



AGENDA
February 17, 2015
Town Hall BOS Meeting Room - 6:30 PM

PRESENTATION:

1. Milford Planning Board Distinguished Site Award

MINUTES:

2. Approval of minutes from the 1/20/15 meeting.

NEW BUSINESS:

3. **James E. & Charles P. Saytanides/John K. & Catheryn A. Philbrick – Federal Hill Rd – Map 56, Lots 54 & 56:** Public Hearing for a lot line revision and subdivision creating one (1) new residential lot.
(New application – Meridian Land Services, Inc.)
4. **Casey Living Trust, et.at – Crestwood Ln & Stable Rd – Map 49, Lots 2, 3-7 & 3-18:** Public Hearing for a lot line adjustment involving three (3) existing lots; and a waiver request from Milford Development Regulations, Article V, Section 5.06, *Submittal Requirements*.
(New application – Monadnock Survey Inc.)

OLD BUSINESS:

5. **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;** Major subdivision involving multiple lot line adjustments for fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.
(Tabled from 1/20/15)

OTHER BUSINESS:

6. **Red Oak Properties – Capron Rd;** Conceptual discussion for a major site plan to construct a four (4) building apartment complex with associated site improvements

Future meetings:

03/03/2015- *Worksession*
03/17/2015- *Regular Meeting*
03/27/2015- *Worksession*

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



Milford Planning Board
2014 Distinguished Site Award

Giorgio's Ristorante & Meze Bar

524 Nashua Street

Presented in recognition of a commercial site whose thoughtful design, layout and site maintenance can serve as a model of what makes our Town attractive, diverse and a vibrant place to live, work and play.

Planning Board Chairperson



1 MILFORD PLANNING BOARD PUBLIC HEARING ~ DRAFT ~
2 January 20, 2015 Board of Selectmen's Meeting Room, 6:30 PM

3
4 **Members Present:**

5 Christopher Beer, Chairman
6 Paul Amato
7 Kathy Bauer
8 Duncanson
9 Janet Langdell
10 Judy Plant
11 Tim Finan, Alternate member
12 Susan Robinson, Alternate member

Staff:

Jodie Levandowski, Town Planner
Shirley Wilson, Recording Secretary
George Horta, Videographer

13
14 **Excused:**

15 Tom Sloan
16 Tim Finan, from 7:00PM to 8:00PM
17

18
19
20 **MINUTES:**

- 21 1. Approval of minutes from the 12/16/14 and 1/06/15 meetings.
22

23 **NEW BUSINESS:**

- 24 2. **Spring Creek Sand & Gravel, LLC – Mile Slip Rd – Map 45, Lot 11:** Public Hearing for a minor open
25 space subdivision creating three (3) new residential lots; and a waiver request from Milford
26 Development Regulations, Article V, Section 5.06, *Submittal Requirements*.
27 *(New application – Keach-Nordstrom)*
28
29 3. **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18**
30 **and Map 40, Lot 104-4;** Public Hearing for a major subdivision involving multiple lot line adjustments for
31 fifty-two (52) new residential lots, two (2) existing lots and two (2) open space lots.
32 *(New application-Fieldstone Land Services)*
33

34 **OLD BUSINESS:**

- 35 4. **Ashwood Development, LLC – Falcon Ridge Development – Maple St/Falcon Ridge Rd – Map 3, Lots 5**
36 **through 5-45.** Request to amend revised improvement timetable and security relating to Falcon Ridge
37 Development. *(Tabled from 12/16/14)*
38
39 5. **Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39,**
40 **Lot 70;** Major open space subdivision, in the Residence A District, creating thirty-four (34) new residential
41 lots with associated site improvements *(Tabled from 12/16/14)*
42 and; A public hearing for an additional waiver request from Milford Development Regulations, Article V,
43 Section 5.017, *Phasing*.
44

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

47

48 **MINUTES:**

49 S. Duncanson made a motion to approve the minutes from the 12/16/14 meeting, as submitted. P. Amato
50 seconded with J. Langdell abstaining and all else in favor.

51

52 J. Langdell requested that Kathy Bauer's name be moved from present to excused. S. Duncanson made a motion
53 to approve the minutes from the 1/6/15 public hearing, as amended. J. Langdell seconded. K. Bauer, T. Finan
54 and J. Plant abstained and all else in favor.

55

56 **NEW BUSINESS:**

57 **Spring Creek Sand & Gravel, LLC – Mile Slip Rd – Map 45, Lot 11:** Public Hearing for a minor open
58 space subdivision creating three (3) new residential lots; and a waiver request from Milford
59 Development Regulations, Article V, Section 5.06, *Submittal Requirements*.

60

61 P. Amato stepped down and S. Robinson sat for this application.

62

63 *Abutters present:*

64 *Anthony Tosi, Mile Slip Rd*

65 *Fred Salisbury, Mason Rd*

66 *John Clary, Mile Slip Rd*

67 *David & Deborah Greenwood, Mile Slip Rd*

68 *Derek Babine, Mile Slip Rd*

69 *Mark Maloon, Mile Slip Rd*

70 *Monica Leo, Mile Slip Rd*

71

72 Chairman Beer recognized:

73 Paul Amato, Spring Creek Sand & Gravel, LLC

74 Patrick Colburn, Keach-Nordstrom Associates, Inc.

75

76 Chairman Beer read the notice and stated that the application was complete per staff review. K. Bauer made a
77 motion to accept the application. S. Duncanson seconded and all in favor. J. Langdell made a motion that this
78 application did not pose potential regional impact. S. Duncanson seconded and all in favor. S. Wilson read the
79 abutters list into the record. J. Levandowski distributed copies of the waiver request.

80

81 P. Colburn presented subdivision plans dated 1/9/15 and a conceptual master plan dated 11/9/10. He explained
82 that this subdivision will create two new residential lots with frontage on Mile Slip Rd; 45/11-1 consisting of 2.5
83 acres and 45/11-2 with 14.5 acres from the parent tract of undeveloped land used mainly for agriculture and
84 timber harvesting. We originally wanted to create three lots as an open space subdivision but due to the
85 underlying open space regulations in section 6.04.6:B.5, it didn't make sense so we are losing a lot and only doing
86 two conventional lots. We are also requesting a waiver of topographical survey and wetland mapping for the
87 whole 421 acre parcel as it is a tremendous undertaking and an undue hardship for the applicant. We have
88 updated the topography and wetland mapping for the 17 acres being developed. The lots were laid out to utilize
89 the existing stone walls and wetland areas as a defining mark between the new lot and parent lot. State
90 subdivision approval is pending for lot 11-1.

91

92 Chairman Beer opened the discussion to the public.

93

94 A. Hughes, Conservation Commission, read the Commission's memo dated 1/15/15 and asked if lot 45/11 or the
95 adjacent lots had been subdivided in the past. P. Amato said not while he's owned the land; there was a prior plan
96 to extend Stonewall Dr but that never happened. A. Hughes then referenced Section 6.04.F and asked for a long
97 range plan. J. Langdell said this topic has come up in the past with the concern that little pieces of land are being
98 whittled off the larger parcel without going through the open space process and rules gets lost and mired. P.

99 Amato said the 12 acre parcel is for my daughter and the land isn't really useable with the brook. He also
100 referenced the conceptual plan that shows what could be done with this land and stated that he has no other plans
101 except for maybe another house lot for our other daughter. There is no master plan for this property. This land
102 would work for an open space subdivision someday, but this is a long term investment. A. Hughes noted that
103 Paul may not be the owner forever and asked if there was a mechanism in place going forward, for any new
104 parcels to be referenced against this baseline. C. Beer said the Board understands the concern but that is not
105 within the Board's ability. B. Parker said staff looked for background prior to this meeting, but he would question
106 the right to tie future development into the approval of these two lots. J. Langdell said this item should be put on
107 the Board's work plan this year as a high priority so that we can make a determination of how to proceed in the
108 future.

109
110 A Tosi said he couldn't see the presentation and would like to better understand the project. P. Amato explained
111 the plan and noted that the new house won't be behind Mr. Tosi's lot now. By losing a lot, the new configuration
112 gives us more flexibility. We're now looking at putting the driveway along the stonewall which would address
113 any concerns with headlights. We will also be planting some white pine trees there.

