2014
 PERC RATE: 15 MN./INCH
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: 40"

2"	O	FOREST MAT
0"	A	10YR 4/3, WEAK GRANULAR, FRAGILE LOAMY, COMMON FINE TO MEDIUM ROOTS
4"	B	10YR 6/4, WEAK GRANULAR, FRAGILE, FINE SANDY LOAM, FEW ROOTS
28" E.S.H.W.T.	C-1	10YR 7/4, ANGULAR BLOCKY, CLAYEY SAND, MOST, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT, H2O SEEPING AT 28"
38"	C-2	10YR 5/3, BLOCKY, CLAYEY SAND, WEI, COMMON DIST. FE CONC. (MOTTLES) THROUGHOUT

58" BOTTOM OF HOLE @ LEDGE



TP #3
 LOGGED BY JAH
 PERC TEST @ 28"
 DATE: 12-4-2014
 PERC RATE: 10 MN./INCH
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRAGILE LOAMY, MANY ROOTS
4"	B	10YR 5/6, WEAK GRANULAR, FRAGILE, FINE SANDY LOAM, FEW ROOTS
28"	C-1	10YR 5/3, WEAK GRANULAR, FRAGILE, LOAMY SAND
36"	C-2	10YR 7/3, WEAK GRANULAR, FRAGILE, LOAMY SAND, FEW FAINT (MOTTLES) AT 48"

60" BOTTOM OF HOLE @ LEDGE

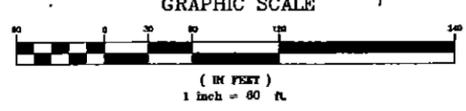


TOPOGRAPHIC SUBDIVISION PLAN
AMATO PROPERTY
 MAP 45; LOT 11
 MILE SLIP ROAD
 MILFORD, NEW HAMPSHIRE

OWNER OF RECORD:
 SPRING CREEK SAND & GRAVEL, LLC
 462 MASON ROAD
 MILFORD, NH 03055-3242
 H.C.R.D., BK 7194; PG. 0214

APPLICANT:
 SPRING CREEK SAND & GRAVEL, LLC
 462 MASON ROAD
 MILFORD, NH 03055-3242

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 827-2881

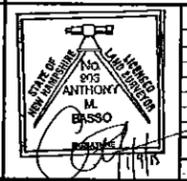


UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

PETER S. SCHULER, CERTIFIED WETLAND SCIENTIST #48, OF SCHULER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 28, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL 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.

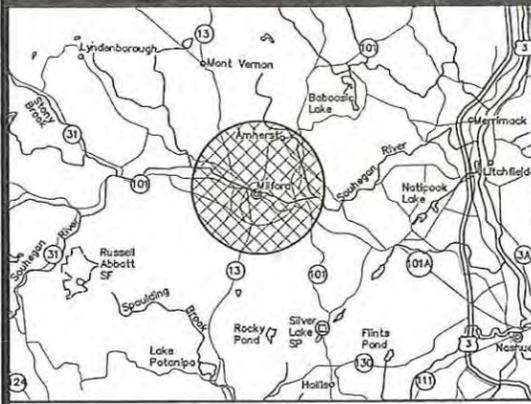
THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.



REVISIONS

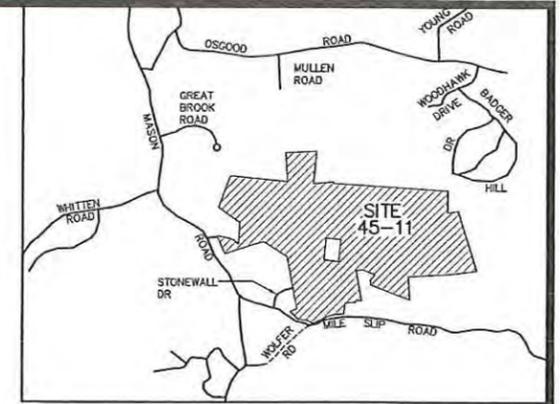
No.	DATE	DESCRIPTION	BY
1	1-9-2015	ELIMINATE OPEN SPACE	PRC

DATE: DECEMBER 8, 2014
 PROJECT NO: 14-1010-1
 SCALE: 1" = 60'
 SHEET 3 OF 3



LOCUS PLAN
NOT TO SCALE

OPEN SPACE RESIDENTIAL SUBDIVISION PLAN AMATO PROPERTY TAX MAP 45; LOT 11 MILE SLIP ROAD MILFORD, NEW HAMPSHIRE



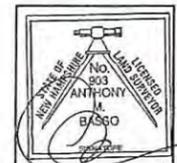
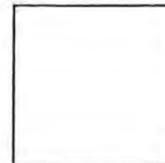
VICINITY MAP
SCALE: 1" = 2,500'±

VOID

OWNER OF RECORD/APPLICANT:
 SPRING CREEK SAND & GRAVEL, LLC
 462 MASON ROAD
 MILFORD, NEW HAMPSHIRE 03055-3242

PREPARED BY:
 KEACH-NORDSTROM ASSOCIATES, INC.
 10 COMMERCE PARK NORTH, SUITE 3
 BEDFORD, NEW HAMPSHIRE 03110
 (603) 627-2881

WETLAND SCIENTIST:
 SCHAUER ENVIRONMENTAL CONSULTANTS, LLC
 722 ROUTE 3A, UNIT 1
 BOW, NEW HAMPSHIRE 03304



SHEET TITLE

SHEET No.

MASTER OPEN SPACE SUBDIVISION PLAN	1
OPEN SPACE SUBDIVISION PLAN	2
TOPOGRAPHIC OPEN SPACE SUBDIVISION PLAN	3

KNA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscapes Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

DECEMBER 8, 2014
 PROJECT NO. 14-1010-1

TOWN OF MILFORD
 RECEIVED
 DEC 19 2014
 PB ZBA Office

ABUTTERS

- MAP 40: LOT 24
RONALD J. & ASHLEY E. WEGAND
426 MASON ROAD
MILFORD, NH 03055-3242
- MAP 40: LOT 109
KENNETH E. & MELISSA HOPKINS
434 MASON ROAD
MILFORD, NH 03055-3242
- MAP 41: LOT 40-2C
GREAT BROOK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS

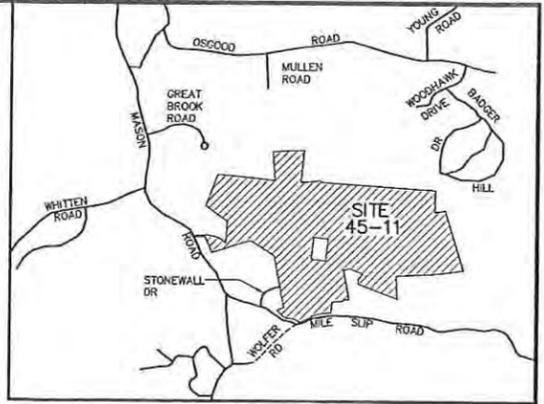
PRESIDENT
RICHARD MACDONALD
89 GREATBROOK ROAD
MILFORD, NH 03055-3315

CLERK
KAREN NESTOR
10 GREATBROOK ROAD
MILFORD, NH 03055-3300

TREASURER
NOREEN CLIFFORD
50 GREATBROOK ROAD
MILFORD, NH 03055

DIRECTOR
WALTER SWANSON
1 LOCKE ROAD
AMHERST, NH 03031

DIRECTOR
KERRI MCGUJY
13 GREATBROOK ROAD
MILFORD, NH 03055
- MAP 41: LOT 70
DAVID & TARA WILLIAMS
409 MASON ROAD
MILFORD, NH 03055
- MAP 41: LOT 72
EVERETT M. & MARLENE L. GALE
414 MASON ROAD
MILFORD, NH 03055-3242
- MAP 41: LOT 88
GREGORY A. & HEIDI E. DANAS
& PETER A. DANAS
406 MASON ROAD
MILFORD, NH 03055-3242
- MAP 45: LOT 5-1
TINA MARIE STEARNS-VALLIER
59 MILE SLIP ROAD
MILFORD, NH 03055-3302
- MAP 45: LOT 6
DAVID R. & DEBORAH L. GREENWOOD
69 MILE SLIP ROAD
MILFORD, NH 03055-3303
- MAP 45: LOT 6-7
CHRISTOPHER TORPE & AMY T. BAGBY
24 STONEWALL DRIVE
MILFORD, NH 03055-3316
- MAP 45: LOT 8-8
DUNCAN T. & CELESTE A. SARGENT
81 STONEWALL DRIVE
MILFORD, NH 03055-3311
- MAP 45: LOT 8-11
JOHN J. & KELLIE A. CLARY
54 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 45: LOT 9
NANCY AMATO TRUST
NANCY A. & PAUL K. AMATO (TRUSTEES)
462 MASON ROAD
MILFORD, NH 03055-3215
- MAP 45: LOT 10
FRED & JACQUELINE SAUSBURY
438 MASON ROAD
MILFORD, NH 03055-3242
- MAP 45: LOT 10-1
FRED & JACQUELINE SAUSBURY
438 MASON ROAD
MILFORD, NH 03055-3242
- MAP 45: LOT 13
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055-3242
- MAP 45: LOT 15
RICHARD E. JR. & MICHELLE A. DUPLEUSE
154 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 45: LOT 15
ANTHONY & NICOLE A. TOSI
140 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 45: LOT 17
CREATIVE INVESTORS
PO BOX 424
MILFORD, NH 03055-0424
- MAP 45: LOT 17-1
MONICA P. LEO
PO BOX 69
MILFORD, NH 03055-0069
- MAP 45: LOT 17-2
DEREK JAMES BABINE
117 MILE SLIP ROAD
MILFORD, NH 03055
- MAP 45: LOT 17-3
CREATIVE INVESTORS
PO BOX 424
MILFORD, NH 03055-0424
- MAP 45: LOT 18-1
MARK A. & HOLLI J. MALOON
131 MILE SLIP ROAD
MILFORD, NH 03055-3303
- MAP 45: LOT 18-4
DARRYL JAMESON &
CHRISTEL ST. LAURENT
145 MILE SLIP ROAD
MILFORD, NH 03055-3320
- MAP 45: LOT 21-4
EDWARD A. & JOAN DELAGE
164 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 45: LOT 21-5
WADE S. CAMPBELL
162 MILE SLIP ROAD
MILFORD, NH 03055
- MAP 45: LOT 21-6
BRUCE S. BELANGER
166 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 46: LOT 2
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055-4230
- MAP 50: LOT 4-4
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055-3242
- MAP 50: LOT 4-7
MARTIN P. SAMPLE
195 MILE SLIP ROAD
MILFORD, NH 03055-3301
- MAP 50: LOT 6
JOHN B. KENSON 2006 TRUST
JOHN B. KENSON (TRUSTEE)
MARILYN S. KENSON (TRUSTEE)
99 AMHERST STREET
MILFORD, NH 03055-4017
- MAP 51: MAP 26-85
RON S. & DEBRA A. SHUSTERMAN
170 BADGER HILL DRIVE
MILFORD, NH 03055
- MAP 51: LOT 26-88
NEIL D. & TANIA L. STONE
172 BADGER HILL DRIVE
MILFORD, NH 03055-3325
- MAP 51: LOT 26-152
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25-C
BEDFORD, NH 03110

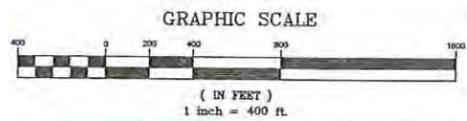
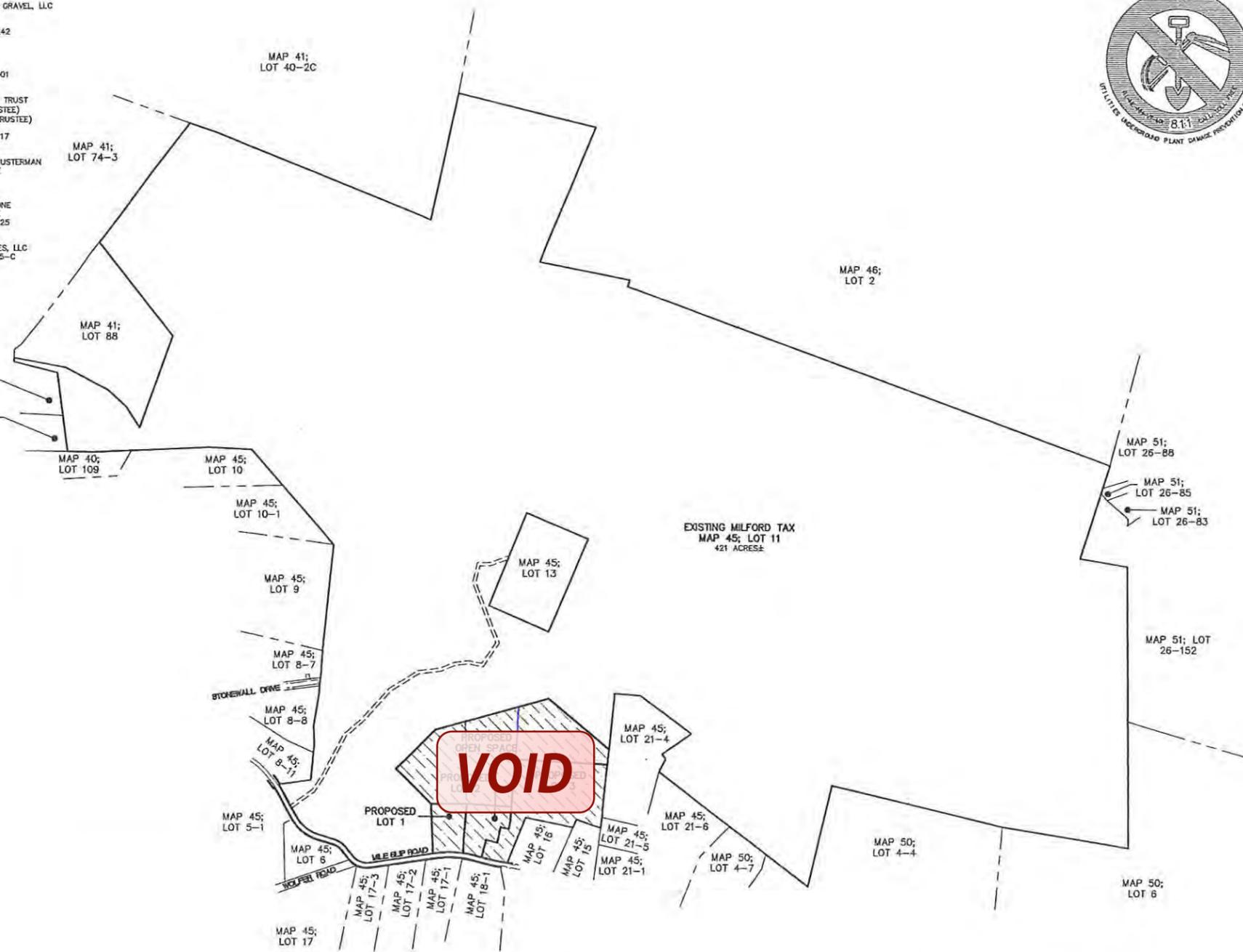


VICINITY MAP
SCALE: 1" = 2,500'

- REFERENCE PLANS:**
- "CONSOLIDATION & SUBDIVISION PLAN - LOT 1/MAP 46 & LOT 11/MAP 45 - MASON ROAD & JUD HALL ROAD - MILFORD, NEW HAMPSHIRE"; PREPARED FOR: KEN LORDEEN, STABLE ROAD, MILFORD, NEW HAMPSHIRE; PREPARED BY: WAYNARD & PAQUETTE, INC.; SCALE: 1"=600'; DATED: SEPTEMBER 15, 1988. H.C.R.D. PLAN NO. 22668.
 - "SUBDIVISION PLAN - LORDEEN-LUMBER-CO-INC. LAND - IN MILFORD, N.H." PREPARED BY: E.A. LEACH; SCALE: 1"=600'; DATED: APRIL 1974. H.C.R.D. PLAN NO. 7452.
 - "TAX MAP PARCEL 45-R, MILE SLIP ROAD - STONEWALL ACRES"; PREPARED FOR: ASSELIN BROTHERS CONSTRUCTION CO., INC., MILFORD, NEW HAMPSHIRE; PREPARED BY: MERIDIAN LAND SERVICES, INC.; SCALE: 1"=100'; DATED: JULY 19, 1999. H.C.R.D. PLAN NO. 30265.
 - "CONSOLIDATION & LOT LINE RELOCATION PLAN - MAP 41 / LOT 88 & MAP 45 / LOTS 11, 12 & 14 - MASON ROAD AND MILE SLIP ROAD - MILFORD NEW HAMPSHIRE"; PREPARED FOR: KENNETH LORDEEN, SR. - 60 STABLE ROAD - MILFORD, NEW HAMPSHIRE 03055 AND KENNETH A. LORDEEN JR. - 408 MASON ROAD - MILFORD, NEW HAMPSHIRE 03055; PREPARED BY: WAYNARD & PAQUETTE, INC.; SCALE: 1"=600'; DATED: SEPTEMBER 25, 1996. H.C.R.D. PLAN NO. 28723.
 - "LOT 2 PLAN - PORTION OF LAND OF LORDEEN LUMBER CO., INC." OFF MASON & MILE SLIP ROAD - MILFORD, NH - DATED: APRIL 1974 - PREPARED BY: E.A. LEACH, H.C.R.D. PLAN NO. 7461.
 - "LORDEEN LUMBER COMPANY LAND - MILE SLIP ROAD - MILFORD, NH." DATED: JULY 25, 1984 - PREPARED BY: AUSTIN M. PARHURST. H.C.R.D. PLAN NO. 17236.

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS AS FOLLOWS:
A. SUBDIVIDE EXISTING MAP 45; LOT 11 TO CREATE A 20.002 ACRE PARCEL WITH FRONTAGE ALONG MILE SLIP ROAD, AND
B. FURTHER SUBDIVIDE THE NEW 20.002 ACRE PARCEL TO CREATE THREE (3) NEW OPEN SPACE RESIDENTIAL BUILDING LOTS AND ASSOCIATED OPEN SPACE LOT.
 - REFERENCE THIS PARCEL AS MILFORD ASSESSOR'S MAP 45; LOT 11.
 - TOTAL AREA OF EXISTING PARCEL IS 421± ACRES.
 - OWNER OF RECORD:
SPRING CREEK SAND & GRAVEL, LLC.
462 MASON ROAD
MILFORD, NH 03055-3242
 - THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE RESIDENTIAL (R) ZONING DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

	MINIMUM LOT REQUIREMENTS: (CONVENTIONAL SUBDIVISION)	MINIMUM LOT REQUIREMENTS: (OPEN SPACE DEVELOPMENT)
- LOT AREA	2 ACRES	PROJECT SPECIFIC
- LOT FRONTAGE	200 FT	50 FT
- MINIMUM BUILDING SETBACKS		
- FRONT	30 FT	30 FT
- REAR	15 FT	15 FT
- SIDE	15 FT	15 FT
 - WETLAND MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC ON OCTOBER 28, 2014. PURSUANT TO SECTION 6.04.6 "DENSITY AND DIMENSIONAL STANDARDS" OF THE MILFORD ZONING ORDINANCE, THE MAXIMUM DENSITY OF A PROPOSED DEVELOPMENT CAN BE ESTABLISHED USING A FORMULA APPROACH, IN ACCORDANCE WITH THE FORMULA BELOW:
 MAXIMUM NUMBER OF DWELLING UNITS =
 $(\text{TOTAL AREA} - \text{WETLAND} - \text{STEEP SLOPES}) \times \text{FACTOR} / \text{MINIMUM LOT SIZE} =$
 $(871,275 \text{ SF} - 87,854 \text{ SF} - 83,246 \text{ SF}) \times 0.7 / 87,120 \text{ SF} = 5.63 \text{ DWELLINGS UNITS}$
 DWELLING UNITS PROPOSED = 3
 B. TOTAL OPEN SPACE AREA = 489,009 SF (56.1% WHERE A MINIMUM OF 40% IS REQUIRED)
 AREA OF WETLANDS IN OPEN SPACE = 70,809 SF
 PERCENT OF STEEP SLOPES AND WETLAND IN OPEN SPACE = 29.0% (50% ALLOWED)
 - AFTER REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF MILFORD, NEW HAMPSHIRE IN HILLSBOROUGH COUNTY, MAP NUMBER 3301100465D, PANEL NUMBER 465 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, MAP 33011004700, PANEL NUMBER 470 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL LIES WITHIN A FLOOD HAZARD AREA. HOWEVER, NO PORTION OF THE AREA TO BE SUBDIVIDED BY THIS PLAN LIES WITHIN THE FLOOD HAZARD AREA.



PLANNING BOARD APPROVAL BLOCK

CHAIRMAN	DATE
APPROVAL NUMBER	DATE

OWNER OF MAP 45; LOT 11

SIGNATURE: *Paul Amato member*
FOR SPRING CREEK SAND & GRAVEL, LLC.
DATE: 12-18-14

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY, SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY. THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

THE BOUNDARY OF MAP 45; LOT 11 SHOWN ON THIS PLAN IS PRIMARILY BASED UPON REFERENCE PLANS 1 THROUGH 6 SHOWN HEREON. KEACH-NORDSTROM ASSOCIATES, INC. PERFORMED LIMITED FIELD WORK IN ORDER TO VERIFY THE INFORMATION SHOWN. THIS OVERALL TRACT BOUNDARY WAS NOT BASED ON A FIELD SURVEY WITH A DEFINED ERROR OF CLOSURE, AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE. THE AREA OF THE PROPERTY SHOWN ON THE FOLLOWING SHEETS 2 AND 3 WAS SURVEYED, THEREFORE, THE DELINEATED BOUNDARY INFORMATION SHOWN THEREON IS ACCURATE WITHIN A DEFINED ERROR OF CLOSURE.

12/18/14
DATE

MASTER OPEN SPACE SUBDIVISION PLAN
AMATO PROPERTY
MAP 45; LOT 11
MILE SLIP ROAD
MILFORD, NEW HAMPSHIRE

OWNER OF RECORD: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242 H.C.R.D. BK 7194; PG. Q214	APPLICANT: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242
--	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 303, Bedford, NH 03110 Phone (603) 627-2581

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 8, 2014
PROJECT NO: 14-1010-1
SCALE: 1" = 400'
SHEET 1 OF 3

LEGEND

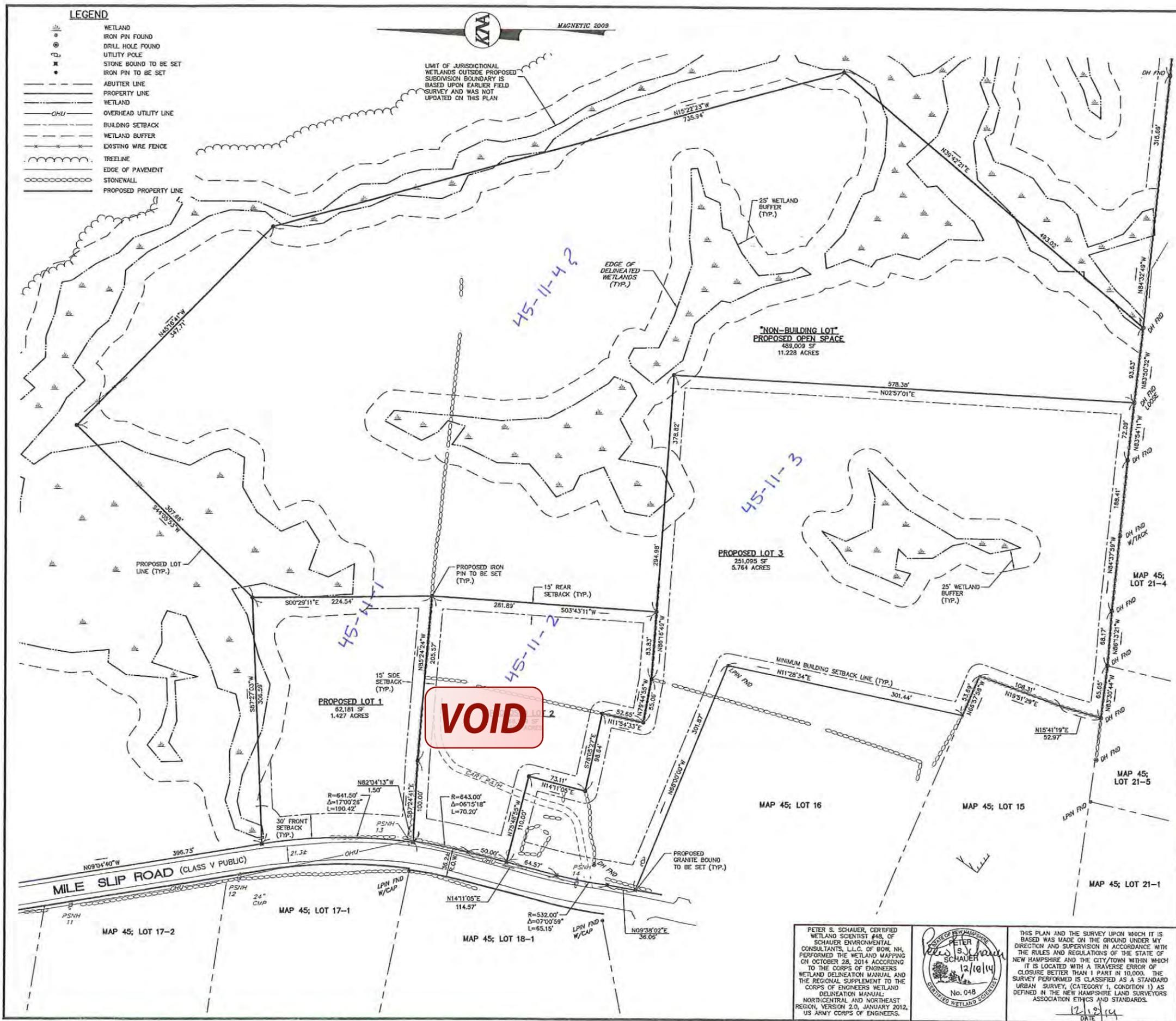
- WETLAND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OVERHEAD UTILITY LINE
- BUILDING SETBACK
- WETLAND BUFFER
- EXISTING WIRE FENCE
- TREELINE
- EDGE OF PAVEMENT
- STONEWALL
- PROPOSED PROPERTY LINE



MAGNETIC 2009

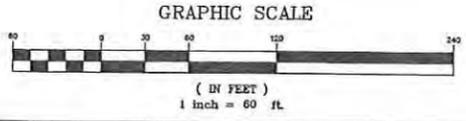
LIMIT OF JURISDICTIONAL WETLANDS OUTSIDE PROPOSED SUBDIVISION BOUNDARY IS BASED UPON EARLIER FIELD SURVEY AND WAS NOT UPDATED ON THIS PLAN

SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS



PLANNING BOARD APPROVAL BLOCK

CHAIRMAN	DATE
APPROVAL NUMBER	DATE



OPEN SPACE SUBDIVISION PLAN
AMATO PROPERTY
 MAP 45; LOT 11
 MILE SLIP ROAD
 MILFORD, NEW HAMPSHIRE

OWNER OF RECORD: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242 H.C.R.D. BK 7194; PG. 0214	APPLICANT: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242
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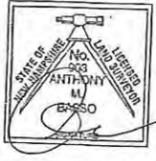
K&A KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2881

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 26, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL 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.



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

12/8/14
DATE



REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 8, 2014 SCALE: 1" = 60'
 PROJECT NO: 14-1010-1 SHEET 2 OF 3

C:\projects\141010\141010.dwg, SUBMITTAL PLAN, 12/10/2014 14:20:00 A.M., New, HP DesignJet 4000 HPGL2/ETL

LEGEND

- WETLAND
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OVERHEAD UTILITY LINE
- BUILDING SETBACK
- WETLAND BUFFER
- EXISTING WIRE FENCE
- TREELINE
- EDGE OF PAVEMENT
- STONEMALL
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- PROPOSED PROPERTY LINE

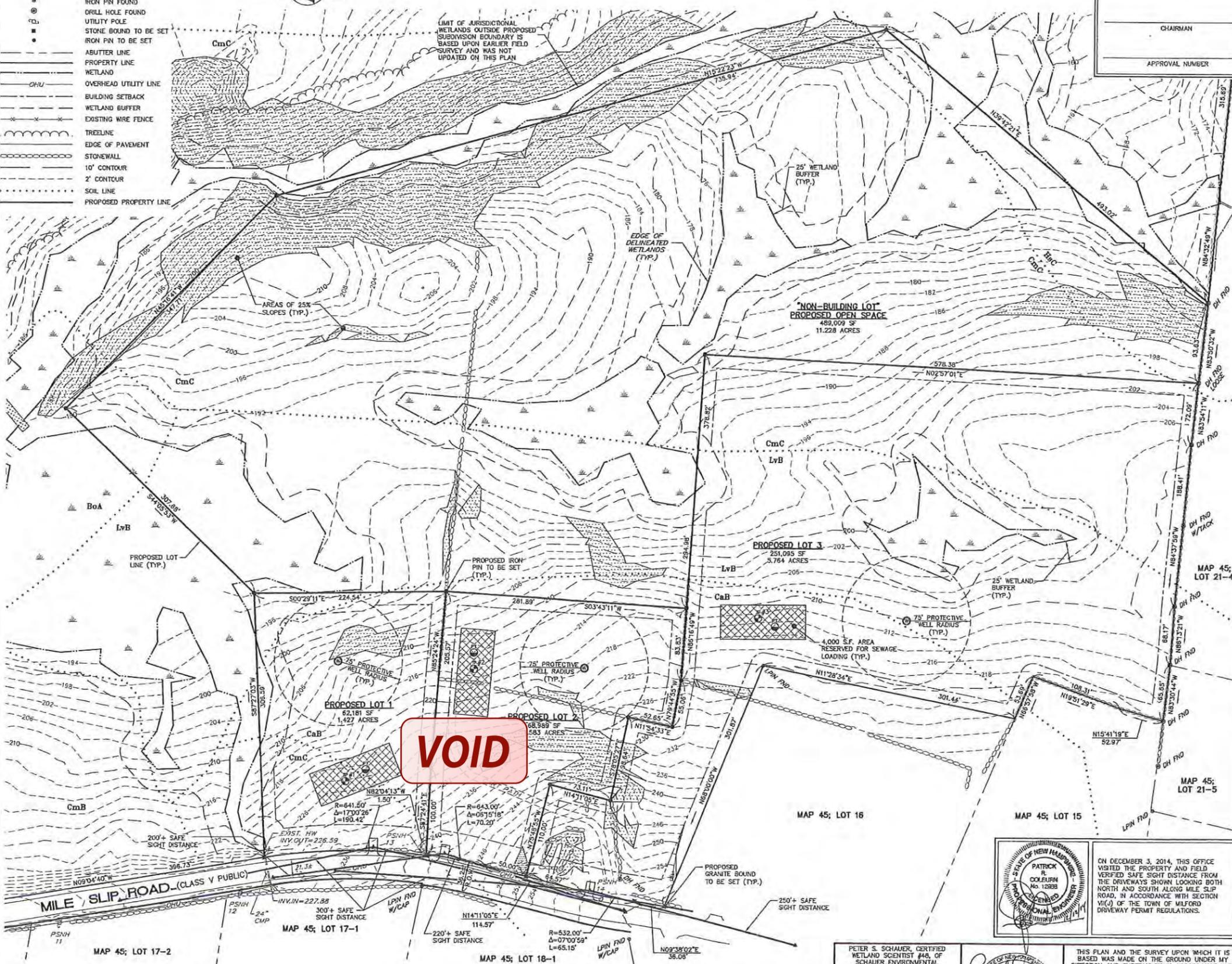


PLANNING BOARD APPROVAL BLOCK	
CHAIRMAN	DATE
APPROVAL NUMBER	DATE

SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS

N.R.C.S.-S.C.S SOIL LEGEND

BoA	- BOROHOMISTS, NEARLY LEVEL
CaB	- CANTON VERY FINE SANDY LOAM; 3 TO 8% SLOPES
CmC	- CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
CmC	- CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
HsC	- HINCKLEY LOAMY SAND; 8 TO 15% SLOPES
LvB	- LEICESTER-WALPOLE COMPLEX, STONY; 3 TO 8% SLOPES



TP #1
LOGGED BY JAN
PERC TEST @ 18"
DATE: 12-4-2014
PERC RATE: 18 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: 28"

2"	O	FOREST MAT
0"	A	10YR 4/3, WEAK GRANULAR, FRIABLE LOAMY, COMMON FINE TO MEDIUM ROOTS
4"	B	10YR 5/4, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
20" E.S.H.W.T.	C-1	10YR 7/3, ANGULAR BLOCKY, CLAYEY SAND, MOST, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT, H2O SEEPING AT 28"
48"	C-2	10YR 8/2, PLATY, CLAYEY SAND, NET, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT

78" BOTTOM OF HOLE, NO LEDGE

TP #2
LOGGED BY JAN
PERC TEST @ 18"
DATE: 12-4-2014
PERC RATE: 15 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: 40"

2"	O	FOREST MAT
0"	A	10YR 4/3, WEAK GRANULAR, FRIABLE LOAMY, COMMON FINE TO MEDIUM ROOTS
4"	B	10YR 5/4, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
28" E.S.H.W.T.	C-1	10YR 7/4, ANGULAR BLOCKY, CLAYEY SAND, MOST, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT, H2O SEEPING AT 28"
35"	C-2	10YR 8/3, BLOCKY, CLAYEY SAND, NET, COMMON DIST. FE. CONC. (MOTTLES) THROUGHOUT

58" BOTTOM OF HOLE @ LEDGE



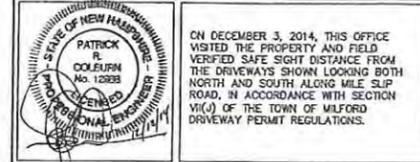
TOPOGRAPHIC OPEN SPACE SUBDIVISION PLAN AMATO PROPERTY
MAP 45; LOT 11
MILE SLIP ROAD
MILFORD, NEW HAMPSHIRE

OWNER OF RECORD: SPRING CREEK SAND & GRAVEL, LLC 462 MASON ROAD MILFORD, NH 03055-3242 H.C.R.D. BK 7194; PG. 0214	APPLICANT: SPRING CREEK SAND & GRAVEL, LLC 462 MASON RD MILFORD, NH 03055-3242
--	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 8, 2014 SCALE: 1" = 60'
PROJECT NO: 14-1010-1 SHEET 3 OF 3



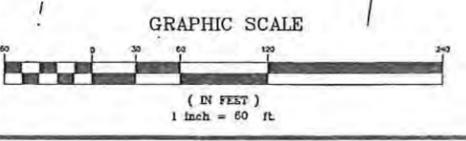
ON DECEMBER 3, 2014, THIS OFFICE VISITED THE PROPERTY AND FIELD VERIFIED SAFE SIGHT DISTANCE FROM THE DRIVEWAYS SHOWN LOOKING BOTH NORTH AND SOUTH ALONG MILE SLIP ROAD, IN ACCORDANCE WITH SECTION VI(J) OF THE TOWN OF MILFORD DRIVEWAY PERMIT REGULATIONS.