114
115 J. Clary and M. Leo inquired about the locations of the new lots to their property.

116
117 Chairman Beer closed the public portion of the meeting.

118
119 J. Langdell noted that Article 6.04.4:F may have been interpreted backwards and written for the subdivision of a
120 lot with further subdivision potential. J. Levandowski explained that was in the open space conservation district
121 ordinance and wouldn't even apply here.

122
123 P. Colburn presented the waiver request and stated that because the parent parcel is so large, it would be
124 burdensome to survey the entire area for only a 17 acre subdivision. The full details are shown within the area
125 being subdivided and we feel that meets the spirit and intent of the Ordinance. There is an unnecessary financial
126 hardship to provide a topographic survey for 421 acres which would take weeks of fieldwork for only two small
127 parcels, one of which is to remain in the family. J. Langdell read the waiver request form and noted that per staff
128 comments, there are a variety of plans on file in the Community Development office.

129
130 Chairman Beer opened discussion pertaining to the waiver request to the public; there being none, the public
131 portion of the meeting was closed.

132
133 J. Langdell made a motion to grant the waiver from Milford Development Regulations, Article V, Section 5.06.
134 S. Duncanson seconded and all in favor.

135
136 Chairman Beer read the staff recommendations from the staff memo dated 1/20/15. J. Levandowski suggested
137 that a note be added to the plan referencing the waiver granted tonight.

138
139 S. Duncanson made a motion to grant conditional approval of the application, subject to: staff recommendations
140 and adding the note for the waiver. J. Langdell seconded and all in favor.

141
142 **San-Ken Properties, LLC, et al – Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and**
143 **Map 40, Lot 104-4;** Public Hearing for a major subdivision involving multiple lot line adjustments for fifty-two
144 (52) new residential lots, two (2) existing lots and two (2) open space lots.

145
146 P. Amato recused himself. S. Robinson stepped up.

147
148 Chairman Beer read the notice and stated that the application was complete per staff review and noted that it was
149 determined at design review that this application did not pose potential regional impact. S. Duncanson made a
150 motion to accept the application. S. Robinson seconded and all in favor. S. Wilson read the abutters list into the
151 record.

152
153

154 *Abutters Present:*
155 *Warren Buchanan, Wolfer Rd*
156 *Matthew Stearns, Mason Rd*
157 *David & Deborah Greenwood, Mile Slip Rd*
158 *Paul Amato, Mason Rd*
159 *Monica Leo,*
160 *Derek Babine, Mile Slip Rd*
161 *Mark Maloon, Mile Slip Rd*
162 *Steven & Shelley Lasalle, Mile Slip Rd*
163 *Michael Theriault, Mile Slip Rd*

164
165 Chairman Beer recognized:
166 Nathan Chamberlin, Fieldstone Land Consultants, PLLC
167 Chad Branon, Fieldstone Land Consultants, PLLC
168 Kenneth Lehtonen, San-Ken Homes, LLC
169 Steve Pernaw, Stephen Pernaw & Company, Inc.

170
171 N. Chamberlin presented plans dated 12/22/14 and gave an overview of the proposed 54 lot subdivision. The
172 proposed 4,900 linear ft through road will go from Boynton Hill Rd to Mile Slip Rd with a 1,000ft spur road.
173 There will be fifty-four (54) residential lots with two (2) open space lots on 174 acres. We are proposing 43% or
174 seventy-six (76) acres for open space and of that almost 80% will be high value open space going into permanent
175 conservation. The proposed drainage system consists of eight detention/retention basins of varying sizes and a
176 pocket pond that provides treatment and detention.

177
178 C. Branon said we will work through all staff comments. The road's 8% grade is not a steep grade and is spread
179 over a long section; it meets regulations. The turns are gentle curves which exceed the minimum requirements.
180 We have proposed a guardrail to protect the steeper slope and where we don't have a guardrail, we either have a
181 roadside ditch or a more gradual 4/1 slope. This is a low volume, low speed road and has a low clear zone, which
182 determines the warrant for guardrails. We can take a look to see if there are areas where we can extend the guard
183 rail further, but the guardrail itself can be an obstacle. The proposed phasing would be to the high point of the
184 road so the drainage, infrastructure and a 3,000ft section of the road will be built and then connected by a gravel
185 road to Mile Slip for emergency access. Phase I is essentially 25 lots from Boynton Hill Rd to the road terminus
186 with a 1,000 ft gravel connector going to the existing driveway, so it wouldn't be considered a dead-end road. It
187 would only be for one year for the first phase and then we'd connect it. Phase II will connect the phase I road and
188 infrastructure to Mile Slip Rd and then Phase III will be the spur road. We will submit a waiver for proposed
189 three year phasing. We have met with the Conservation Commission several times and we have done our best to
190 address their concerns and this plan meets all requirements. We did a National Heritage Bureau review for
191 endangered species and found a hit in the vicinity, so we proactively sent a copy of this plan to the State Fish &
192 Game Commission and we will address their minor comments. J. Levandowski noted that the special exception
193 cases before the ZBA have been tabled to the 2/5/15 meeting and no decisions have been made.

194
195 S. Duncanson inquired about the phasing. C. Branon said that the main objective was to have an open dialog with
196 the Board and get a pulse. We've had preliminary meetings with the Fire Department and they seemed favorable
197 of our conceptual approach. He also clarified that this could certainly take more than a year to build out the 25
198 homes in phase I; it is function of the market. The phasing really pertains to building permits, not road
199 construction but we'd like to address them conjunctively and want to submit a request that will be supported by
200 the department heads. J. Langdell referenced the 2009 revisions to the Development Regulations and said the
201 concern, when we are doing these multi house developments, has been to provide adequate access for the safety of
202 the residents who live there in the early phases and that the through-road gets built. We certainly have some
203 flexibility through mechanisms like the waiver process and development agreements to allow some modification;
204 however, we need to know up front and the Board is open to the discussion.

205
206 J. Langdell brought up the comment that 80% of the open space is useable land and asked if we remove the open
207 space area from the private easement on the separate lot from consideration, how much open space is left? C.

208 Branon said those calculations have not been broken out, but the easement area meets regulations and it is a
209 condition of the sale. He will do that calculation but reiterated that the plan meets regulations.
210 C. Branon stated that we've also met with the Conservation Commission five times on this project and it is
211 discouraging because we go before them, answer their questions and a lot of the comments haven't come off the
212 letter. Some of the items are on the plan specifically because the Commission has requested them. He referenced
213 the comment pertaining to the north side open space strips, which is there based on a comment made at one of
214 their meetings. Similar in nature, is the open space area behind the backs of a few of the lots. The area is in
215 excess of 60 ft and meets or exceeds the regulations. J. Langdell concurred stating that one of the comments
216 referring to a Planning Board decision that was based on the Conservation Commission's preference.

217
218 S. Duncanson referenced the hammerhead and lot lines on SP-8 and noted that was discussed at the last meeting.
219 C. Branon said we actually did address the driveways on sheet #22 and #23. We also modified the layout of the
220 spur, per staff request and we will provide a 20ft easement area at the end of the right-of-way for snow storage.
221 He went on to explain the common driveway and private driveway locations. C. Branon said they will meet with
222 DPW to finalize any concerns. S. Duncanson inquired about the discrepancy in acreage between on the staff
223 memo between 184.6 acres and 174.64. C. Branon confirmed that the final plans depict 174 acres and noted that
224 the preliminary conceptual plan was shown at 184 acres.