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 28, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



C:\projects\1410101\1410101.dwg, TOPO SUBDIVISION PLAN, 12/16/2014 8:42:11 AM, Rev. 1, TP Desig. 04 4000 HPL2/RLT



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: January 20, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;**
Public Hearing for a major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.

SITE INFORMATION:

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

PROPOSAL:

The plan shows a residential subdivision over Tax Map Parcels 45-3, 45-17, 45-18 and 40-104-4. The parcels total approximately 184.6 acres. To complete the plan as proposed would involve multiple lot line adjustments (NOT a voluntary lot merger/consolidation as stated on the plan) and a subdivision involving fifty-two (52) new residential lots and two (2) existing residential lots, two (2) open space non-building lots totaling approximately 50 acres and one (1) open space easement of approximately 25 acres. The proposed lots will meet all open space conservation district lot requirements and shall be serviced by on-site wells and septic systems and underground power and communication services.

The lots as proposed average around 1.1-1.2 acres in size with frontage of no less than 50 feet off of an extension of Boynton Hill Road. For the preferred 54 lot open space plan the applicant is proposing a 4,900 linear foot expansion of Boynton Hill Road with 24 feet of pavement and a 50 foot ROW along with a 1,000 foot dead-end hammerhead roadway with 24 feet of pavement and a 50 foot ROW. The proposed road will cross the wetlands in three (3) places.

ZBA APPROVALS:

The applicant is requesting a special exception from Article VI, Sections 6.02.6:A to allow a total of 6,400 square feet of wetlands impact and 25,700 square feet of wetlands buffer impact associated with road construction for the project. The request was tabled to the January 15, 2015 meeting (Note: Staff memos were prepared and sent prior to the January 15th ZBA meeting. Staff will circulate ZBA decision prior to the Planning Board meeting on 01/20/2015.)

WAIVERS:

No Waivers are being requested at this time. However, the Board should discuss the proposed plan with the applicant and any possible waivers that may be necessary for future subdivision and development of this property (ie. road length).

WETLAND IMPACT:

The Applicant will need to submit a dredge and fill application to the state. As stated on previous plans, there will be wetland and buffer impact for construction of the roadway. The wetland impacts are as follows (impacts stated on 09/26/2014 plan set):

Location	Impacted Area
A	400± S.F.
B	400± S.F.
C	800± S.F.
D	1,200± S.F.
E	700± S.F.
F	800± S.F.
TOTAL:	4,300± S.F.

EASEMENTS:

The project has substantial slope, drainage, and conservation/open space easements to accommodate the slopes, water flows and common open space in the area. Nearly every lot within this development will be affected by some type of easement. Staff recommends easement documents be submitted to the Office of Community Development for review by all appropriate department heads and possibly even Town Attorney, William Drescher prior to final approval.

OPEN SPACE:

Pursuant to town regulations, a minimum of 40% of permanently protected open space is required. The combined area of the subject parcels is 174.164 acres or 7,586,609 SF. Therefore, a minimum of 69.666 acres or 3,034,643 SF is required for permanently protected open space. The applicant is providing approximately 50 acres of open space via dedicated separate lots (43-5 & 45-17) and approximately 25 acres of an open space easement over lot 45-3-48 for a total open space area of approximately 75 acres.

All open space shall be permanently protected by a conservation easement or by covenants and restrictions in perpetuity, approved by the Planning Board after review by the Conservation Commission. The Planning Board may require further legal review of any documents submitted, the cost of which shall be borne by the applicant. Ownership of the open space may be held by:

- a. A homeowners association or other legal entity under New Hampshire State Statutes, or
- b. Private ownership, protected by a conservation easement and limited to not-for-profit parks, and not-for-profit recreation areas or commercial agriculture and forestry; or
- c. A non-profit organization, the principal purpose of which is the conservation of open space;
- d. The Town of Milford, through the deeding process, subject to approval of the Planning Board and Board of Selectmen, with a trust clause insuring that it be maintained as open space in perpetuity.

TRAFFIC IMPACT ASSESSMENT:

Pernaw & Company, Inc. has conducted a Traffic Impact Assessment for the proposed development. The assessment included a site inspection, research of available traffic count data, conducting peak period traffic counts at the study area intersections, a trip generation analysis, preparing future traffic projections for 2016 and 2026 with and without the proposed subdivision, evaluation of intersection operations, and evaluation of sight distance.

The impact summary stated that the proposed development will have the greatest levels of impact to roadway volumes during the worst-case weekday PM peak hour period on Mason Road east of Mile Slip Road. At this location, traffic volumes are projected to increase by approximately ±51 vehicles over the one-hour period. This is equivalent to approximately one (1) additional vehicle per minute during the worst-case PM peak hour period.

Conclusions:

1. The proposed subdivision is excepted to generate approximately 54 vehicle-trips (34 arrivals, 20 departures) during the worst-case PM peak hour period, when fully occupied.
2. All turning movements at the three study area intersections will operate well below capacity during all hours of the day through 2026 and beyond.
3. Adequate sight distances looking left and right from the proposed subdivision road intersection on Mile Slip Road are obtainable with re-grading of the side slopes on both sides of the proposed roadway. Continued trimming of roadside vegetation and snow bank removal is recommended to maximize sight distances.
4. The vehicular access/egress to the proposed subdivision is capable of operating safely and efficiently from a traffic standpoint for the size of development that is proposed.

Further development on Mile Slip Rd brings up concerns regarding the Mile Slip Rd and Mason Rd intersection. In 2005, a traffic study was completed for this area which highlights the importance of upgrading this intersection regardless of future buildings on the roadway. It appears there is currently sufficient ROW to realign the intersection, greatly improving sight distance and safety of the intersection.

DRAINAGE/STORMWATER:

The subject property is comprised of four existing parcels totaling 174.164 acres. One of the parcels (45-18) is currently developed with a single family home with a ±800 linear foot paved driveway and several out buildings. The two larger parcels (45-3 & 45-17) were clear cut in 2013. The parcel is moderately sloped with well drained soils.

The northern portion of the property drains to an existing stream which flows to a culvert in Mason Road. The central portion of the property drains to low points in Wolfer Road (Class VI Road). The southern portion of the property drains to several cross culverts in Mile Slip Road on the east side of the property. All runoff from the property drains easterly to two streams that converge into Great Brook east of the property.

Pre-Development Drainage Conditions:

The site sheds runoff to the northeast and southeast. The runoff is collected in two streams; one that flows in a northerly direction and one in a southerly direction (from mason road). These two streams converge east of the site into Great Brook which flows northerly to Osgood Pond. Prior to 2013 the site was almost entirely wooded. Much of the property was clear cut in 2013 but was not stumped and is now brush.

Post-Development Drainage Conditions:

The Plan proposes a through road with an open drainage system. The proposed lots on the uphill side will drain to the road and the open drainage system. Conveyance swales are proposed below some of the downhill lots to direct the runoff to the proposed stormwater management facilities. There are eight stormwater basins proposed to mitigate the increase in stormwater runoff resulting from the proposed development. Specifically, there are five (5) infiltration basins of varying sizes, two traditional detention basins that detain threatened stormwater and a pocket pond.

The intent of the stormwater management system being proposed for this project is to address the qualitative and quantitative aspects of the stormwater runoff so that there are no downstream adverse impacts created by the project. To mitigate the resulting increases in stormwater runoff rates due to the development of the subject parcels the project proposed a variety of infiltration and detention basins.

PHASING:

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

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

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

The Board should discuss any possible phasing plan proposed for this project. All infrastructure including roadways (base coat), drainage and utilities if applicable should be installed prior to commencement of any phasing plan and a note stating this should be included on the final plan.

NOTICES SENT:

Notices were sent to all property abutters on January 9, 2015

APPLICATION STATUS:

The application is complete and ready to be accepted at this time (plans are missing owner’s signature). At the August 19, 2014 Planning Board meeting, the Board made a motion that the application did not pose potential regional impact.

INTERDEPARTMENTAL REVIEWS FROM AUGUST 19, 2014 REVIEW:

Ambulance: San-Ken residential subdivision located off Mile Slip Road and Boynton Hill Road – No issues with the three submitted plans, however preference would be for the third plan presented as it has the least amount of roadways within the development.

Department of Public works: No comment at this time, will review construction drawings when submitted

Fire: We have met with the engineer for the development and have discussed fire protection and access. The third concept plan in our opinion works best for all parties.

Environmental Coordinator: I would recommend an early phase meeting to let the applicant know of the stormwater plan and permit requirements.

Zoning Administrator:

1. No zoning issues.
2. The proposed Open Space development meets the objectives of the OSCD. Also does not maximize the allowable density as confirmed by the 61 lot conventional plan.
3. Both conventional plans utilize Wolfer Road to provide frontage for four lots that would meet zoning requirements. If a conventional subdivision was developed with Wolfer Road providing access, the

upgrade of Wolfer Road from Class VI to Class V would be a requirement of subdivision approval and would not require waivers, special exceptions or variances. This would be a normal subdivision approval condition.

Building Department: No issues with the proposal at this time.

INTERDEPARTMENTAL REVIEWS FROM OCTOBER 21, 2014 REVIEW:

Environmental Coordinator:

Of course it is too early in the process to have specific comments regarding stormwater issues. However, the stormwater plan for the site is going to be complex and lot development will be a challenge. The 10 foot contours are not sufficient to assess drainage and I'm sure that 2 foot contours will be developed as part of the design process. It appears that the access to some of the lots will be difficult and I would recommend that driveways be shown and graded-in to provide a better understanding of the extent of lot disturbances and, thus, the drainage and permitting requirements of each lot. The proposed steep slopes to be constructed adjacent to the road will require detailed stabilization plans. I believe erosion control blankets or equivalent will be required and should be individually engineered for each location. I would also suggest that the developer retain professionals to perform the inspections that will be required as part of the stormwater permit.

Department of Public Works:

The plan does indicate cuts/fill areas and wetland crossings, however no technical data (i.e. contours, grades labeled, profiles, drainage) associated with the road so at this time I have no comment.

The end of the Tomahawk, looks to me that there is potential for several driveways off the end (no drives at end of Tomahawk) and no place to plow snow without cleaning out the whole end of the Tomahawk and placing it in the open space/ wetlands which I assume maybe conservation, easement area.

Also, once final plans are submitted, I would request that plans are sent to CEI for outside engineering review.

Assessing: I have no comments regarding this subdivision

Fire: Our office cannot offer comments at this time as there is no new information.

Water Utilities: The Water Utilities Department has no comment. There is no public water or sewer currently available in this area.

Zoning Administrator: See comments from prior review.

Building: No issues at this time.

INTERDEPARTMENTAL REVIEWS FROM JANUARY 20, 2015 REVIEW:

Environmental Coordinator:

1. All discharges should be directly connected to the ultimate conveyance system of the stormwater. This may mean that the discharge should be directly to the town's drainage or directly to existing water conveyances such as wetlands and streams. Direct discharge within buffer areas and permanent green space avoiding discharge onto potentially developable or developed portions of existing and proposed private properties may be a better approach.
2. To adequately assess the impact of rainfall onto disturbed areas, site specific soils mapping is recommended. The scale of the NRCS mapping is not sufficient to make decisions regarding specific discharges.

3. The sediment and erosion control plan should include specific measures for each area of disturbance. This is a case where silt fence is often of little use. The specific measures should be detailed. For example, erosion control blankets are indicated as a means of assisting in the stabilization of steep disturbed slopes. The location, type, and specific requirements should be presented for each steep slope area.
4. The project should be monitored by a certified erosion control specialist (CPESC or equal) on at least biweekly basis. Reports should include assessment of each disturbed area and related bmp's focusing on their effectiveness and condition. Each bmp should be individually identified and uniquely numbered. Such reports should include photographic evidence and professional analysis together with detailed requirements for compliance together with schedules for compliance or upgrades as needed. The reports should be made available to the town.
5. The plans should depict limits of construction and the developer should define the limits in the field using such methods as construction fence, berms, etc. No site disturbance should begin until the construction fence or equal is in place, as well as all BMP's. It should be determined that the least area of disturbance possible to achieve the desired development is specifically defined on a plan of appropriate scale to allow the identification and regulation of the disturbance limits.
6. The above information is required prior to the issuance of the Stormwater Permit and should be part of the basis for filing the NOI to be covered by the EPA General Construction Permit.
7. Access to each permanent bmp that may become the long-term responsibility of the town to maintain should include access construction as recommended by DPW. Such access should be permanent in nature, protected from future alterations, and should be located with consideration of slopes and lengths allowing any and all equipment that may be needed for maintenance and repair to readily access the bmp without the need for alteration of the access.

Department of Public Works:

We need a good review of this project; there are a lot of items that will impact town services for a long time after construction.

1. Provide signage for road (stop, curves, hill (grade), road names)
2. Delineator posts or bollards for all crossings
3. Bollards and chains for access easement to drainage basins? Signage for
4. Video of storm water system. I would like to have all subdivisions, site plans or projects that have drainage in them have the system video. With this information, which is what we are doing for the whole town, we can input it into our system for the future as an asset management tool.
5. Update trench detail on detail sheet
6. Cross pipe on Mile Slip – show 12” CMP Is it large enough??? Condition - Should it be upgraded
7. Access to Outlet Structures for cleaning
8. Pipe sizes on 45-3-52, 45-3-51
9. Maintenance of DB-1, access??
10. Partial access to OS-3,OS-5,OS-6, OS-7
11. Access to treatment swales??
12. Access to LS-2, LS-3, details for
13. Access to PP-1 and Forebay

Assessing: Will need to provide a plan with the existing lot lines overlaid on the subdivision plans so that it is clear to see which new lots are being created from the original parcels. The proposed lot numbering is not conducive to identifying the “parent” lot, and it is critical to know this information as development continues and areas now in Current Use are affected. I do not see any phasing information, is this all a single phase development?

Fire: After review of the attached plans we have no comments or concerns at this time.

Zoning Administrator: No new comments at this time.

Building: Agree with recommendation for outside engineering review, “Spur Rd.” is not similar to other road names so should be ok.

No comments were received as of January 15, 2015 from Police. The Conservation Commission and Heritage Commission’s regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

STAFF RECCOMENDATIONS:

The proposed subdivision will have substantial slope and drainage easements to accommodate the slopes and water flows in the area. Staff recommends the plans be sent out for review to CEI our consulting engineers on drainage, stormwater, roadway design and review of traffic study. Staff does not recommend this plan for conditional approval at this time.

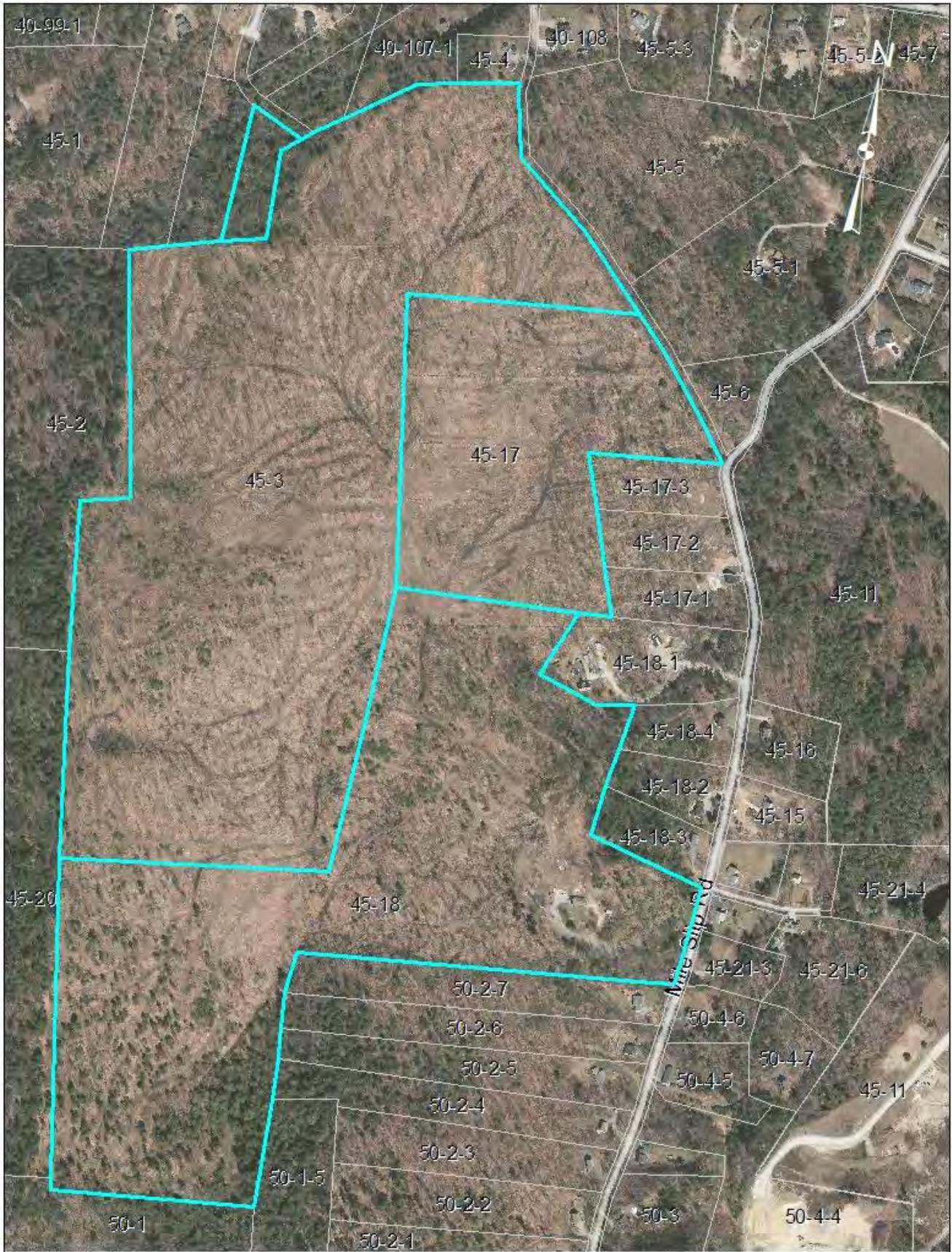
This is a major subdivision with many technical aspects to it and several items that will have a lasting impact on town services after construction. The Board should take this time to address and discuss the following items:

1. Although allowed by regulation, there is a portion of 2100 linear feet of a constant 8% grade with multiple curves. The safety and design of this should be discussed;
2. Road Construction. The project proposes to connect the current dead-end of Boynton Hill to Mile Slip Road by a 4,900 linear foot extension. No waivers are being requested at this time for road length. Therefore, it is the understanding of Staff that the applicant intends to meet the regulations as stated and pave the complete 4,900 LF extension of road.
3. There are 7 Detention basins being proposed for this project with no details or maintenance specifications;
4. There are also 8 Treatment swales proposed, also with no details or maintenance specifications proposed;
5. Phasing needs to be addressed. Pursuant to Milford Development Regulations a phasing plan is required and must be addressed on the plan; and
6. Is there enough guard rail being proposed? 8% grades should have a guard rail for safety;

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

1. Add Planning Board Approval Block to front cover of plan;
2. Owner signature must be on the plans;
3. Missing note that states the lot area, frontage and minimum zoning requirements for lot size and road frontage for each individual parcel;
4. Missing note describing a brief history of the property, including other disturbances that have happened on the property;
5. Missing note with a general description of the existing characteristics such as: developed, productive farmland, meadow, forest, viewshed, archeological site, areas contiguous with other open space, wildlife corridors;
6. Missing note detailing location inside/outside of the Groundwater Protection District per 6.01.0 of the Zoning Ordinance;
7. Missing details and maintenance specifications for detention basins and treatment swales. These will need to be added to the plan;
8. Remove note 21. Abutting land owners are exempt from the statue’s limitations of RSA 231:158,III;
9. Rename title block to read “Lot Line Adjustment Plan & Open Space Subdivision Plan”;
10. Provide existing conditions plan and overall site plan of full subdivision proposal;
11. A note be added to the plan stating that: “All lots in this phase are considered unbuildable until State Subdivision approval is issued.”