225
226 Traffic

227 S. Pernaw presented the Proposed Traffic Impact Assessment dated 12/12. The work was done in October, 2014
228 for the intersections of Mason Rd/Boynton Hill Rd, Mason Rd/Mile Slip Rd and Mile Slip Rd/New road. All
229 roads are two lane, posted roads. We documented the existing conditions, collected traffic data, conducted a
230 speed survey and developed projections for 2016 and 2026. The NH DOT traffic count was not used in this report
231 but did give us some good background for the area. Our study was done from Sunday through Saturday and the
232 daily traffic count for six days was 900 cars/day and lower on the weekends. The AM peak was from 7:00-9:00
233 and the PM peak was from 4:00-6:00. 2014 existing traffic volumes show that the PM peak had the higher counts
234 and the highest traffic count was on Mason Rd, just east of Mile Slip with 152 vehicles heading westbound. The
235 AM peak was 147 vehicles heading east and northbound. At the proposed subdivision driveway there were 1-2
236 vehicles in and out of the driveway. The posted speed limit is 25mph but the maximum speed was tracked at 47
237 mph and the average speed was 35 mph. We design using the 85th percentile speed of 40mph northbound and 36
238 mph southbound. Per the Town's crash history data from 2012-2014, there were 28 crashes along the whole
239 length of Mason Rd and 5 along Mile Slip Rd. A few at the Mile Slip/Mason Rd intersection but no details were
240 provided. Future projections show traffic increased by 6-7% for 2016 and assumed a 1% growth rate per year for
241 2026. We used the ITE trip generator, category #210, to estimate the number of trips generated by this
242 subdivision. The AM peak hours will have 41 vehicles exiting the subdivision and there will be 54 vehicles
243 entering during the PM hours with a total of 257 vehicles entering and exiting daily. We anticipate that 95%
244 of the vehicles will head to and from the east; right turns out and left turns in. We also analyzed the internal street
245 system and determined that 70% of traffic will use Boynton Hill Rd and 30% will use Mile Slip Rd. The greatest
246 impact will be during the PM peak hours on Mason Rd, just east of Mile Slip with a net increase of 51 additional
247 cars or 1 car/minute. Changes like that are not perceptible to anyone in the traffic stream. The total increase
248 would go from 161 to 212 vehicles.

249
250 Intersections:

251 The level of capacity for all future scenarios, build, no build and ten year projection, is level of service is A for all
252 movements at all three unsignalized intersections. There is no projected congestion or stacking. The volume of
253 cars, the demand, is a lot less than the supply or the capacity and the delays are short with minimal vehicle
254 queues. There is good sight distance at the existing intersections; Mason/Mile Slip Rd and Mason/Boynton Hill
255 Rd. Some work will need to be done at the proposed subdivision road and Mile Slip Rd to obtain good sight
256 distance, by trimming foliage and re-grade the intersection. This subdivision will not change traffic operations in
257 the area.

258
259 Chairman Beer opened the discussion to the public pertaining to the layout and density.

260
261 W. Buchanan said he didn't make the site walk but the proposed pond is not going to work. I'm getting wet now
262 and where do you think that water is going to go; right in my yard. I have ice in my yard and the driveway is

263 getting washed out. Do you know how much water comes off this mountain? C. Beer stated that there is
264 significant work being done to address that and the stormwater management plan is to make sure that the run-off
265 doesn't get worse. C. Brannon said we've put together a comprehensive stormwater management plan that will
266 be reviewed locally, by a third party consultant and by the State through their permitting process.

267
268 S. Lasalle said she spoke on behalf of the abutters here tonight. We understand that studies are being done, but
269 our concern is about when all the regulations are met and construction happens. What recourse do we have after
270 the fact, if any? Is it up to our own insurance companies to cover the water? C. Beer reiterated that the
271 regulations mandate no increase and if it does occur, they will be in violation of federal stormwater regulations. J.
272 Levandowski said it is something we can look into for the next meeting. J. Langdell said water and water runoff
273 have been a primary concern for this area since the initial development was proposed and reiterated that staff will
274 look into the matter.

275
276 A. Hughes read and explained the revised Conservation Commission memo dated 10/16/15; revision date 1/14/15.
277

278 Responses/discussion:

- 279 1. C. Branon said we specifically discussed this item at the last Conservation Commission meeting and the
280 Commission said they wanted to own the land. That said, you then have to acknowledge the local regulations
281 and this meets the local regulations. J. Langdell said the Board gets the point of the memo and the specific
282 request that the open space behind those lots isn't productive.
- 283 2. S. Duncanson stated that lot 40/104-4 already has a conservation easement so you will have more than 50ft.
- 284 3. A. Hughes noted that this wetland area is really the headwaters of Great Brook and this stream runs year
285 round. The beginnings of Great Brook have been inaccurately designated in the Wetland Conservation
286 District Ordinance and should have a 50 ft buffer instead of just a 25ft buffer. C. Branon read Section 6.02.3
287 of the Milford Zoning Ordinance to further clarify. J. Langdell added that this could be a point for discussion
288 and mitigation.
- 289 4. C. Beer said the applicant originally came forward with that plan and this Board asked them to change it
290 because it provided better protection for that area and it will make management easier, based on Conservation
291 Commission input.
- 292 6. A. Hughes noted that if the Board determines that the private ownership of the open space is OK, we will hold
293 the easement and the easement language should be identical to the abutting Conservation land and have prior
294 approval from the Commission. J. Langdell asked what is the difference between the developer retaining this
295 for a house for themselves with a private easement and somebody that you are calling a seller? A. Hughes
296 replied he did not know.
- 297 11. A. Hughes clarified that the hit noted below the website link was not accurate; the habitat that is there is
298 highly likely to be a habitat for two endangered species, but there is no record of those species existing there,
299 at this time.
- 300 12. C. Beer noted that the cul-de-sac was redesigned to avoid impacting that wetland and because of the slopes.

301
302 J. Langdell questioned if the requested 48" culverts were part of this plan? C. Branon said a 48" culvert is
303 proposed for the larger crossings, A and C, but installing a 48" culvert in a dry area doesn't save wetland impact.
304 We typically size the culverts based on stormwater flow and peak runoff rates. The State has new requirements
305 and we will size accordingly. State Fish and Game recommended corrugated metal pipe or reinforced concrete
306 culverts, because they retain moisture and are more environmentally sensitive. It is likely that all the structures
307 will be modified. The comment was based on a meeting with the Conservation Commission where I explained
308 the process, but the comment didn't go away. Every single one of these comments has been discussed with the
309 Commission and we are trying to be reasonable. We will, however, take a look their comment pertaining to the
310 lack of access from the south into the open space 45/3 from the spur road. That is something we did miss. The
311 other comments aren't consistent with the regulations. Every one of these lots can support development and this
312 plan does meet all the regulations. J. Langdell inquired about the wetland delineation within a wetland on sheet
313 SP-7. C. Branon clarified it is standing water. We feel that we've addressed the environmental aspects of this
314 project.

315
316 M. Stearns said his comments are directed towards the stormwater run-off. Right now there is 5-10 times more
317 water after the land was logged. What is used for the baseline; the former state of the land or after it was logged.

318 N. Chamberlin said the property was heavily logged recently but not stumped. It is mainly brush now and we
319 used the standardized SCS category for “brush” as well as “woods in good condition.” There is actually less
320 runoff coming from the brush, according to the curb number, than woods. He then explained how the proposed
321 stormwater will be handled and stated that we have reduced the flow from pre-development condition to post-
322 development conditions. M. Stearns said his property is downhill from this development and he has sugar maple
323 trees and wells for the sap lines along Wolfer Rd. The water has to be pristine and not polluted in any way. He is
324 concerned with water quality and asked how the retention ponds treat the storm runoff from the car washing
325 detergent, road salt and oils? N. Chamberlin explained that the system is designed to treat all water from the
326 roads and house lots through treatment swales. The infiltration basins’ depth also provides treatment and the
327 water gets perked back into the ground. We are treating for the 1-year storm, where 90% of the pollutants are
328 contained. The basins don’t start letting anything out until the larger storms which is basically clean runoff.
329

330 J. Levandowski added that these proposed detention basins and ponds do become the responsibility of the Town
331 and it’s the Town’s responsibility to clean them out if they do get clogged. The Town can try to mitigate and
332 repair. Once the project is transferred, usually when the roads are accepted, it is not the developer or the property
333 owner’s responsibility. Also, there are continuing inspections for drainage and the road.
334

335 Chairman Beer closed the public portion of the hearing.
336

337 C. Branon stated that they have been before the ZBA twice but due to not having a quorum or a full Board, we felt
338 the odds were not in our favor and we requested the cases be tabled. We are scheduled on 2/5/15.
339

340 J. Levandowski said we have an estimate from CEI, Inc. to review the plans for engineering, road design,
341 stormwater and review of traffic analysis. Does the Board want to include the Wildlife Assessment? She
342 referenced the 8/19/14 Planning Board minutes...*N. Chamberlin stated that CEI include the aquifer in their*
343 *determination.* C. Branon noted that they can comment on it but we are not changing anything. J. Levandowski
344 added that there was a Wildlife Habitat Assessment Study and Water Supply Analysis done in 2006 by Meridian
345 Land Services for the proposed Mitchell Brook subdivision. C. Branon said we were not envisioning any
346 submitting any additional studies for review, but can discuss further. We have seen the CEI cost and do think it’s
347 a little on the high side but we want that process to start as soon as possible.
348