12. Wetland impacts be added to the plan;
13. Construction estimate to be prepared by engineer for approval by DPW Director;



Jodie Levandowski

From: Matt Lundsted <mlundsted@ceiengineers.com>
Sent: Thursday, January 15, 2015 3:51 PM
To: Jodie Levandowski
Cc: Scott Salvucci; Curt Busto
Subject: RE: Request for Estimate of outside engineering review- Milford, NH

Hi Jodie-

Regarding the San Ken 54 lot subdivision proposed in your Residential "R" Zoning District we offer the following upper limit estimate to perform a review of the traffic study, drainage calcs/plan and engineering plans in accordance with the Town Development Regs and the 2010 Infrastructure Design, Construction & Administration Specifications. CEI will perform a site review by our review engineers, perform peer review of the traffic and drainage study and of the engineering plans and provide comments in written letter form. We propose a budget of \$6,150 to perform this initial review.

Following response to comments and revisions we can perform a follow-up review of the revised calcs and plans and provide written comment if necessary for an additional upper limit of \$3,050.

Please note we have not included any provision for additional site visits or meeting attendance. These can be performed at a flat rate of \$400 per meeting.

Let me know if you have any questions or need anything else.

Thanks,

Matt

Matt Lundsted, P.E., CFM
Principal
Comprehensive Environmental Inc.
Phone: 800.725.2550 x 305
21 Depot Street, Merrimack, NH 03054
225 Cedar Hill Street, Marlborough, MA 01752
1 Hartford Square, New Britain, CT 06052 mlundsted@ceiengineers.com www.ceiengineers.com

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TOWN OF MILFORD
RECEIVED
DEC 23 2014
PB ZBA Office

CONSOLIDATION & OPEN SPACE SUBDIVISION PLANS

BOYNTON HILL ESTATES

TAX MAP 45 LOTS 3, 17 & 18 AND TAX MAP 40 LOT 104-4

MILE SLIP & BOYNTON HILL ROADS

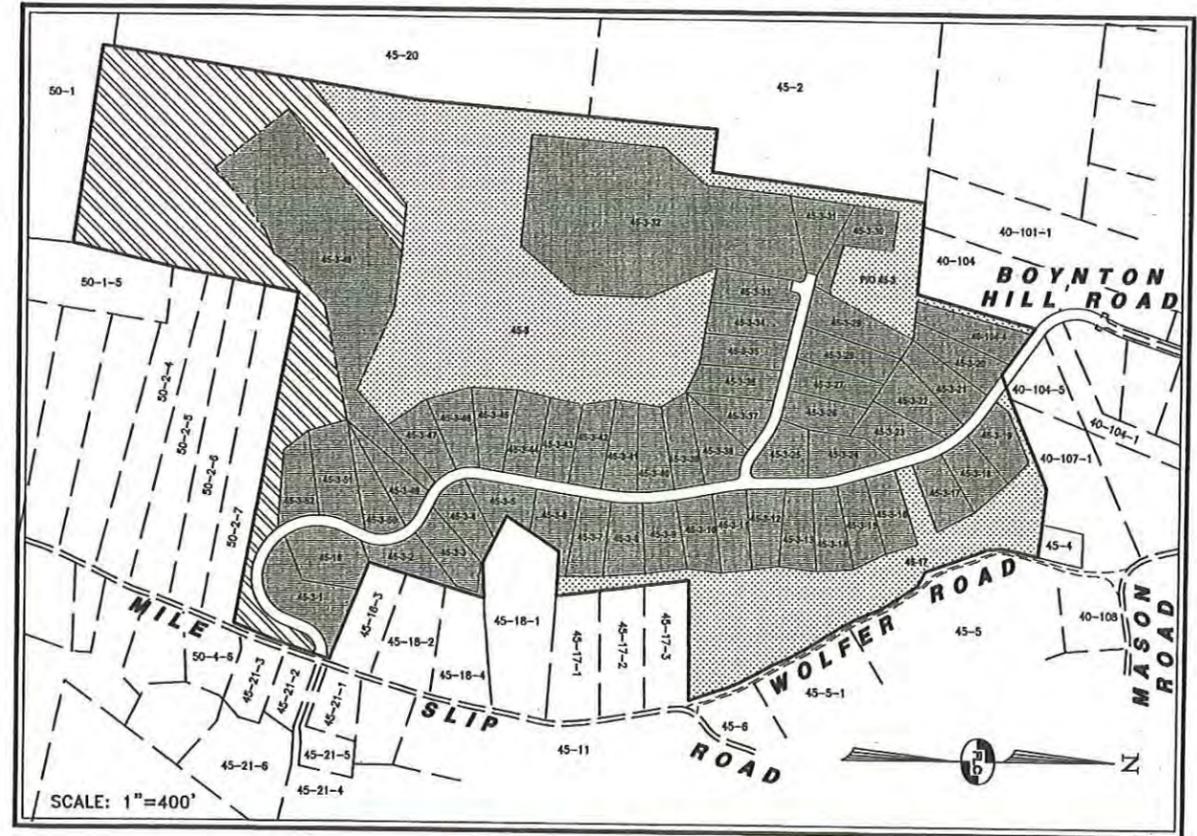
MILFORD, NEW HAMPSHIRE 03055

DECEMBER 22, 2014

LAST REVISED: DECEMBER 22, 2014

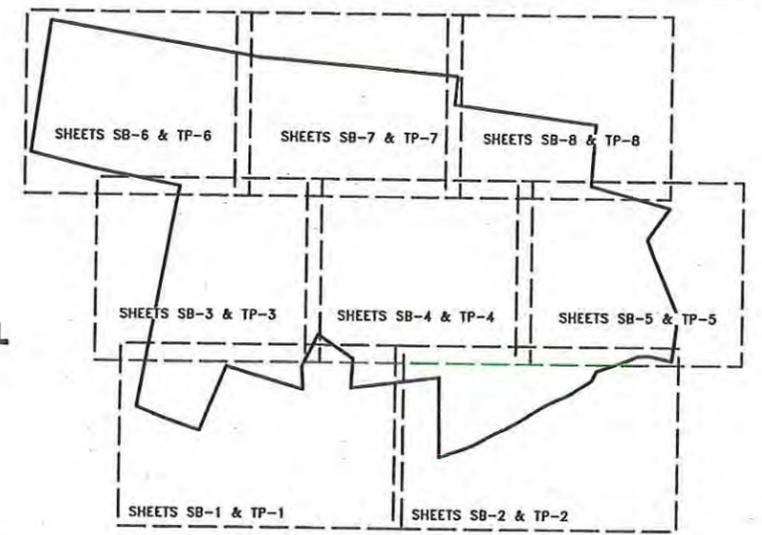
LIST OF ABUTTERS

- MAP 45 LOT 3
SAN-KEN PROPERTIES, LLC
586 TURNPIKE ROAD
NEW IPSWICH, NH 03071
VOL.8504 PG.2968 12/14/12
(WOLFER ROAD)
- MAP 45 LOT 17
CREATIVE INVESTORS
P.O. BOX 424
MILFORD, NH 03055-0424
VOL.7947 PG.2458 2/8/08
(WOLFER ROAD)
- MAP 45 LOT 18
NATHAN A. & KATIE D. BALL
149 MILE SLIP ROAD
MILFORD, NH 03055
VOL.8434 PG.2884 8/7/12
(149 MILE SLIP ROAD)
- MAP 40 LOT 104-4
SAN-KEN PROPERTIES, LLC
586 TURNPIKE ROAD
NEW IPSWICH, NH 03071
VOL.8509 PG.2534 12/27/12
(BOYNTON HILL ROAD)
- MAP 40 LOT 104
FRANCIS E. KLING, SR. &
GEORGE L. WOODS, JR.
134 LEXINGTON ROAD
BILLERICA, MA 01821-3918
VOL.6486 PG.2182 9/10/01
(BOYNTON HILL ROAD)
- MAP 40 LOT 101-1
RICHARD F. HILLMAN, JR.
616 MASON ROAD
MILFORD, NH 03055-3308
VOL.8540 PG.703 3/21/13
(616 MASON ROAD)
- MAP 45 LOT 2
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055-4230
VOL.8360 PG.2043 10/21/11
(MILTON LINE)
- MAP 45 LOT 20
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055-4230
VOL.8212 PG.2252 6/16/10
(MILTON LINE)
- MAP 50 LOT 1
NORTHWOODS FAMILY ENTERPRISES, LLC
247 MILE SLIP ROAD
MILFORD, NH 03055-3303
VOL.8077 PG.1647 3/18/99
(247 MILE SLIP ROAD)
- MAP 50 LOT 1-5
JOE & MAMIE MILES
245 MILE SLIP ROAD
MILFORD, NH 03055-3303
VOL.6520 PG.1394 11/9/01
(245 MILE SLIP ROAD)
- MAP 50 LOT 2-4
GREGORY P. &
AMANDA ATKWOOD
203 MILE SLIP ROAD
MILFORD, NH 03055-3303
VOL.7752 PG.2311 10/13/06
(203 MILE SLIP ROAD)
- MAP 50 LOT 2-5
SHELLEY S. LASALLE
201 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.6288 PG.1431 7/18/00
(201 MILE SLIP ROAD)
- MAP 50 LOT 2-6
ANTHONY PETRAN
193 MILE SLIP ROAD
MILFORD, NH 03055-3320
VOL.8421 PG.2283 4/30/12
(193 MILE SLIP ROAD)
- MAP 50 LOT 2-7
MICHAEL E. &
HEIDI A. THERIAULT
187 MILE SLIP ROAD
MILFORD, NH 03055-3320
VOL.6293 PG.10 9/21/00
(187 MILE SLIP ROAD)
- MAP 50 LOT 4-6
JASON A. &
CHRISTAL L. BARBETTA
190 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.8072 PG.2382 4/3/09
(190 MILE SLIP ROAD)
- MAP 45 LOT 21-3
DENNIS P. &
KAREN A. CLEMENS
174 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.5282 PG.1915 9/18/91
(174 MILE SLIP ROAD)
- MAP 45 LOT 21-2
CHARLES H., JR. &
CHRISTINE GIBSON
172 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.5262 PG.1270 6/14/91
(172 MILE SLIP ROAD)
- MAP 45 LOT 21-6
BRUCE S. DELAVIER
166 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.8059 PG.2429 2/27/09
(166 MILE SLIP ROAD)
- MAP 45 LOT 21-4
EDWARD A. &
JOAN DELAGE
164 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.7071 PG.2420 9/22/03
(164 MILE SLIP ROAD)
- MAP 45 LOT 21-5
WADE S. CAMPBELL
162 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.7901 PG.1664 9/19/07
(162 MILE SLIP ROAD)
- MAP 45 LOT 21-1
MARK P. &
WENDY S. SUPREHWANT
160 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.5872 PG.365 11/13/97
(160 MILE SLIP ROAD)
- MAP 45 LOT 18-3
DARYL W. TRASK
147 MILE SLIP ROAD
MILFORD, NH 03055-3320
VOL.8427 PG.457 5/15/12
(147 MILE SLIP ROAD)
- MAP 45 LOT 18-2
LOIS H. & BRIAN G. VLAD
THE VLAD FAMILY TRUST
157 MILE SLIP ROAD
MILFORD, NH 03055-3301
VOL.8669 PG.292 8/10/14
(157 MILE SLIP ROAD)
- MAP 45 LOT 18-4
DARRELL JAMESON &
CHRISTEL ST. LAURENT
145 MILE SLIP ROAD
MILFORD, NH 03055-3320
VOL.8236 PG.1330 9/1/10
(145 MILE SLIP ROAD)
- MAP 45 LOT 18-1
MARK A. &
HOLLI J. MALOON
131 MILE SLIP ROAD
MILFORD, NH 03055-3303
VOL.8659 PG.1717 9/28/95
(131 MILE SLIP ROAD)
- MAP 45 LOT 17-2
DEREK JAMES BAGINE
117 MILE SLIP ROAD
MILFORD, NH 03055
VOL.8941 PG.2555 2/18/14
(117 MILE SLIP ROAD)
- MAP 45 LOT 17-3
CREATIVE INVESTORS
P.O. BOX 424
MILFORD, NH 03055-0424
VOL.7947 PG.2458 2/8/08
(113 MILE SLIP ROAD)
- MAP 45 LOT 11
SPRING CREEK SAND & GRAVEL, LLC
462 MASON ROAD
MILFORD, NH 03055
VOL.7194 PG.214 3/23/04
(OFF MILE SLIP ROAD)
- MAP 45 LOT 6
DAVID R. &
DEBORAH L. GREENWOOD
69 MILE SLIP ROAD
MILFORD, NH 03055-3303
VOL.6214 PG.694 3/1/00
(69 MILE SLIP ROAD)
- MAP 45 LOT 5-1
TINA MARIE
STEARNS-WALLER
59 MILE SLIP ROAD
MILFORD, NH 03055-3302
VOL.5788 PG.1747 2/11/97
(59 MILE SLIP ROAD)
- MAP 45 LOT 5
MATTHEW S. STEARNS
488 MASON ROAD
MILFORD, NH 03055-3214
VOL.8018 PG.584 8/12/08
- MAP 40 LOT 108
ROY & LAUREN M. LEAL
4 WOLFER ROAD
MILFORD, NH 03055-3312
VOL.6656 PG.1150 6/25/02
(4 WOLFER ROAD)
- MAP 45 LOT 4
DENISE &
WARREN BUCHANAN
5 WOLFER ROAD
MILFORD, NH 03055-3312
VOL.6050 PG.976 1/11/99
(5 WOLFER ROAD)
- MAP 40 LOT 107-1
STANLEY &
BRENDA NOWICKI
550 MASON ROAD
MILFORD, NH 03055-3313
VOL.5622 PG.1821 4/27/95
(550 MASON ROAD)
- MAP 40 LOT 104-5
SAN-KEN PROPERTIES, LLC
586 TURNPIKE ROAD
NEW IPSWICH, NH 03071
VOL.8509 PG.2531 12/27/12
(BOYNTON HILL ROAD)
- MAP 40 LOT 104-1
FRANCIS E. KLING, SR. &
GEORGE L. WOODS, JR.
134 LEXINGTON ROAD
BILLERICA, MA 01821-3918
VOL.6486 PG.2182 9/10/01
(BOYNTON HILL ROAD)



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6	SB-5	SUBDIVISION PLAN
7	SB-6	SUBDIVISION PLAN
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20	PP-3	PLAN & PROFILE BOYNTON HILL ROAD STA 28+00-42+00
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28	DT-4	CISTERN DETAILS



SHEET KEY

REV.	DATE	DESCRIPTION	C/O	DR	CK
FILE: 5075903.dwg	PROJ. NO. 507.03	SHEET: CV-1	PAGE NO. 1	OF 28	

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS LOTS 45-3, 17, 18 & 40-104-4 AS KNOWN AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.

APPLICANT FOR PARCELS 45-3, 17, 18, & 40-104-4 DATE

PREPARED FOR:
SAN-KEN HOMES, INC.

586 TURNPIKE ROAD
NEW IPSWICH, NEW HAMPSHIRE 03071
PH (603) 321-5549

LAND OF:

SAN-KEN PROPERTIES, INC.
586 TURNPIKE ROAD
NEW IPSWICH, NEW HAMPSHIRE, 03071

CREATIVE INVESTORS
P.O. BOX 424
MILFORD, NEW HAMPSHIRE, 03055-0424

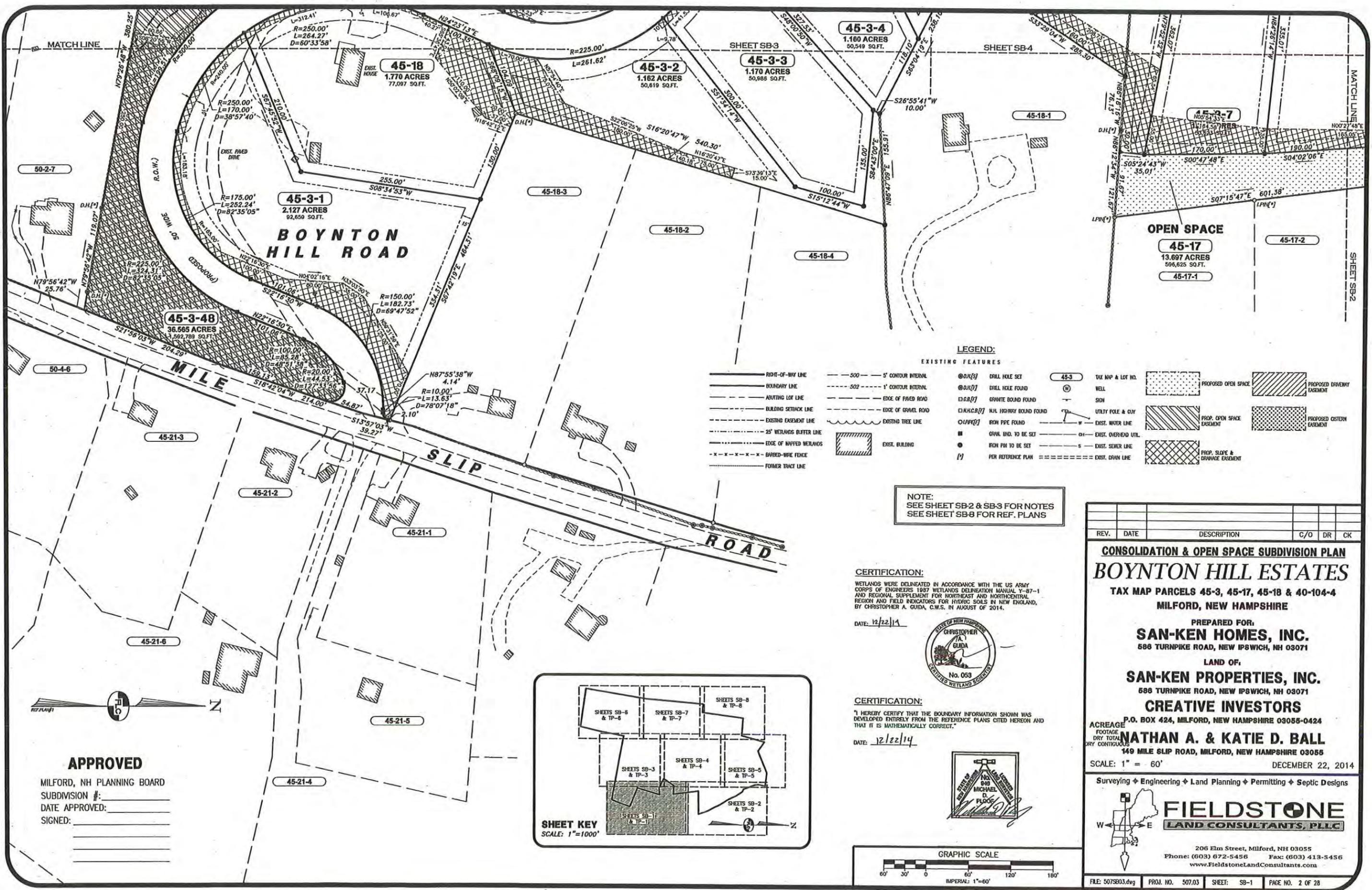
NATHAN A. & KATIE D. BALL
149 MILE SLIP ROAD
MILFORD, NEW HAMPSHIRE, 03055

12/22/14

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
12/22/14

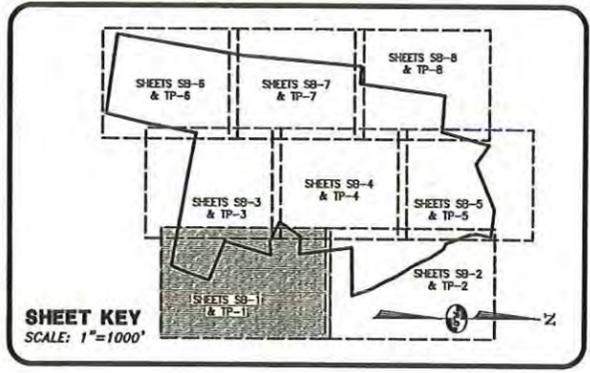
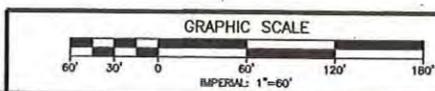


NOTE:
SEE SHEET SB-2 & SB-3 FOR NOTES
SEE SHEET SB-8 FOR REF. PLANS

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRO SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S., IN AUGUST OF 2014.



CERTIFICATION:
I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.



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

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSOLIDATION & OPEN SPACE SUBDIVISION PLAN
BOYNTON HILL ESTATES
TAX MAP PARCELS 45-3, 45-17, 45-18 & 40-104-4
MILFORD, NEW HAMPSHIRE

PREPARED FOR:
SAN-KEN HOMES, INC.
686 TURNPIKE ROAD, NEW IPSWICH, NH 03071

LAND OF:
SAN-KEN PROPERTIES, INC.
686 TURNPIKE ROAD, NEW IPSWICH, NH 03071

CREATIVE INVESTORS
P.O. BOX 424, MILFORD, NEW HAMPSHIRE 03065-0424

NATHAN A. & KATIE D. BALL
149 MILE SLIP ROAD, MILFORD, NEW HAMPSHIRE 03065

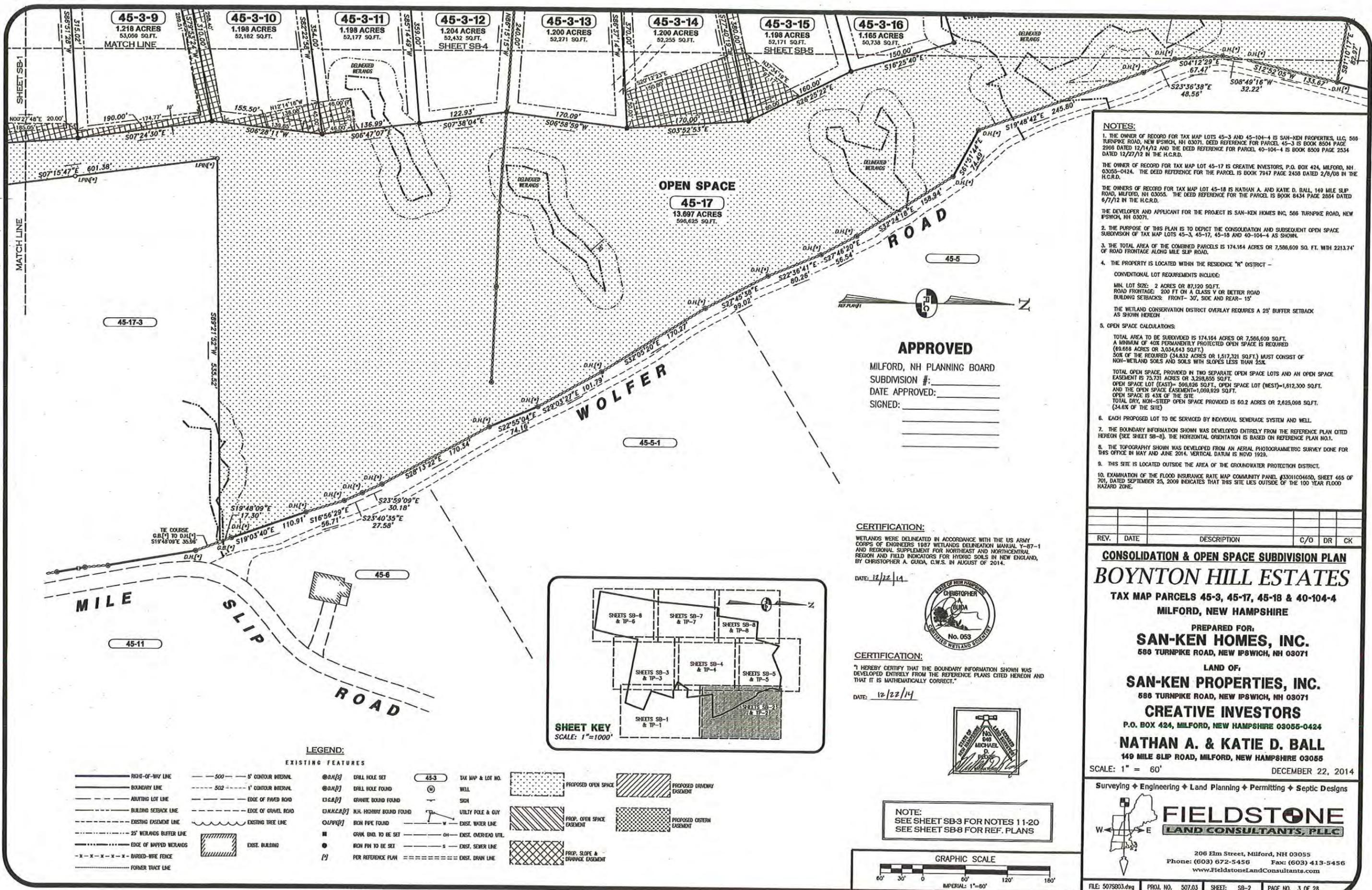
SCALE: 1" = 60' DECEMBER 22, 2014

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 507SB03.dwg PROJ. NO. 507.03 SHEET: SB-1 PAGE NO. 2 OF 28



- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP LOTS 45-3 AND 45-10-4 IS SAN-KEN PROPERTIES, LLC, 588 TURNPIKE ROAD, NEW IPSWICH, NH 03071. DEED REFERENCE FOR PARCEL 45-3 IS BOOK 8504 PAGE 2988 DATED 12/14/12 AND THE DEED REFERENCE FOR PARCEL 40-104-4 IS BOOK 8509 PAGE 2534 DATED 12/27/12 IN THE H.C.R.D.
 2. THE OWNER OF RECORD FOR TAX MAP LOT 45-17 IS CREATIVE INVESTORS, P.O. BOX 424, MILFORD, NH 03055-0424. THE DEED REFERENCE FOR THE PARCEL IS BOOK 7947 PAGE 2438 DATED 2/9/08 IN THE H.C.R.D.
 3. THE OWNERS OF RECORD FOR TAX MAP LOT 45-18 IS NATHAN A. AND KATIE D. BALL, 149 MILE SLIP ROAD, MILFORD, NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BOOK 8434 PAGE 2884 DATED 6/7/12 IN THE H.C.R.D.
 4. THE DEVELOPER AND APPLICANT FOR THE PROJECT IS SAN-KEN HOMES INC, 588 TURNPIKE ROAD, NEW IPSWICH, NH 03071.
 5. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION AND SUBSEQUENT OPEN SPACE SUBDIVISION OF TAX MAP LOTS 45-3, 45-17, 45-18 AND 40-104-4 AS SHOWN.
 6. THE TOTAL AREA OF THE COVERED PARCELS IS 174,164 ACRES OR 7,586,609 SQ. FT. WITH 2213,74' OF ROAD FRONTAGE ALONG MILE SLIP ROAD.
 7. THE PROPERTY IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT - CONVENTIONAL LOT REQUIREMENTS INCLUDE:
MIN. LOT SIZE: 2 ACRES OR 87,120 SQ.FT.
ROAD FRONTAGE: 200 FT ON A CLASS V OR BETTER ROAD
BUILDING SETBACKS: FRONT - 30', SIDE AND REAR - 15'
 8. THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK AS SHOWN HEREON.
 9. OPEN SPACE CALCULATIONS:
TOTAL AREA TO BE SUBDIVIDED IS 174,164 ACRES OR 7,586,609 SQ.FT.
A MINIMUM OF 40% PERMANENTLY PROTECTED OPEN SPACE IS REQUIRED (69,658 ACRES OR 3,034,643 SQ.FT.)
50% OF THE REQUIRED (84,832 ACRES OR 3,681,321 SQ.FT.) MUST CONSIST OF NON-WETLAND SOILS AND SOILS WITH SLOPES LESS THAN 25%
TOTAL OPEN SPACE PROVIDED IN TWO SEPARATE OPEN SPACE LOTS AND AN OPEN SPACE EASEMENT IS 75,731 ACRES OR 3,298,859 SQ.FT.
OPEN SPACE LOT (EAST) = 596,626 SQ.FT., OPEN SPACE LOT (WEST) = 1,612,300 SQ.FT. AND THE OPEN SPACE EASEMENT = 1,089,929 SQ.FT.
TOTAL OPEN SPACE IS 43% OF THE SITE
TOTAL DRY, NON-STEEP OPEN SPACE PROVIDED IS 60.2 ACRES OR 2,625,068 SQ.FT. (34.6% OF THE SITE)
 10. EACH PROPOSED LOT TO BE SERVED BY INDIVIDUAL SEWERAGE SYSTEM AND WELL.
 11. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON (SEE SHEET SB-8). THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN NO.1.
 12. THE TOPOGRAPHY SHOWN WAS DEVELOPED FROM AN AERIAL PHOTOGRAMMETRIC SURVEY DONE FOR THIS OFFICE IN MAY AND JUNE 2014. VERTICAL DATUM IS NAVD 1928.
 13. THIS SITE IS LOCATED OUTSIDE THE AREA OF THE GROUNDWATER PROTECTION DISTRICT.
 14. EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3301104650, SHEET 465 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.

APPROVED
MILFORD, NH PLANNING BOARD
SUBMISSION #: _____
DATE APPROVED: _____
SIGNED: _____

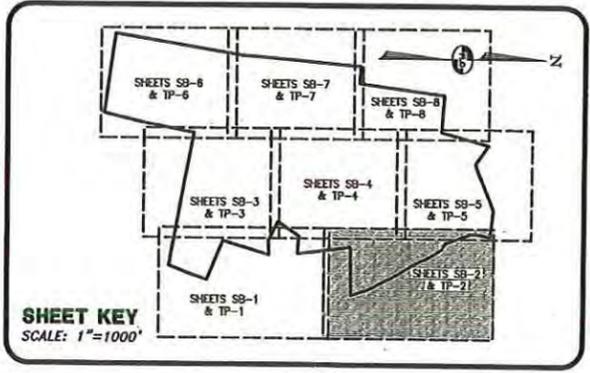
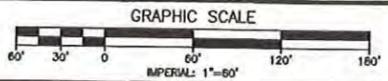
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CERTIFICATION:
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NOTE:
SEE SHEET SB-3 FOR NOTES 11-20
SEE SHEET SB-8 FOR REF. PLANS



- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ADJUTING LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING EASEMENT LINE
 - 25' WETLANDS BUFFER LINE
 - EDGE OF MAPPED WETLANDS
 - BARRIED-WIRE FENCE
 - FORMER TRACT LINE
 - 500' 5' CONTOUR INTERVAL
 - 502' 1' CONTOUR INTERVAL
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - EXISTING TREE LINE
 - EXIST. BUILDING
 - DRILL HOLE SET
 - DRILL HOLE FOUND
 - GRANITE BOUND FOUND
 - N.H. HIGHWAY BOUND FOUND
 - IRON PIPE FOUND
 - CRANK END TO BE SET
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 - TAX MAP & LOT NO.
 - WELL
 - SIGN
 - UTILITY POLE & GUY
 - EXIST. WATER LINE
 - EXIST. OVERHEAD UTIL.
 - EXIST. SEWER LINE
 - EXIST. DRAIN LINE
 - PROPOSED OPEN SPACE
 - PROPOSED DRAINAGE EASEMENT
 - PROP. OPEN SPACE EASEMENT
 - PROPOSED SLOPE & DRAINAGE EASEMENT
 - PROPOSED CISTERN EASEMENT