349 S. Duncanson reminded the applicant about providing the open space calculations without including lot 45/3-48.
350 C. Branon said they would provide that to the Board.
351

352 Phasing

353 C. Branon said we would like to extend the road from Boynton Hill Rd to the common line between lots 3/7 and
354 3/6. Lot 3/41 would be included phase I that will include 25 lots. The fire cistern, located at the intersection of
355 the spur road, would be part of phase I and we will submit final plans to the Fire Department for review. The
356 second phase for road construction will include paving the connection to Mile Slip Rd and phase III would be
357 construction of the spur road. Our waiver request will include the details. S. Duncanson noted that lot 45/18
358 would be included in phase II. C. Branon replied yes, unless the Board would allow a driveway to extend along
359 that gravel road but we have not thought that through at this time. Currently there is an existing house on that lot,
360 so we’re not making a condition any different than what exists today. S. Duncanson expressed concern with the
361 amount of building permits at 25 in one year. J. Langdell stated that our building permits have been down for a
362 number of years and the original phasing schedule was set up from the bubble in 2009 when we were removing
363 the Growth Management Ordinance, revising the Development Regulations and trying to be conservative. J.
364 Plant said there is good reason and she doesn’t have a problem with 25 lots. There was consensus from the Board
365 to entertain discussion on a written waiver request from the phasing requirements with additional specifications.
366

367 C. Beer said he had concerns with building out the gravel road. If you don’t build 25 houses in the first year, how
368 long will we have a road that’s gravel? That’s something to take into consideration for your request. J. Langdell
369 asked how we handled Nye Dr. J. Levandowski added that this is the first time staff has heard about the road
370 phasing. Department heads will have to review the request and there may actually be a waiver needed for the
371 road length as well. Boynton Hill Rd is already at 1,000 ft and staff is not sure if a gravel road constitutes a

372 through road; we will need more specifics. C. Branon said he disagreed but we can certainly meet with staff and
373 figure something out.

374
375 S. Duncanson made a motion to send the plans to CEI, Inc. for review and to table the application to the 2/17/15
376 meeting. K. Bauer seconded. K. Bauer, C. Beer, P. Amato, T. Finan, J. Plant and S. Duncanson voted in favor.
377 J. Langdell voted in the negative due to an outstanding question from the past discussion about the environmental
378 study. The motion was passed by a vote of 6-1.

379
380 There was a 10 min recess at 9:00PM

381
382 **OLD BUSINESS:**

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

386
387 J. Plant recused herself and S. Robinson stepped up.

388
389 B. Parker explained that the development agreement was amended in 2012 and then a resolution was passed
390 to extend the timelines to this past October. Ashwood didn't meet that deadline and have since contacted our
391 office prior to the October deadline to request an extension. We met with Bill Drescher and he drafted this
392 revised document. It is town counsel's recommendation that the Board approve this revised resolution so we
393 can send it to Ashwood and move forward. Also, the dates on page 5 were clarified; the 10/15/15 date was a
394 typo and will be changed to 10/31/15.

395
396 S. Duncanson said there were three parties involved with this agreement, Ashwood, Whiting Hill Realty and
397 MaRick. B. Parker clarified that Carl does not represent Mark and Rick Charbonneau, of MaRick, who own
398 the lots. Whiting Hill Realty owns the road and we have a letter dated 1/14/15 from Mike Tancreti of
399 Whiting Hill Realty, stating that Carl does have authorization to request the extension. J. Langdell stated that
400 the letter makes it clear that Whiting Hill Realty Trust is responsible for the construction of both onsite and
401 offsite improvements, as they relate to the development. P. Amato clarified that MaRick owns the
402 undeveloped lots and Whiting Hill Realty Trust has an agreement to buy those lots back as they develop
403 them. B. Parker added that a third party, Falcon Ridge, owns the undeveloped lots in phase III. This
404 resolution is solely to move forward with an extension for Whiting Hill Realty Trust and their development
405 arm, Ashwood Development to complete the road. B. Parker ended a brief discussion on the language by
406 clarifying that the document before the Board was not updated.

407
408 S. Duncanson said if granted, what recourse does the Board have to get the work done by 10/31/15. P.
409 Amato replied that the Town can call the bond and do the work themselves. That's why we want the date in
410 July to have time to do the work. B. Parker clarified that there aren't really any offsite improvements as part
411 of phase II. The resolution will state that all onsite and offsite improvements for phase I will be complete by
412 7/1/2015 and phase II by 10/31/15. Also, Carl's letter requested to amend the amount of roadway to be
413 improved to 1,400ft. Phase I actually has about 3,400ft of road, so it would be my recommendation to go
414 with the complete phase I. This resolution does not differentiate the amount of roadway, but that is
415 contained in the actual development agreement. Also, the date on page 1 will be revised to reflect today's
416 date.

417
418 P. Amato made a motion to approve the revisions to the second resolution, as amended, to change the dates of
419 completion for the entire phase I improvements to 7/1/15 and to change the dates of completion for phase II to
420 10/31/15. S. Duncanson seconded and all in favor.

421
422 **Priscilla J & Richard A Brown and Raisanen Homes Elite, LLC/West Meadows - West St - Map 39, Lot 70;**
423 Major open space subdivision, in the Residence A District, creating thirty-four (34) new residential lots with

424 associated site improvements and; A public hearing for an additional waiver request from Milford Development
425 Regulations, Article V, Section 5.017, *Phasing*.

426
427 Chairman Beer read the notice into the record. S. Wilson read the abutters list into the record.
428 *No abutters were present.*

429
430 Chairman Beer recognized:
431 Chad Branon, Fieldstone Land Consultants, LLC
432 Richard Raisanen, Raisanen Homes Elite

433
434 C. Branon presented plans dated 1/13/15 and said we last met with the Board for the site walk on 12/20/14. We
435 met with DPW and staff on 1/5/15 to review the pedestrian crossing and went to the Conservation Meeting on
436 1/8/15 to finalize the conditions of the ZBA special exception. The revisions include the sewer and water layout,
437 the pedestrian walkway and associated improvements and drainage. We also finalized and detailed the easements.
438 *No Parking* signs and their details have been added to the plan. The pedestrian walkway will have symbols and
439 markings. S. Duncanson asked about parking on the street for the first two lots if they wanted to have a party. C.
440 Branon replied that the no parking signs are there to deter student parking. J. Langdell said this is a buyer beware
441 situation and there is sufficient parking on West St. C. Beer said he was 100% in support of no parking on this
442 road, even for the residents. J. Langdell clarified that we are only discussing the no parking signs that will
443 hopefully deter student parking, we are not stipulating no parking for the whole street. C. Branon said the signs
444 are an enforcement tool for the Police Department. We again met with DPW on 1/19/15 to address the
445 outstanding concerns from the current staff memo and then distributed new plans dated 1/19/15 based on that
446 meeting.

447
448 Waiver Request:

449 C. Branon presented the waiver request dated 12/24/14 and explained that the applicant would like to phase the
450 project over two years and that there be no restrictions on the building permits. This project is unique because of
451 our targeted market and there is a need as a builder to satisfy that while the market and demand is strong. We
452 don't think this project will have any impact on local services and utilities. The public good is that there are a lot
453 of local employees who are looking for affordable housing. R. Raisanen said the price point will be \$220,000-
454 \$240,000. The housing sizes will range from a 1,000SF, two bedroom ranch to a 1,350SF, three bedroom house.