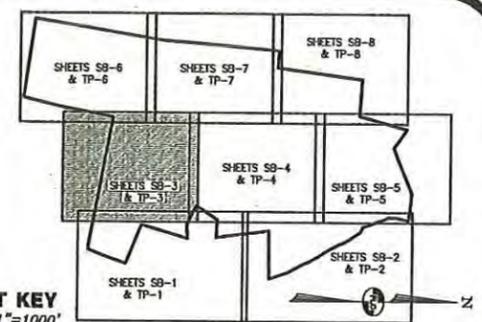
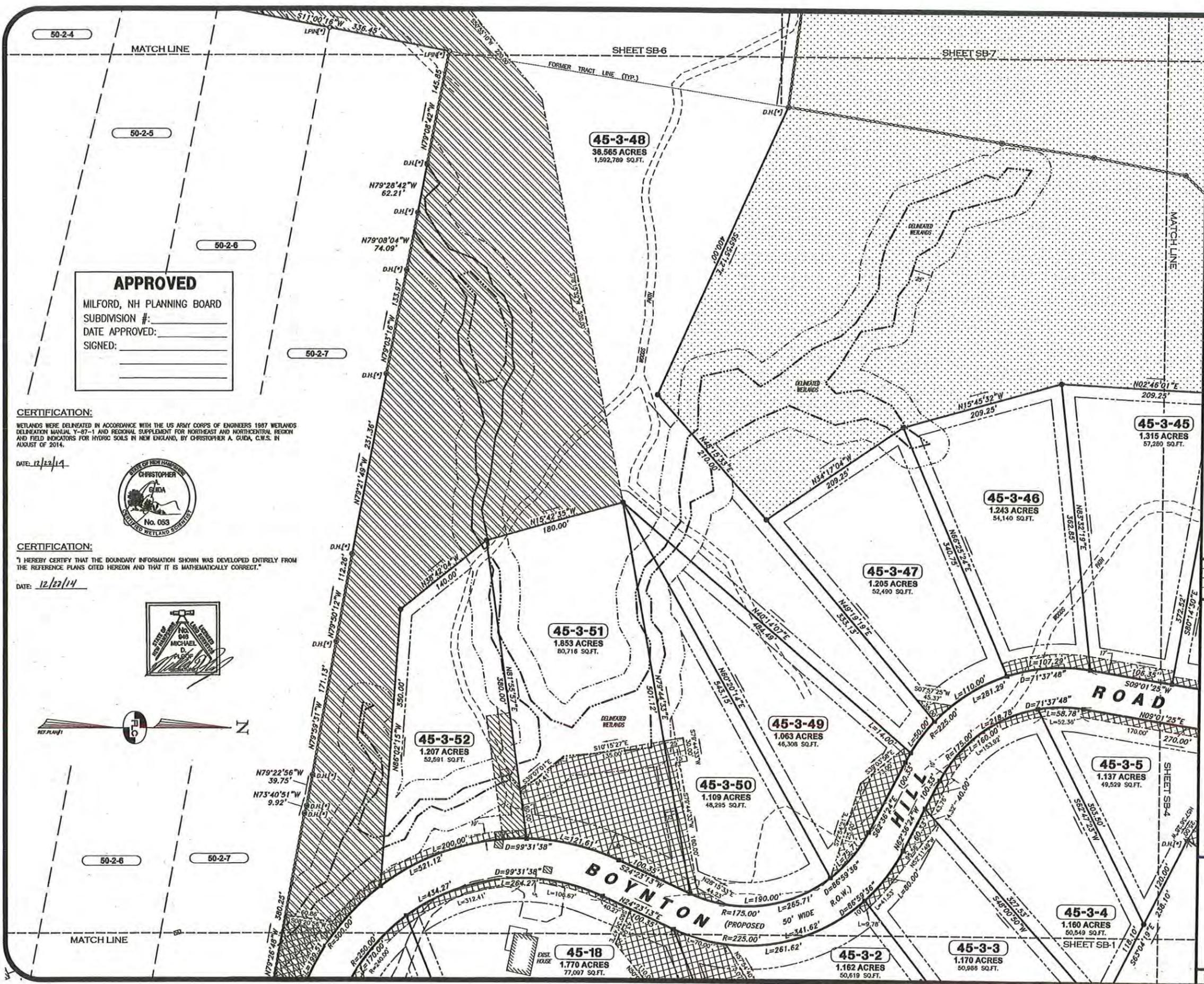
REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSOLIDATION & OPEN SPACE SUBDIVISION PLAN
BOYNTON HILL ESTATES
TAX MAP PARCELS 45-3, 45-17, 45-18 & 40-104-4
MILFORD, NEW HAMPSHIRE
PREPARED FOR:
SAN-KEN HOMES, INC.
588 TURNPIKE ROAD, NEW IPSWICH, NH 03071
LAND OF:
SAN-KEN PROPERTIES, INC.
588 TURNPIKE ROAD, NEW IPSWICH, NH 03071
CREATIVE INVESTORS
P.O. BOX 424, MILFORD, NEW HAMPSHIRE 03055-0424
NATHAN A. & KATIE D. BALL
149 MILE SLIP ROAD, MILFORD, NEW HAMPSHIRE 03055
SCALE: 1" = 60'
DECEMBER 22, 2014

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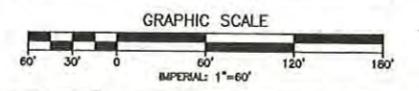
FILE: 507S003.dwg PROJ. NO. 507.03 SHEET: SB-2 PAGE NO. 3 OF 28



SHEET KEY
SCALE: 1"=1000'

- NOTES:** (CONTINUED FROM SHEET SB-2)
- PORTIONS OF THE PARCEL LIE WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 25 FT. NON-DISTURBANCE BUFFER EXISTS FROM ALL DELINEATED WETLANDS PER SECTION 6.02.30 OF THE MILFORD ZONING ORDINANCE.
 - ALL PROPOSED DRIVEWAYS ARE TO BE CONSTRUCTED TO TOWN OF MILFORD STANDARDS.
 - ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S DEVELOPMENT REGULATIONS AND PUBLIC WORKS INFRASTRUCTURE DESIGN, CONSTRUCTION AND ADMINISTRATION STANDARDS.
 - TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO ROAD ACCEPTANCE.
 - THE SITE IS SUBJECT TO AND HAS THE BENEFIT OF THE EXISTING AND PROPOSED EASEMENTS AS SHOWN HEREON. SLOPE, DRAINAGE, AND ACCESS EASEMENTS TO BE CONVEYED TO THE TOWN OF MILFORD.
 - THE LOTS ARE SUBJECT TO APPLICABLE POLICE AND LIBRARY IMPACT FEES (TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION).
 - THE DEVELOPER SHALL POST A SIGN READING AS FOLLOWS PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY: "THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE ROAD HAS BEEN ACCEPTED THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE, INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM USE OF THIS STREET, RSA 674:41".
 - UPON ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY, THE ROADWAY IS REQUIRED TO BE MAINTAINED PASSABLE, INCLUDING IN WINTER, UNTIL ACCEPTED BY THE TOWN.
 - PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (C.O.) AND LETTER FROM THE LICENSED LAND SURVEYOR BE SUBMITTED TO THE BUILDING DEPARTMENT ATTESTING THAT ALL LOT MONUMENTATION HAS BEEN SET.
 - THE FINAL APPROVED PLAN SET IS ON RECORD AT THE TOWN OF MILFORD PLANNING DEPARTMENT.
 - A SCENIC ROAD HEARING WILL BE NECESSARY PRIOR TO ANY APPLICABLE MODIFICATIONS WITHIN THE MILE SLIP RIGHT-OF-WAY.

NOTE:
SEE SHEET SB-2 FOR NOTES 1-10
SEE SHEET SB-8 FOR REF. PLANS



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CONSOLIDATION & OPEN SPACE SUBDIVISION PLAN
BOYNTON HILL ESTATES
TAX MAP PARCELS 45-3, 45-17, 45-18 & 40-104-4
MILFORD, NEW HAMPSHIRE

PREPARED FOR:
SAN-KEN HOMES, INC.
686 TURNPIKE ROAD, NEW IPSWICH, NH 03071

LAND OF:
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DATE: 12/22/14



MATCH LINE

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

OPEN SPACE

45-3
 37.013 ACRES
 1,612,300 SQ.FT.

45-3-45
 1.315 ACRES
 57,280 SQ.FT.

45-3-44
 1.269 ACRES
 55,253 SQ.FT.

45-3-43
 1.242 ACRES
 54,083 SQ.FT.

45-3-42
 1.285 ACRES
 55,966 SQ.FT.

45-3-41
 1.224 ACRES
 52,328 SQ.FT.

45-3-40
 1.179 ACRES
 51,363 SQ.FT.

45-3-39
 1.189 ACRES
 51,791 SQ.FT.

45-3-38
 1.299 ACRES
 54,853 SQ.FT.

45-3-37
 1.113 ACRES
 48,491 SQ.FT.

45-3-36
 1.185 ACRES
 51,823 SQ.FT.

45-3-35
 1.194 ACRES
 52,009 SQ.FT.

45-3-33
 1.220 ACRES
 53,149 SQ.FT.

45-3-27
 1.222 ACRES
 53,234 SQ.FT.

45-3-26
 1.137 ACRES
 49,512 SQ.FT.

45-3-25
 1.130 ACRES
 49,215 SQ.FT.

45-3-5
 1.137 ACRES
 49,829 SQ.FT.

45-3-6
 1.150 ACRES
 50,081 SQ.FT.

45-3-7
 1.231 ACRES
 53,623 SQ.FT.

45-3-8
 1.219 ACRES
 53,100 SQ.FT.

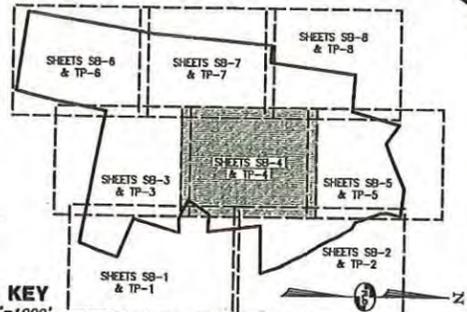
45-3-9
 1.218 ACRES
 53,059 SQ.FT.

45-3-10
 1.198 ACRES
 52,182 SQ.FT.

45-3-11
 1.198 ACRES
 52,177 SQ.FT.

45-3-12
 1.204 ACRES
 52,432 SQ.FT.

45-3-13
 1.200 ACRES
 52,271 SQ.FT.



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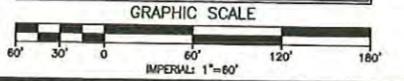
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 SEE SHEET SB-8 FOR REF. PLANS



REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSOLIDATION & OPEN SPACE SUBDIVISION PLAN
BOYNTON HILL ESTATES

TAX MAP PARCELS 45-3, 45-17, 45-18 & 40-104-4
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:
SAN-KEN HOMES, INC.
 686 TURNPIKE ROAD, NEW IPSWICH, NH 03071

LAND OF:
SAN-KEN PROPERTIES, INC.
 686 TURNPIKE ROAD, NEW IPSWICH, NH 03071

CREATIVE INVESTORS
 P.O. BOX 424, MILFORD, NEW HAMPSHIRE 03055-0424

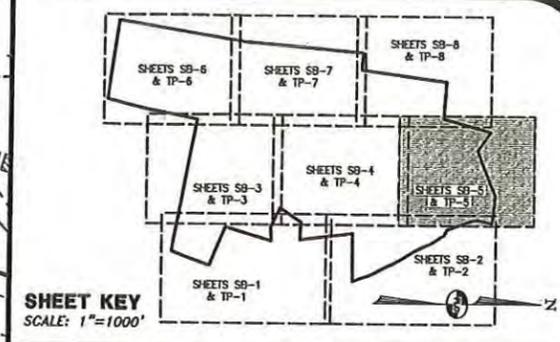
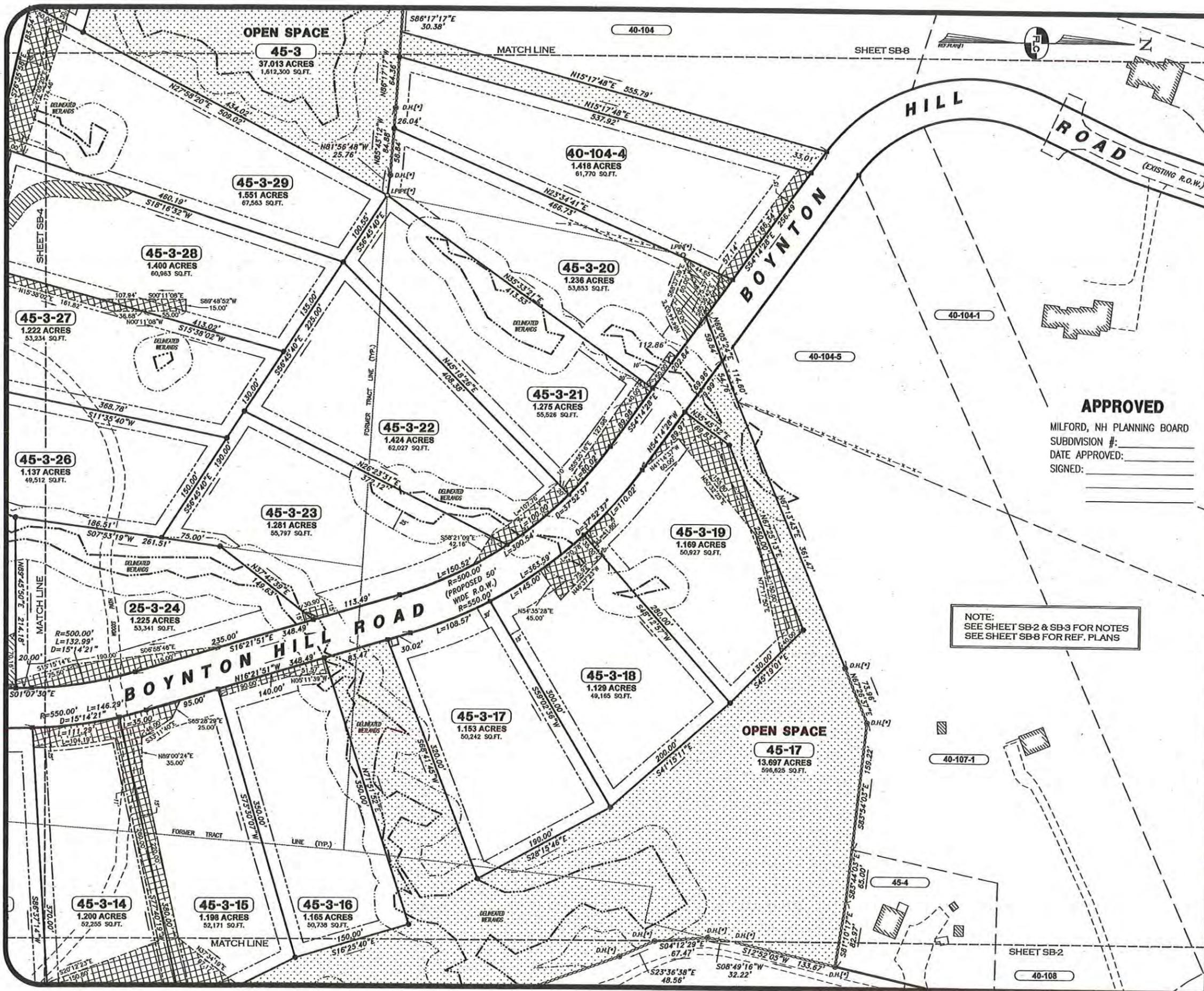
NATHAN A. & KATIE D. BALL
 149 MILE SLIP ROAD, MILFORD, NEW HAMPSHIRE 03085

SCALE: 1" = 60' DECEMBER 22, 2014

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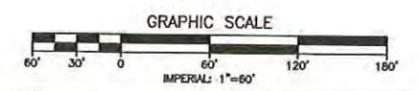


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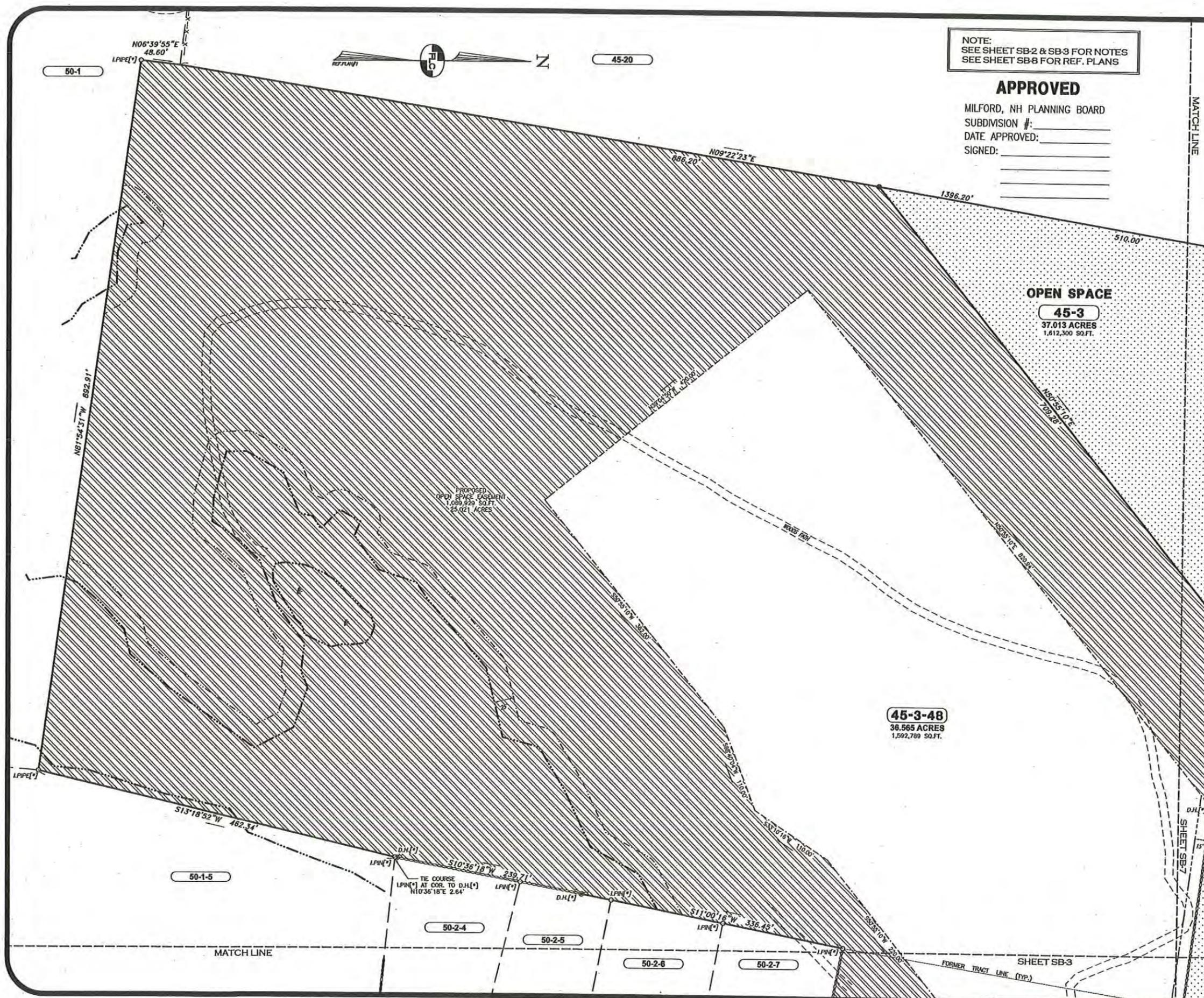
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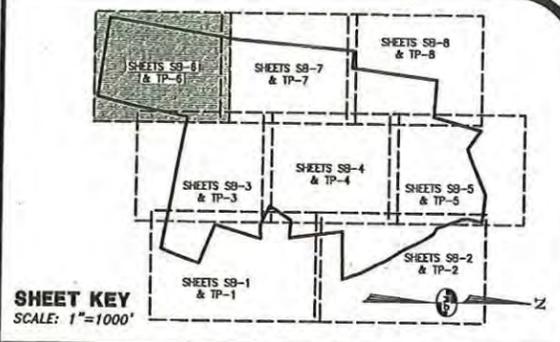


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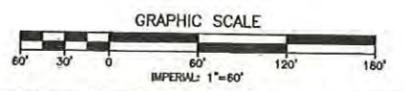
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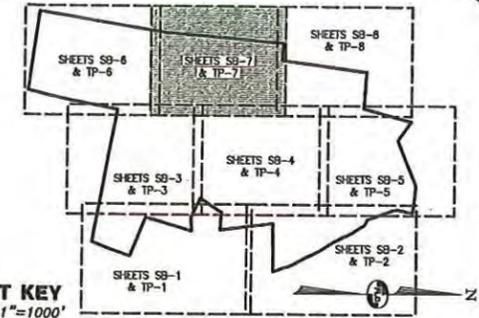
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NOTE:
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APPROVED

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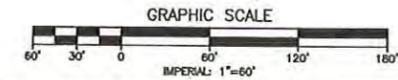
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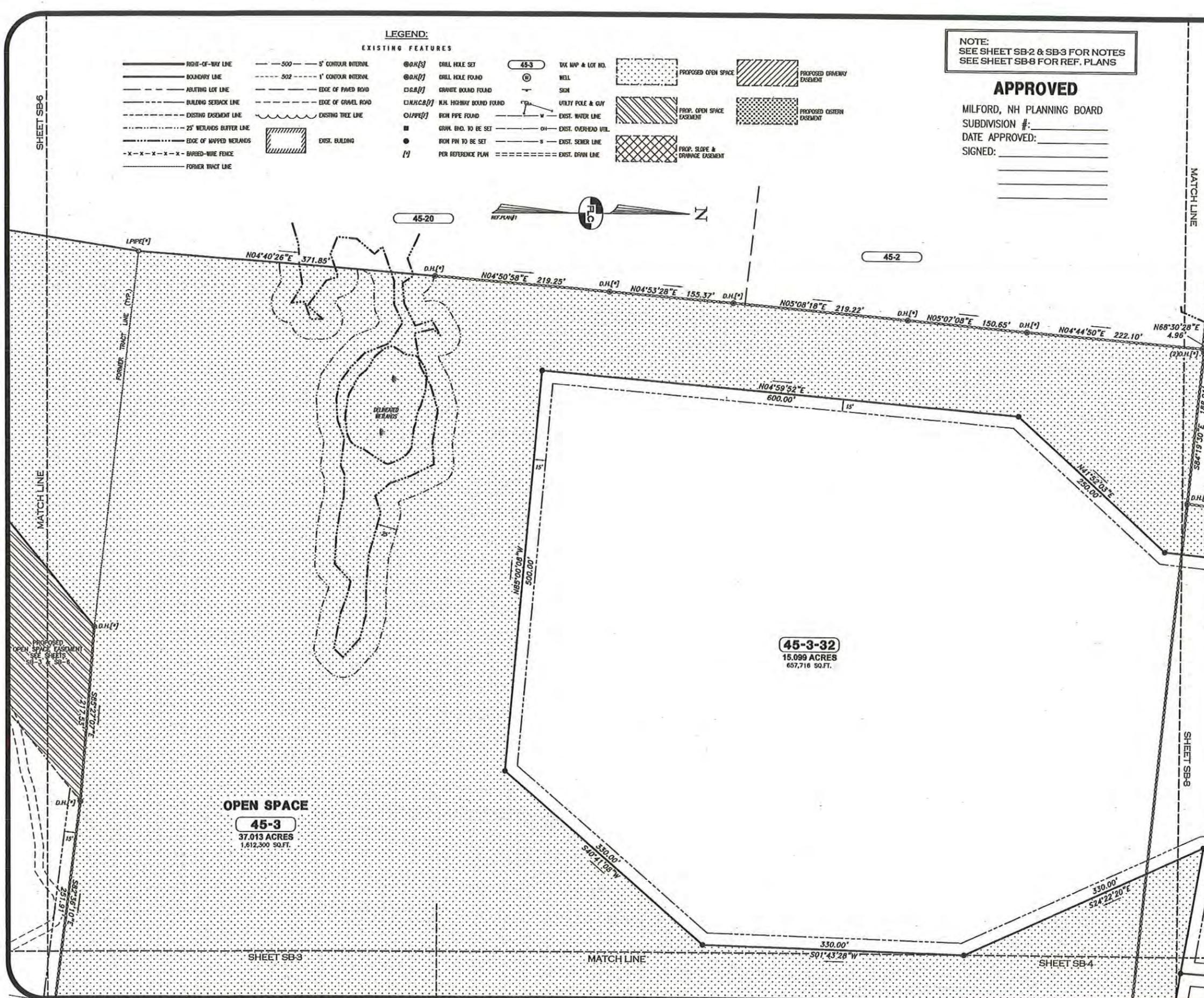
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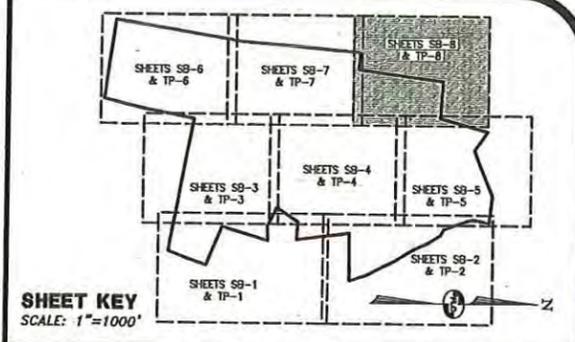


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 - WELL
 - SIGN
 - UTILITY POLE & GUY
 - EXIST. WATER LINE
 - EXIST. OVERHEAD UTIL.
 - EXIST. SEWER LINE
 - EXIST. DRAIN LINE
 - PROPOSED OPEN SPACE
 - PROPOSED DRIVEWAY EASEMENT
 - PROP. OPEN SPACE EASEMENT
 - PROPOSED CETERM EASEMENT
 - PROP. SLOPE & DRAINAGE EASEMENT

- REFERENCE PLANS:**
- "BOUNDARY & CONSOLIDATION PLAN - TAX MAP LOTS 45-2, 45-3, 45-17, 45-20 & 50-1, AND "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND - TAX MAP LOTS 45-2, 45-3, 45-17, 45-20, 50-1 & 50-1-5", PREPARED FOR MITCHELL BROOK DEVELOPMENT, LLC - MILFORD, NEW HAMPSHIRE, 47 SHEETS TOTAL, SCALE 1"=200', 1"=100' & 1"=50', DATED DECEMBER 13, 2005, BY MERIDIAN LAND SERVICES, INC. NOT RECORDED. ON FILE AT THE TOWN OF MILFORD PLANNING DEPT.
 - SUBDIVISION PLAN OF LAND - PREPARED FOR: CREATIVE INVESTORS - TAX MAP PARCEL 45-17 - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED JUNE 28, 2011 AND LAST REVISED SEPTEMBER 27, 2011, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE H.C.R.D. AS PLAN NO. 37249.
 - SUBDIVISION PLAN OF LAND - TAX MAP LOT 45-18 - PREPARED FOR - MARION VALLIER & GARY VALLIER - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED AUGUST 28, 2001 AND LAST REVISED OCTOBER 17, 2002, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 32846.
 - SUBDIVISION PLAN OF LAND - TAX MAP LOT 40-104 - PREPARED FOR - ELITE CONSTRUCTION, INC. - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED JULY 28, 2001 AND LAST REVISED OCTOBER 17, 2002, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 32840.
 - "PLAN OF BOUNDARY SURVEY - TAX MAP 45, LOT 3 - WOLFER ROAD - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED DECEMBER 14, 2001, BY DAVID M. O'HARA & ASSOCIATES. NOT RECORDED.
 - SUBDIVISION PLAN OF LAND - MARK DANFORTH - TAX LOT 18/2 MAP 45 - MILE SLIP ROAD - HILLSBOROUGH COUNTY - MILFORD, NEW HAMPSHIRE, SCALE 1"=50', DATED NOVEMBER 11, 1999 AND LAST REVISED FEBRUARY 24, 2000, BY SANFORD SURVEYING AND ENGINEERING. RECORDED IN THE H.C.R.D. AS PLAN NO. 30374.
 - LOT LINE REVISION PLAN - TAX MAP PARCELS 50-1, 50-1-3 & 50-1-4 - NORTHWOODS FAMILY ENTERPRISES, LLC - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED JULY 28, 1999, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 30004.
 - SUBDIVISION PLAN - LOT 50-2 - HELEN C. ADAMS & HEIRS OF FREDERICK A. CONREY, JR. - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED AUGUST 28, 1997 AND LAST REVISED JANUARY 18, 1998, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 29318.
 - SUBDIVISION PLAN - MILE SLIP ROAD - MILFORD, NEW HAMPSHIRE - PREPARED FOR: KENNETH A. LORDEN, JR. - 408 MASON ROAD, MILFORD, NEW HAMPSHIRE 03055, SCALE 1"=50', DATED SEPTEMBER 25, 1998, BY MAYNARD & PAQUETTE, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 28338.
 - "STARKE SUBDIVISION - FINAL SUBDIVISION PLAN OF LAND - MILFORD, NH - OWNED BY: JAMES C. STARKE, BOSTON POST ROAD, AMHERST, NH, SCALE 1"=50', DATED JANUARY 5, 1995 AND LAST REVISED FEBRUARY 21, 1995, BY AMHERST SURVEY SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 27364.
 - "SUBDIVISION PLAN OF LAND - KENNETH A. LORDEN - MILE SLIP ROAD - MILFORD, NEW HAMPSHIRE, SCALE 1"=50', DATED AUGUST 30, 1990 AND LAST REVISED SEPTEMBER 25, 1990, BY DESIGNS THAT WORK. RECORDED IN THE H.C.R.D. AS PLAN NO. 24901.
 - "SUBDIVISION OF LAND OF THURSTON & GLADYS WILLIAMS - JUDD HILL ROAD - MILFORD, NEW HAMPSHIRE, SCALE 1"=100', DATED AUGUST 31, 1989 AND LAST REVISED OCTOBER 17, 1989, BY GREATER NEW ENGLAND, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 24574.



CERTIFICATION:

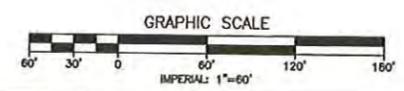
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRO SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST OF 2014.

DATE: 12/22/14

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS MATHEMATICALLY CORRECT.

DATE: 12/22/14



NOTE:
SEE SHEET SB-2 & SB-3 FOR NOTES

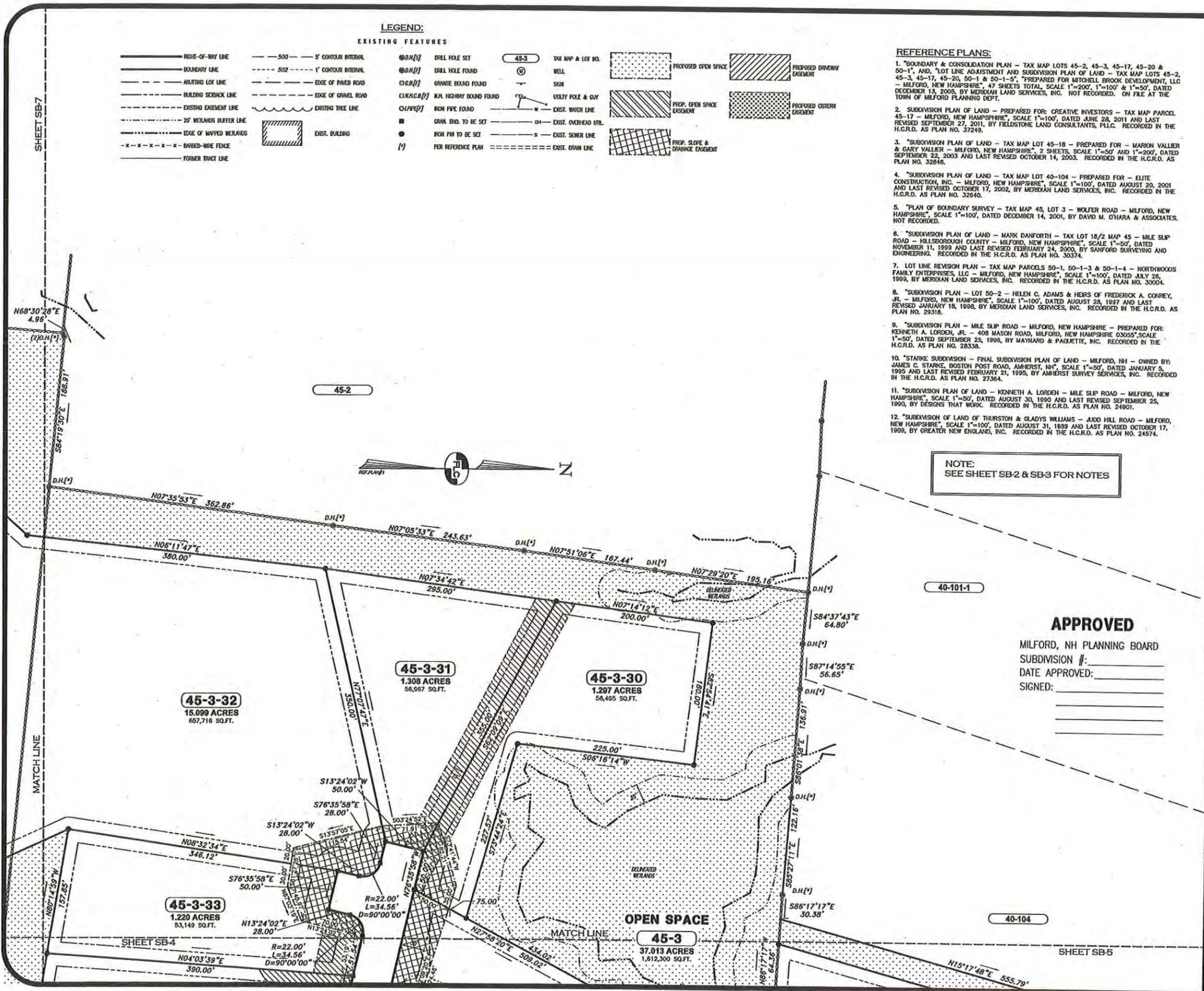
APPROVED

MILFORD, NH PLANNING BOARD

SUBMISSION #:

DATE APPROVED:

SIGNED:



REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSOLIDATION & OPEN SPACE SUBDIVISION PLAN
BOYNTON HILL ESTATES
TAX MAP PARCELS 45-3, 45-17, 45-18 & 40-104-4
MILFORD, NEW HAMPSHIRE

PREPARED FOR:
SAN-KEN HOMES, INC.
586 TURNPIKE ROAD, NEW IPSWICH, NH 03071

LAND OF:
SAN-KEN PROPERTIES, INC.
586 TURNPIKE ROAD, NEW IPSWICH, NH 03071

CREATIVE INVESTORS
P.O. BOX 424, MILFORD, NEW HAMPSHIRE 03055-0424

NATHAN A. & KATIE D. BALL
149 MILE SLIP ROAD, MILFORD, NEW HAMPSHIRE 03055

SCALE: 1" = 60' DECEMBER 22, 2014

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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

FILE: 507SB03.dwg PROJ. NO. 507.03 SHEET: SB-8 PAGE NO. 9 OF 28



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: December 16, 2014
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: Falcon Ridge, LLC Falcon Ridge Subdivision: Second Revised Resolution – Relating for Request for Time Extension to Complete Improvements

BACKGROUND:

Falcon Ridge Subdivision is an approved 45-lot single-family subdivision conditionally approved by the Planning Board in August 2005 and subsequently signed and recorded in August 2006. The subdivision approval includes a recorded development agreement which identifies the required responsibilities of the developer and successors to complete all required on-site and off-site improvements. The Planning Board has approved three amendments to the Development Agreement since 2006. On September 18, 2012 the Planning Board approved Amendment #3 - a 'Revised Resolution' relating to a request to withdraw default enforcement actions and approve a revised improvement timetable and security relating to the Falcon Ridge development.

The approved September 2012 'Revised Resolution' (copy attached) provided for an extension of time to complete Phase I and Phase II on-site and off-site improvements, as well as requiring an increase in securities required to insure completion of these improvements. The increased securities (in the form of insurance bonds and letters of credit) were received by the Town, however Falcon Ridge, LLC failed to complete the Phase I on-site and off-site improvements by the deadline of October 31, 2014.