455
456 S. Duncanson brought up the possibility that we could have 50-55 building permits for new homes next year and
457 that will put a burden on municipal services. We have to look at the larger picture with all the development being
458 considered. P. Amato stated that this is an admirable project and there is a market for this price range, so close to
459 town with services; however, he's still not sure he want to say build it all out in one year. B. Parker said if market
460 conditions allowed 55 homes this next year, that would still be below our average from ten years ago. We built 7
461 single family homes this past year and I don't see market conditions allowing 55 homes in the foreseeable future.
462 J. Langdell said this development would be better for our economy and is a more affordable development for
463 more people. There is a positive side and this is what the Board has been talking about for the last year. P.
464 Amato referenced Cadran Crossing and Falcon Ridge where the development costs are too high to sell at this
465 price. We finally have a development coming in under our new regulations with appropriate costs to do what
466 we've been asking for; there's not many places in town that you can get 30 lots at this cost. B. Parker added that
467 even if other developments come in, this one's ready to go and can build out in a shorter timeframe. Discussion
468 on future development ensued. P. Amato recommended that no more than 25 building permits be issued per year;
469 that is a fair compromise. C. Beer noted that there is also an option to waive the phasing all together, that way
470 they can complete the entire road. He has concerns about the road getting built out so that it can be maintained
471 properly for the residents. C. Branon said we are really looking to start in the spring, but because of timing with
472 the approvals, the construction schedule or the weather, there is the possibility that we may put in a temporary
473 turnaround to get 12 houses in. It would meet town specifications and DPW was OK with that. We just have to
474 accommodate for circumstances and 25 permits are fine. J. Levandowski verified that a waiver from all phasing
475 would be possible based on the language of the Development Regulations and the waiver process. She then read
476 Section 5.017:A. J. Plant referenced the Fire, Police and DPW comments asking if they were referring to a
477 walkway or sidewalks. J. Levandowski confirmed that the DPW Director referred to painted not raised.

478

479 P. Amato made a motion to modify the waiver request and grant a waiver from Milford Development Regulations
480 5.017 to phase the project over a period of two years and that no more than 25 permits be issued in the first year.
481 S. Duncanson seconded for discussion. C. Branon stated that note 29 will be revised accordingly. Also, #17 on
482 the staff memo is an error on the note on the plan, and will be fixed. The road phasing has nothing to do with the
483 waiver request from the phasing schedule that only speaks to the number of building permits. The note is on the
484 plan because we just want to be open and honest and we will only revise the number of lots. C. Beer suggested
485 splitting the note into two separate notes. All voted in favor.
486

487 C. Branon stated that we have addressed all DPW comments on the revised plans. J. Levandowski confirmed that
488 Mr. Branon reviewed the changes in detail with the DPW director at yesterday's meeting. C. Branon added that
489 we ran the access easement over the drainage line and expanded the easement area to allow access to the outlet
490 structure as well. This is a low volume road so the road does not meet warrants for a guardrail. We have agreed
491 to modify the grading around the headwall so that it sticks up more and provided details. We added a note to the
492 plan that we will provide a video of the closed drainage system to DPW. J. Levandowski noted that this would
493 add to our existing database inventory.
494

495 J. Langdell asked about the sidewalk between the new street and across West St. There were questions at the site
496 walk about that along with concerns about the line of sight and loss of parking. Also, has the School Board and
497 School Department looked at this plan? C. Branon said DPW director was not interested in a raised panel or
498 anything like that. The drainage along the curb comes down and drains across the road. The line of sight is an
499 excellent situation even for cars backing out of the parking spaces across the street. The real conflict is that on-
500 street parking is not ideal and we are not creating an unsafe hazard with this pedestrian crossing. It will be the
501 most signed crossing on the whole street and will be ADA compliant. We will lose two parking spaces in the
502 town ROW and Rick was going to call Bill Cooper at the school. There is room to address additional on-street
503 parking, but the loss will not detrimental to the parking condition. J. Langdell said parking is an issue everywhere
504 in town and as we are planning to change the parking in that area, we should reach out to the superintendent, out
505 of respect to the Board and School District. J. Levandowski stated that ultimately this is a DPW situation and
506 Rick was planning on talking to the appropriate people.
507

508 C. Branon reviewed the staff recommendations and conditions from the staff memo dated 1/20/15:
509 1. We followed the drainage pipe down and those three lots will have deed restrictions with language that
510 explains the details.
511 2. The details are on shown on sheet 7; it's a driveway culvert that goes under both lots and will be within an
512 easement.
513 1. Taxes will be paid.
514 2. Details are shown on sheet 7 of 8 and has been modified to RCP.
515 3. The plan was revised to correct the lot numbers.
516 4. The plan was modified to show W8. There are actually two water mains on West St and we were initially
517 tying into the old 6" main, but per the Water Department's request we made the modification to tie into the
518 12" main. We are proposing a low pressure sewer system and are tying into an existing forced main on the lot
519 to the north. Each house will have an EOne sewer pump system with an alarm. The sewer ends at the gravity
520 manhole at the high school.
521 5. The details were added to sheets 9 and 10.
522 6. The plans were revised with the MUTCD signage and a sign legend was added.
523 7. The legal documentation review is pending.
524 8. We have modified the note stating that the Conservation Commission will take over the open space area.
525 9. The State approvals are pending.
526 10. The construction/bond estimate has not been completed and will be submitted. We will have onsite
527 inspections, most likely by Rick Riendeau, during construction.
528 11. The owner will sign the final plans; we do have a letter of authorization.
529

530 Notes:

531 C. Branon said #16 will be revised to add water and sewer entrance fees. R. Raisanen said, in reference to note
532 19, we will do the rear bounds for the C/O and the fronts will go in when the road is accepted. P. Amato inquired
533 if the drainage and curbing would go in at the same time as the base course because we could have people living

534 there for a year or so before the road gets finished. C. Branon said the drainage structures will be in and working
535 at base coat due to the grade differential. R. Raisanen explained that the drainage would be sealed off with
536 temporary covers, but we don't want to have curb damage. That's why we do base and then the houses. We will
537 do the curbing and monumentation with final coat. C. Branon said there will also be inspections during
538 construction and will do onsite maintenance.

539
540 Chairman Beer opened the meeting to the public.

541
542 A. Hughes read the Conservation memo dated 1/13/15.

- 543 1. C. Beer commented that this item was already raised and discussed last month and the applicant proved he
544 could put the largest house he could build without any impact. J. Langdell noted that the Commission is
545 doing their job and making recommendations relative to their perspective. P. Amato said the Planning Board
546 has to follow the Zoning Ordinance and we don't have the ability to require the applicant to take the wetlands
547 out of all private lots. J. Langdell added that there are BMP's for wetlands on private lots.
- 548 2. P. Amato said we would waive this if we could, but can't.
- 549 4. C. Branon said we would agree to markers at 100ft intervals along the back of applicable lots and will add a
550 note to the plan.
- 551 6. C. Branon stated that the deeds will call out the subdivision plan but it gets complicated when you start
552 talking about plan features and would prefer not to do that. The deed will reference any easements. J.
553 Langdell said deeds don't generally include references to wetlands.
- 554 7. C. Branon said we do have the wattles on our plan as an option. All of these practices are approved BMP's.
555 We have all these things in our tool box for the contractor, but not everything applies to this project and don't
556 want to be stuck using only one practice. This site is so flat and erosion control measures are inspected.

557
558 C. Branon said the request for a sound barrier is not an option. There may be some plantings behind the homes,
559 but we want to leave that for the applicant and individual home owners to address. He also didn't see how this
560 project will have a significant traffic impact, even with a school across the street. There are many travel options
561 and people will find the path that suits them best. A. Hughes disagreed saying it's a busy traffic area, especially
562 in the morning peak time with students being dropped off, and the West St and Osgood Rd junction is quite
563 accident prone. C. Branon stated that Fire and Police have not raised any concerns relative to traffic.

564
565 The public portion of the meeting was closed.

566
567 C. Beer stated that staff no longer feels a compliance hearing is necessary, based on the changes made and
568 yesterday's review of the new plans.

569
570 P. Amato made a motion to grant conditional approval, contingent on staff doing a final review of the plans and
571 all comments to make sure they have been addressed. S. Duncanson seconded for discussion. J. Langdell
572 inquired if that included the Conservation memo and the entire staff memo. J. Levandowski clarified the
573 conditions; Staff memo #7- all applicable easement documentation be submitted to the town of Milford for
574 review, #9- all final approval numbers be added to the plan prior to signing, #10 – construction estimate be
575 prepared by an engineer for approval by DPW Director & #11-owners signature must be on plans. Also, note 29
576 be revised based on the phasing schedule, note 16 be revised to state entrance fees instead of connection fees, a
577 note be added to the plan that the open space be posted with metal markers on trees with the MCC reference, a
578 note regarding the lot monumentation, a note pertaining to the waiver be added to the plan, the taxes be paid, note
579 29 be split into two separate notes for permit phasing and the road phasing, and the spelling of provided in that
580 note be corrected. All voted in favor.