The developer requested an extension of time to complete the Phase I on-site and off-site improvements by email on October 9, 2014. The request sought a deadline of October 31, 2015 for completion of the off-site and a request to only complete 1400 LF of final paving on Falcon Ridge Drive (see attached email).

Currently Falcon Ridge Road and Peregrine Way are constructed but are not complete to the point of Town acceptance. There are two homes built and occupied and two homes under construction. The off-site improvements still required are associated primarily with intersection modifications at the intersections of North River Road with Maple Street and Wilton Road.

In late 2011 the subdivision ownership underwent changes due to foreclosure. The undeveloped lots are owned by MaRick Land Development Company, Inc. and Falcon Ridge LLC. Falcon Ridge Road and Peregrine Way were deeded to the Town prior to that time, however, the two roadways have not been accepted due to the outstanding improvements

Town Attorney William Drescher has prepared a 'Second Revised Resolution' for the Planning Board which outlines the recent ownership history and current responsibilities. The Resolution allows for conditional approval of the Development Agreement amendment which includes an extension of time to complete Phase I on-site and off-site to July 1, 2015 (not as requested to October 31, 2015) on page 5, notes the updated amounts for required security (\$119,066.55) for Phase I on-site improvements (\$119,066.55) and off-site improvements (\$52,805.20).

Additional conditions recommended by Attorney Drescher to provide the securities and obtain the concurrence of Whiting Hill Realty Trust, MaRick Land Development Inc., and Falcon Ridge LLC.

Staff recommends that if the Planning Board decides to approve a request for an extension of time to complete the required Falcon Ridge subdivision improvements the Board do so with the Resolution submitted by Attorney Drescher. This would be Amendment #4 to the original Development Agreement.

WHITING HILL REALTY TRUST
84 LAKE STREET
NASHUA, NH 03060

January 14, 2015

Bill Parker
Community Development Director
Town of Milford
1 Union Square
Milford, NH 03055

Re: Falcon Ridge

Dear Mr. Parker:

Please consider this letter as a reaffirmation of the email sent by Carl Kasierski to Bill Parker dated October 9, 2014 requesting that the Phase 1 Onsite and Offsite Improvement Timetable be extended from October 31, 2014 to October 31, 2015 and that the Phase 2 Onsite and Offsite deadline be extended from October 31, 2015 to October 31, 2016. Carl Kasierski is authorized to represent Whiting Hill Realty Trust.

Whiting Hill Realty Trust is responsible for the construction of both onsite and offsite improvements as they relate to the development agreement with the Town which is why Whiting Hill Realty Trust provided the increased bond amounts the last time the agreement was modified. Excluding the 2 lots sold to homeowners and the lots in Phase 3 which are owned by Falcon Ridge LLC, which roadway has not yet been improved, the balance of the lots in the subdivision are owned by MaRick Land Development LLC. Whiting Hill Realty Trust has an agreement to purchase the lots from MaRick.

I hope this clarifies any confusion that you or the Board has with regard to this request. Nothing has changed since the last time the agreement was modified other than our mailing address.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Tancreti". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael D. Tancreti
Trustee

January 20, 2015

Quick Cheat Sheet on Falcon Ridge Development Agreement:

1. First Subdivision Development Agreement dated August 10, 2006. Development Agreement was between **Falcon Ridge, LLC (Steve Moheban)** and Town of Milford.
2. Amendment #1 to Development Agreement: October 16, 2007 – extension of time to complete active and substantial development and updated schedule for development -
Approved by Planning Board.
3. Amendment #2 to Development Agreement: June 24, 2008 – changes to phasing and minor modifications –
Approved by Planning Board
4. Falcon Ridge, LLC was signing party to both Amendments 1 and 2.
5. **Securities were in place (provided by Ashwood Development Companies, Construction Company for WHRT and Carl Kasierski is the representative for both companies)** for on-site and off-site improvements from 2006 on, with subsequent reductions as work was completed to Town satisfaction.
6. In 2007 most of development sold to **Whiting Hill Realty Trust (Ashwood)**; **Falcon Ridge, LLC** retains ownership of several lots on cul-de-sac at end of Falcon Ridge Road.
7. **Foreclosure occurred late 2011 and MaRick Land Development obtained ownership of 38 lots, and Whiting Hill Realty Trust retained ownership of roadway.**
8. **Development agreement stipulates that in the event of a foreclosure the Town will pursue payment of any outstanding securities to complete the subdivision improvements.**



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: January 20, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39, Lot 70; Major open space subdivision, in the Residence A District, creating thirty-four (34) new residential lots with associated site improvements (Tabled from 12/16/14) and; A public hearing for an additional waiver request from Milford Development Regulations, Article V, Section 5.017, Phasing.

BACKGROUND:

The applicant is back before the Planning Board to continue the approval process for an open space subdivision plan of lot 39-70, a 25.14 acre property located at 129 West Street across from the Milford High School. The subdivision plan as proposed includes 34 residential single-family 1/3 acre lots and a single open space lot of approximately 11.854 acres or 1,095,213 SF to be serviced by municipal water and sewer, natural gas, and underground power and communication services. The subdivision will take access off of West Street by way of a new 2,100 linear foot road named 'West Meadow Court' terminating in a cul-de-sac turnaround. The subject parcel is bordered by agricultural land, single family lots and NH-Route 101. The applicant is proposing to construct a 1,900 linear foot road. At the December 16, 2014 meeting the applicant and Planning Board agreed on a twenty-five foot (25') pavement width to include a striped pedestrian walkway and a four foot (4') grass panel/shoulder.

The property is located within the Residence 'A' zoning district within minimum lot requirements of 15,000 SF areas for lots serviced by municipal water and sewer, 30' front yard setbacks and 15' rear and side yard setbacks.

Taxes are past due on this property in the amount of \$9,264.11. Lots are subject to police and library impact fees.

ZBA SPECIAL EXCEPTION:

The applicant went before the Zoning Board of Adjustment on December 4, 2014 for a Special Exception from Article VI, Sections 6.02.6:A to allow a total of 9,798 square feet of wetlands impact and 16,195 square feet of wetland buffer impact associated with road construction.

The ZBA determined that the proposed request met the criteria for a special exception and was conditionally approved with the condition that the culvert design is subject to Conservation Commission approval.

(See attached ZBA decision letter)

WAIVERS:

At the December 16, 2014 meeting the applicant received two waivers from Development Regulations Article VII, Section 7.02 Roadway Standards; One to allow a twenty-five ft (25') pavement width to include a striped

pedestrian walkway and a four ft (4') grass panel/shoulder and the other to allow an 1,800 ft roadway and cul-de-sac.

The applicant is now seeking an additional waiver request from Milford Development Regulations, Article V, Section 5.017, Phasing to have the opportunity to phase this project over a 2 year period rather than the required 4 years.

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

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

In either of the forgoing circumstances, the waiver may be granted so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of the Development Regulations, the Zoning Ordinance or the Master Plan.

The phasing schedule of Section 5.014 was established in 2009 as a response to the United States "housing bubble". Housing prices peaked in early 2006 and began a slow decline in 2008 before reaching and reaching record lows in 2012. The intent of the phasing schedule was to help evenly distribute the number of building permits over the required number of years and to promote orderly development with minimal impact on the provisions of Town services. For a 34 lot subdivision the Milford Development Regulations would require that a project of this size be phased over 4 years, allowing a maximum of 14 homes to be built within each year. Provided below are the Office of Community Development C/Os for new residential construction statistics from 2007-2014.

Year	C/Os for new residential construction
2014	7
2013	15
2012	10
2011	13
2010	20
2009	26
2008	26
2007	32

See attached waiver request form and Letter dated December 24, 2014.

DRAINAGE/STORMWATER:

The property receives stormwater runoff from the north in a defined channel running through the center of the property. This intermittent stream flows to an existing 24" corrugated metal pipe located on the southern border of the property. There is a large wetland located on the western side of the property. The westerly wetland area is divided into two watersheds both flowing in the direction of Route 10, 1 south of the property.

The applicant is proposing a curbed road with a closed drainage system. The driveways and front yards of the proposed lots will be designed to drain to the road and the closed drainage system. Due to the large central wetland, and the desire to minimize the wetland impacts, two stormwater management systems are proposed on either side of the central wetland area in the form of 'pocket ponds' (shown on the plan near lots 29 and 31).

NOTICES SENT:

Notices were sent to all property abutters on December 5, 2014 and January 9, 2015

INTERDEPARTMENTAL REVIEWS FROM DECEMBER 16 2014:

Building Department: We should get an E911/addressing plan from the developer before approving the subdivision; it will make it easier to assign addresses prior to issuing building permits. Also, some sort of signage is needed to deter students from parking on the side of this proposed street. The other items discussed in the meeting seemed to make sense like the addition of sidewalks and a cross walk to the high school, but that may involve participation by the school as there is currently parking on the opposite side of the road which might need to be reconfigured if a crosswalk was required.

Environmental Coordinator: As maintenance of the stormwater basins will be a Town responsibility, there should be adequate access easements as well as grading to allow maintenance access.

Fire Department: Should sidewalks be included within the development proposal, the Fire Department is willing to accept a 22' roadway with a sidewalk on one side of the street. No Issue with road length waiver. All utilities will be underground and hydrants will be included within the development.

Police Department: No issues with the layout. Would like to see sidewalks since this will be so close to the high school and existing sidewalk on West Street. No Parking signs should be added to prevent students from parking along this new street. Student parking along West Street can be an issue

Zoning Administrator:

- Property are zoned Residence 'A' and is proposed to be developed as an open space subdivision.
- No issues relative to zoning as long as the project meets the criteria specified in Article VI, Section 6.04.0 Open Space and Conservation District. Open Space plan meets the intent of Section 6.04.6.B Dimensional Standards.

Ambulance Department: No major issues. OK with road length waiver and width.

Department of Public Works: Sidewalk option should be looked at, I am in favor of sidewalk due to the location of the subdivision, willing to except a less narrow road than proposed to accommodate sidewalk area to make it work, recommend sidewalk on one side only.

- Access road/area for drainage easements will be needed to maintain ponds; Large Pond – maybe necessary to have two access points located on each end of pond, level 8' wide
- Cul-Du-Sac – needs to be graded with slight pitch. No Curb on inside so we are able to store snow in the middle;
- Maintain 8' wide level area/road for maintenance of storm water piping
- Pavement trench patch needs to be updated and follow new standard for work

Assessing: Everything I can see at this point looks OK and I have no questions. The land is not in Current Use.

INTERDEPARTMENTAL REVIEWS FROM DECEMBER 16 2014:

Building Department: I support granting the waiver request.

Environmental Coordinator: No new comments

Fire Department: After review of the plans we have no comments or concerns at this time. Good with Hydrant locations

Zoning Administrator:

1. Residence 'A' District allows for Open Space Conservation subdivisions and applicant has previously proven the number of single family lots (33 new, one existing for a total of 34) that can be permitted based on a conventional subdivision plan in the 'A' district.

2. I see no problems recommending approval of the waiver request to allow a two-phase instead of a four-phase development as required under Section 5.017 of the Development Regulations.

Attention to phasing is important when home building construction is heavy as phasing allows for orderly growth and provision of services. Given the dramatic slowdown in Milford of new home building since the mid-2000s, and assuming two-phases of 17 and 17, an additional 17 new homes per year added to the average over the past five-years (14/year) will result in permits close to the pre-recession level of 2007 (27/year). Note that the 2007 number (27 permits) is well below the 2001-2006 average of 62 permits/year.

Allowing a two-phase development also provides for economic sense for the developer which in turn allows the developer to achieve the goal of providing affordable single-family units.

The recommended phasing (#units/year) should be a note added to the plan set, for example 'No more than 17 building permits shall be allowed per year, from the date of the first building permit issuance', or other number acceptable to the developer and the Planning Board.

Department of Public Works:

1. No access road location to PP-1 or to OS – 1;
2. It's a good idea to add 2' Sumps in all Drain Manholes;
3. No access road location to PP – 2 or to OS – 2;
4. Center of Cul-Du-Sac- will there be a drain or snow storage area;
5. Extend future sewer stub to South side of road (won't have to dig road up)
6. Trench Patch in West street needs to be 1 large mill and filled (Gas/Water)
7. Need guard rail or fence at HW3 and HW4 (11') Sidewalks
8. Detail for sidewalks to Road is missing;
9. Are there CB Grate types in sidewalk area;
10. No sidewalk details or notes for construction of tip downs on existing east side of West St;
11. Location of sidewalk crossing sign on east side of West St (against curb)
12. Video of storm water system. I would like to have all subdivisions, site plans or projects that have drainage in them have the system video. With this information, which is what we are doing for the whole town, we can input it into our system for the future as an asset management tool.

No comments were received as of January 15, 2015 from Police. The Conservation Commission and Heritage Commission's regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

STAFF RECCOMENDATIONS:

Staff and department heads support the request for a waiver from the phasing schedule of Section 5.017 of the Development Regulations. However, the applicant must explain the hardship and public good that will be served by granting the wavier for the Planning Board to make a decision.

The Board should take this time to address and discuss the following items:

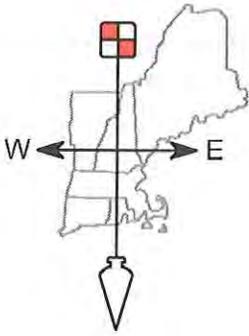
1. Access roads to stormwater management areas 1 and 2. Detail shows 4 inches of loam. How will the town find these locations after regrowth?
2. Drainage culvert on Lots 39-70-8, 39-70-7 (location is not in town right away) Need to see detail.

Staff has no major concerns with the plan as presented and recommends conditional approval. However, staff believes there are too many outstanding notes, details and items that must be added to plans and therefore is recommending a Compliance Hearing be held at the regular February Planning Board meeting to determine if

all conditions of approval have been met. The following items are a list of the information that will need to be supplied prior to final signing:

1. Taxes are past due on this property in the amount of \$9,264.11 and will need to be paid in full prior to final signing of the plan;
2. NO detail shown for 48" culvert. Sheet 7 of 16 show the culvert as a corrugated plastic pipe (CPP) this should be revised to state a 48" concrete pipe (or similar type as approved by the Conservation Commission);
3. Lot numbers on sheet 7 of 16 be revised (39-70-29 & 39-70-30);
4. Water Main still shown as a 6" main, should be changed to 8" as per Water Utility comments on 12/16/2014;
5. No sidewalk details or notes for construction of tip downs on existing east side of West st;
6. No construction details for pedestrian signage (pedestrian crossing, etc)
7. All applicable easement documentation be submitted to the Town of Milford for review;
8. Revise note 26 accordingly;
9. All state approval numbers must be added to the plan prior to final signing (note 28);
10. Construction estimate to be prepared by engineer for approval by DPW Director;
11. Owner signature must be on the plans;
12. No access road/area for stormwater management areas 1 and 2. Needs to be shown on plan;
13. Any other necessary information, changes or bonding to comply with Town regulations be included prior to final signing and recording of the plan.
14. Applicant to work with all department heads to make sure all issues have been addressed.





FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

December 24, 2014

Town of Milford Planning Board
Attn: Bill Parker, Community Development Director
1 Union Square
Milford, NH 03055

RE: Tax Map Parcel 39-70 - 129 West Street
Open Space Subdivision
Raisanen Homes Elite, LLC
(Waiver Request Letter)

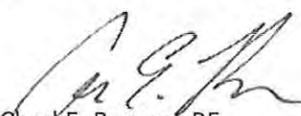
Dear Planning Board Members,

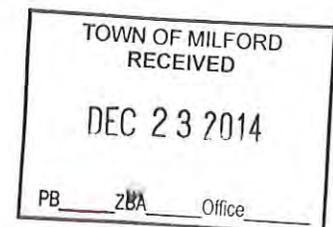
As agent for Raisanen Homes Elite LLC, Fieldstone Land Consultants, PLLC hereby requests the following waiver from the Town of Milford Development Regulations, regarding the above referenced project:

1. Section 5.017 – Phasing:

Section 5.017 of the Development Regulations requires developments which qualify as major subdivisions to take place over a period of years, in stages, in order to promote orderly development with minimal impact on the provisions of Town services. For a 34 lot subdivision the regulations would require that the project be phased over 4 years. Our client would like to have the opportunity to phase this project over a 2 year period rather than the required 4 years. We believe that there will be a strong market for this project and as a result my client would like to have the opportunity build the project over a shorter time period. Given the status of development over recent years and the lack of building permits and new development we do not believe this request would create any noticeable impacts on Town services. As a result we respectfully request that the Planning Board grant a waiver for phasing the subject project over 2 years. Thank you for your consideration.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC


Chad E. Branon, PE
Project Manager



TOWN OF MILFORD

Zoning Board of Adjustment



December 5, 2014

Raisanen Homes Elite, LLC
P.O. Box 748
Nashua, NH 03061

ZBA Case #2014-19
Map 39, Lot 70

You are hereby notified that Case #2014-19, a special exception, requested by Raisanen Homes Elite, LLC, owner of Map 39, Lot 70 located on 129 West Street located in the Residence A District, from Article VI, Sections 6.02.6:A to allow a total of 9,798 square feet of wetlands impact and 16,195 square feet of wetland buffer impact associated with road construction, met the criteria for a special exception and was conditionally approved on December 4, 2014 with the following condition;

**** Subject to Conservation Comm. Approval of culvert design.**

In accordance with NH RSA 677:2, application for a rehearing in this matter must be received by the Board of Adjustment prior to close of business (4:30 p.m.) on January 5, 2014.

Sincerely,

Brandi Litts
Office of Community Development

CC: Dana MacAllister/Tim Herlihy Building Inspection/Code Enforcement/Zoning
Jodie Levandowski, Milford Town Planner
Richard Raisanen, Raisanen Homes Elite, LLC
Chad Branon, Fieldstone Land Consultants, PLLC