581
582 The meeting was adjourned at 11:05PM.

583
584 MINUTES OF THE JAN 20, 2015 PLANNING BOARD PUBLIC HEARING APPROVED _____, 2015

585
586 Motion to approve: _____

587
588 Motion to second: _____

589
590 _____ Date: _____

591 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: February 17, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: James E. & Charles P. Saytanides/John K. & Catheryn A. Philbrick – Federal Hill Rd – Map 56, Lots 54 & 56: Public Hearing for a lot line revision and subdivision creating one (1) new residential lot.

ADDRESS:

Federal Hill Road, Milford NH (Federal Hill Road is a locally designated Scenic Road)

LOT AREA:

Existing

Lot 56-56: ±11.89 Acres (518,192.2 SF)

Lot56-54: ±25.24 Acres (1,099,653.8 SF)

Proposed

Lot 56-56: ±17.198 Acres (749,135 SF)

Lot56-54: ±16.925 Acres (737,232 SF)

New Lot 56-54-1: ±3.647 Acres (158,848 SF)

ZONING DISTRICT:

Residence R: The intent of the Residence "R" District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the rural character and environmental constraints existing in the district.

EXISTING USE:

Vacant, Residential, Single Family

PROPOSAL:

The applicant is before the Board for a lot line adjustment and minor subdivision of lots 56-56 and 56-54. The intent of the proposal is to adjust the common lot lines between lots 56-54 and 56-56 and subdivide lot 56-54 into two lots creating a new 3.647 acre lot on the south side of the property.

Existing lot 56-56 is currently a preexisting, nonconforming lot pursuant to the minimum lot frontage standards stated in section 5.04.4 of the Zoning Ordinance. Lot 56-56 currently has no frontage where 200 feet is the required minimum along a class V road or better. The proposed lot line adjustment and minor subdivision will create a legal nonconforming lot of 56-56 by proposing a new lot frontage along Federal Hill Road of approximately 450 feet. Lot 56-54 shall remain a conforming lot following approval of the lot line adjustment and subdivision. Both existing lots 56-54 and 56-56 are vacant.

The new lot (56-54-1) will have 200 feet of frontage along Federal Hill Road and meet all area and setback requirements of the Residence R District. The proposed new lot shall require state subdivision approval and shall be subject to police and library impact fees as well as a stormwater permit, both of which are to be addressed as part of the building permit process.

The subject lots are located outside of the Groundwater Protection Overlay District and outside of the 100 year flood hazard area as per the Hillsborough County F.I.R.M Community Panel Number 33011C0470D. Lots 56-54 and 56-56 are subject to a 100 foot wide PSNH easement. The proposed new lot is located outside of the existing easement.

Please find the attached plan set.

WAIVERS:

No waivers are being requested at this time.

NOTICES SENT:

Notices were sent to all property abutters on February 5, 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 new conventional subdivision proposed exceeds the minimum lot area and frontage requirements of 2 acres and 200’ of frontage.

A response of ‘No Comment’ was received from Water Utilities, Public Works, Fire, Building and the Ambulance Department. No response was received as of February 12, 2015 from Police or Assessing. 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:

Staff has no significant issues with the plan as presented. It is the recommendation of staff that the Planning Board grant minor subdivision approval, subject to the following administrative conditions:

1. A letter from a licensed surveyor be submitted to the Building Department attesting that all lot monumentation has been set prior to final Planning Board approval or a security be put in place for all property bounds and submitted to the Office of Community Development;
2. Existing and proposed lot areas be added to the plan notes;
3. All state permit approval numbers and expiration dates be added to the notes section as necessary;
4. A note be added stating lot 56-54-1 shall require Stormwater Management Permit approval prior to issuance of a building permit.





56-58-4
 THE JOHN K. & CATHERINE A. PHILBRICK
 REVOCABLE TRUST OF 2005
 114 FOSTER ROAD
 MILFORD, NH 03055
 VOL. 8312 PG. 936 4/01/11

56-58
 JAMES D. & ELAINE R. CLARK
 365 FEDERAL HILL ROAD
 MILFORD, NH 03055
 VOL. 5712 PG. 1452 4/29/1998

56-72
 JOHN & HEATHER L.V. BIERSCHENK
 359 FEDERAL HILL ROAD
 MILFORD, NH 03055
 VOL. 5596 PG. 861 11/22/94

56-52
 JAMES E. & JEAN SAYTANIDES &
 CHARLES P. & LINDA B. SAYTANIDES
 472 FEDERAL HILL ROAD
 MILFORD, NH 03055
 VOL. 6678 PG. 1790 7/28/14



LOT SYNOPSIS

LOT NO.	EXISTING	PROPOSED	-	+
56-56	529,157 S.F. 12.148 ACRES	749,135 S.F. 17.159 ACRES	PARCEL B	PARCEL A
56-54	1,116,057 S.F. 25.621 ACRES	737,232 S.F. 16.925 ACRES	PARCEL A	PARCEL B

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- - - LOT LINE TO BE ABANDONED
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- - - EXISTING GRAVEL ROAD
- - - EDGE OF WETLANDS
- - - U.S.D.A. SOILS BOUNDARY
- STONE WALL
- 56-54** EXISTING TAX MAP & LOT NUMBER
- ▣ EXISTING BUILDING
- ⊙ EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND
- EXIST. IRON PIN FOUND
- ⊙ STAKE & STONES FOUND
- ⊙ STONE PILE FOUND
- IRON PIPE FOUND
- GRANITE BOUND TO BE SET
- IRON PIN TO BE SET
- ⊙ EXISTING UTILITY POLE
- ⊙ TEST PIT WITH DATA
- ⊙ TEST PIT NUMBER DEPTH-LEADS FOUND DEPTH-SEASONAL HIGH WATER FOUND
- 4000 SQ.FT. SEPTIC AREA

APPROVED

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

OWNER SIGNATURES: *James E. Saytanides* 1-16-15
John K. Philbrick 1-16-15
 DATE

GRAPHIC SCALE
 0 60' 120' 180' 240'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	1/13/15	PB SUBMISSION	JCL	RAH	JGL

Plotter: 1/16/2015 9:48 AM By: JCL
 H:\m\0254507A\0254507A.dwg

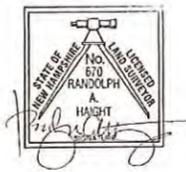
NOTES:

- THE OWNER OF RECORD OF TAX MAP 56 LOT 54 IS JAMES E. SAYTANIDES, 472 FEDERAL HILL ROAD, MILFORD, NH 03055 & CHARLES P. SAYTANIDES, 208 RHODES ROAD, TOLLAND, CT 06084. SEE H.C.R.D. VOL. 7820 PAGE 1553 DATED 2/18/2007.
 THE OWNER OF RECORD OF LOT 56-56 IS JOHN K. & CATHERINE A. PHILBRICK, CO-TRUSTEES OF THE JOHN K. & CATHERINE A. PHILBRICK TRUST OF 2005, 114 FOSTER ROAD, MILFORD, NH 03055. SEE H.C.R.D. VOL. 8312 PAGE 936 DATED 4/01/2011.
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINES BETWEEN LOTS 56-54 & 56-56 AND SUBDIVIDE LOT 56-54 INTO TWO LOTS, AS SHOWN.
- PARCELS "A" AND "B" ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS AND WILL BECOME A CONTIGUOUS PART OF LOTS 56 & 54 AS SHOWN. SEE LOT SYNOPSIS CHART FOR EXISTING AND PROPOSED AREAS.
- ZONING FOR THE PROPERTY IS RESIDENCE "R" DISTRICT. MINIMUM LOT SIZE IS 2 ACRES WITH 200 FEET OF FRONTAGE ON A CLASS 5 OR BETTER ROAD. SETBACKS INCLUDE 30' FEET FRONT AND 15' FEET FROM SIDE AND REAR LINES WITH A 25' BUFFER FROM WETLANDS.
- FEDERAL HILL ROAD IS A SCENIC ROAD.
- NHDES SUBSURFACE SYSTEMS BUREAU SUBDIVISION APPROVAL NUMBER FOR LOT 56-54-1 IS PENDING.
- THE TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY SHOWN ON THIS PLAN IS PER THE TOWN OF MILFORD GIS.
- LOT 56-54-1 IS SUBJECT TO POLICE AND LIBRARY IMPACT FEES.
- TAX MAP 56 LOTS 54 & 56 LIE OUTSIDE OF THE FLOOD HAZARD AREA PER THE HILLSBOROUGH COUNTY F.I.R.M. COMMUNITY PANEL NUMBER 33011C0470D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- TAX MAP 56 LOTS 54 & 56 LIE OUTSIDE OF THE GROUNDWATER PROTECTION DISTRICT.
- LOTS 56-54 & 56-56 ARE SUBJECT TO A 100' WIDE PSHH EASEMENT. SEE H.C.R.D. BOOK 1279 PG. 396 AND BOOK 1286 PG. 219. NO OTHER EASEMENTS OR RESTRICTIONS ARE KNOWN.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND REGIONAL SUPPLEMENT, BY SPENCER C. TATE, APPRENTICE WETLAND SCIENTIST AND VERIFIED BY THOMAS E. CARR, C.W.S. OF THIS OFFICE IN APRIL, 2014 AND JANUARY, 2015.

CERTIFICATION:

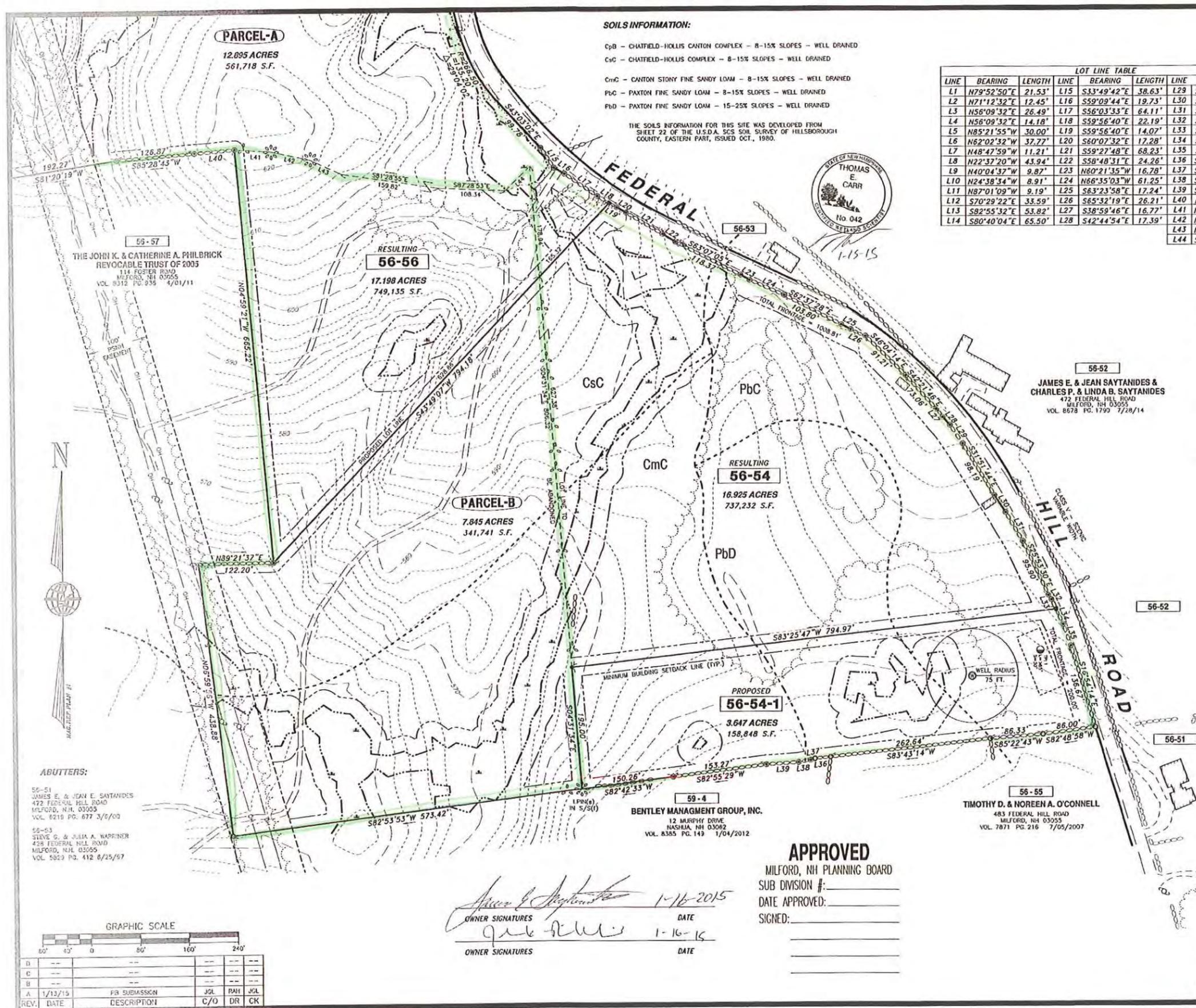
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN500.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 1-15-15



**LOT LINE REVISION
 & SUBDIVISION PLAN
 LANDS OF:
 JAMES E. &
 CHARLES P. SAYTANIDES
 AND JOHN K. & CATHERINE A.
 PHILBRICK REV. TRUST OF 2005
 FEDERAL HILL ROAD
 TAX MAP 56 LOTS 54 & 56
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 80' JANUARY 15, 2015**

MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

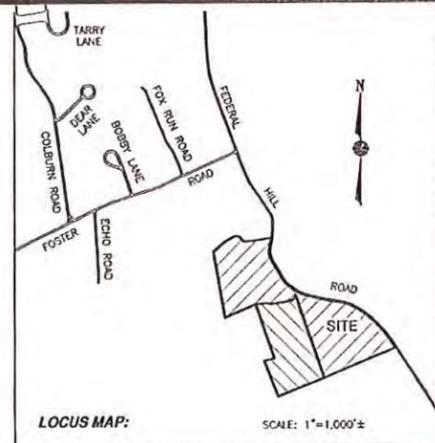


SOILS INFORMATION:
 CpB - CHATFIELD-HOLLIS CANTON COMPLEX - 8-15% SLOPES - WELL DRAINED
 CsC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED
 CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 Pbc - PAXTON FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 Pbd - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED

THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SCS SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, ISSUED OCT., 1980.



LOT LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N79°52'50"E	21.53'	L15	S33°49'42"E	38.63'	L29	S35°11'48"E	36.48'
L2	N71°12'32"E	12.45'	L16	S59°09'44"E	19.73'	L30	S33°29'06"E	32.31'
L3	N56°09'32"E	26.49'	L17	S56°03'33"E	64.11'	L31	S31°10'23"E	54.11'
L4	N56°09'32"E	14.18'	L18	S59°56'40"E	22.19'	L32	S35°21'23"E	8.80'
L5	N85°21'55"W	30.00'	L19	S59°56'40"E	14.07'	L33	S25°28'12"E	17.08'
L6	N62°02'32"W	37.77'	L20	S60°07'32"E	17.28'	L34	S25°28'12"E	26.69'
L7	N48°47'59"W	11.21'	L21	S59°27'48"E	68.23'	L35	S20°27'29"E	36.65'
L8	N22°37'20"W	43.94'	L22	S58°48'31"E	24.26'	L36	S84°11'14"W	25.68'
L9	N40°04'37"W	9.87'	L23	N60°21'35"W	16.78'	L37	S72°12'58"W	7.26'
L10	N24°38'34"W	8.91'	L24	N66°35'03"W	61.25'	L38	S79°55'29"W	19.64'
L11	N87°01'09"W	9.19'	L25	S63°23'58"E	17.24'	L39	S86°11'18"W	53.11'
L12	S70°29'22"E	33.59'	L26	S65°32'19"E	26.21'	L40	N85°29'41"E	65.39'
L13	S82°55'32"E	53.82'	L27	S38°59'46"E	16.77'	L41	N86°23'24"W	59.50'
L14	S80°40'04"E	65.50'	L28	S42°44'54"E	17.39'	L42	N77°37'02"W	65.14'
						L43	N65°04'55"W	54.95'
						L44	S45°55'22"W	55.67'



- REFERENCE PLANS:**
- "LOT LINE REVISION - & SUBDIVISION PLAN - TAX MAP PARCEL 56-58-3 & 4 - PREPARED FOR - JAMES D. & ELAINE CLARK - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED MAY 18, 2007, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35989.
 - "TAX MAP 59 LOT 4 & TAX MAP 40 LOT 3 - WOODSIDE SUBDIVISION - PREPARED FOR & LAND OF: - WOODSIDE DEVELOPMENT, LLC - LOCATED AT: - FEDERAL HILL ROAD - MILFORD & HOLLIS, NEW HAMPSHIRE" SCALE: 1"=100', DATED APRIL 19, 2007, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35711.
 - "TAX MAP 56 LOT 58 & 58-3 - CONSOLIDATION / RESUBDIVISION PLAN - PREPARED FOR & LAND OF: - JAMES D. & ELAINE R. CLARK - 365 FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED NOVEMBER 1, 2004, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 33936.
 - "BOUNDARY PLAN - GIRLS FRIENDLY SOCIETY HOME - MILFORD, NH" SCALE: 1"=100', DATED 4/1/94, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 26858.

CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LANS00.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



LOT LINE REVISION & SUBDIVISION PLAN
LANDS OF:
JAMES E. & CHARLES P. SAYTANIDES
AND JOHN K. & CATHERINE A. PHILBRICK REV. TRUST OF 2005
FEDERAL HILL ROAD
TAX MAP 56 LOTS 54 & 56
MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 80' JANUARY 15, 2015

MERIDIAN LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

ABUTTERS:
 56-51 JAMES E. & JEAN E. SAYTANIDES, 472 FEDERAL HILL ROAD, MILFORD, N.H. 03055, VOL. 8216 PG. 677 3/6/00
 56-53 STEVE G. & JULIA A. WARRINER, 428 FEDERAL HILL ROAD, MILFORD, N.H. 03055, VOL. 5823 PG. 412 6/25/97

BENTLEY MANAGEMENT GROUP, INC.
 12 MURPHY DRIVE, NASHUA, NH 03062, VOL. 8385 PG. 149 1/04/2012

TIMOTHY D. & NOREEN A. O'CONNELL
 483 FEDERAL HILL ROAD, MILFORD, NH 03055, VOL. 7871 PG. 216 7/05/2007

OWNER SIGNATURES: *James E. & Charles P. Saytanides* 1-16-2015
 OWNER SIGNATURES: *John K. & Catherine A. Philbrick* 1-16-15

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

GRAPHIC SCALE: 0' 40' 80' 160' 240'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A	1/13/15	FOR SUBMISSION	JGL	PAH	JGL

NOTES:

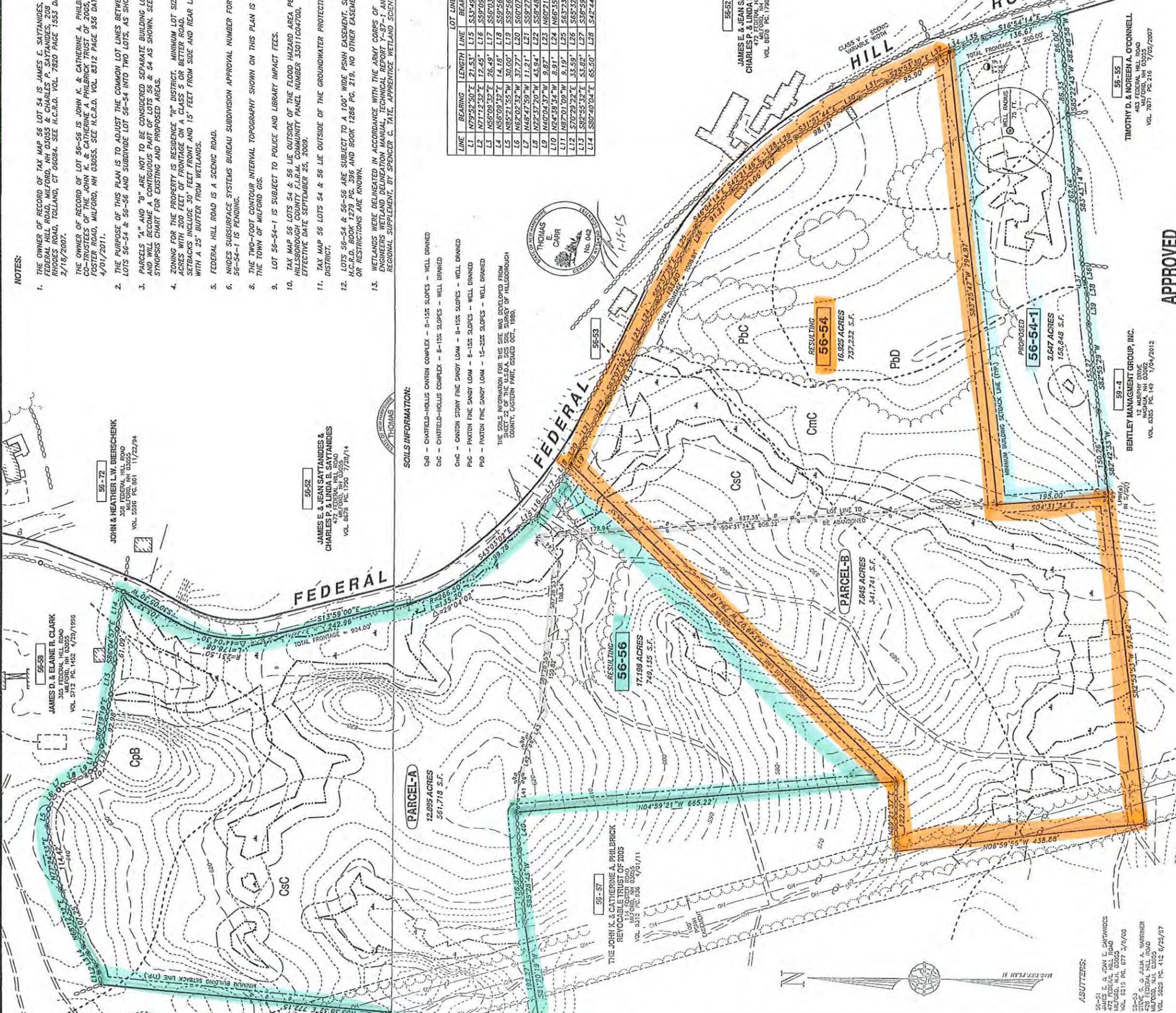
1. THE OWNER OF RECORD OF TAX MAP 56 LOT 54 IS JAMES E. SAYTANIDES, 472 FEDERAL HILL ROAD, MILFORD, NH 03055 & CHARLES P. SAYTANIDES, 208 RHODES ROAD, TOLLAND, CT 06084. SEE H.C.R.D. VOL. 7820 PAGE 2508 DATED 2/19/2007.
2. THE OWNER OF RECORD OF LOT 56-56 IS JOHN K. & CATHERINE A. PHILBRICK CO-TRUSTEES OF THE JOHN K. & CATHERINE A. PHILBRICK TRUST OF 2005, 114 FOSTER ROAD, MILFORD, NH 03055. SEE H.C.R.D. VOL. 8312 PAGE 936 DATED 4/01/2011.
3. THE PURPOSE OF THIS PLAN IS TO ADJUST THE COMMON LOT LINES BETWEEN LOTS 56-54 & 56-56 AND SUBDIVIDE LOT 56-54 INTO TWO LOTS, AS SHOWN.
4. PARCELS "A" AND "B" ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS AND WILL BECOME A CONTIGUOUS PART OF LOTS 56 & 54 AS SHOWN. SEE LOT SYNOPSIS CHART FOR EXISTING AND PROPOSED AREAS.
5. ZONING FOR THE PROPERTY IS RESIDENCE "R" DISTRICT. MINIMUM LOT SIZE IS 2 ACRES WITH 200 FEET OF FRONTAGE ON A CLASS 5 OR BETTER ROAD. SETBACKS INCLUDE 30 FEET FRONT AND 15 FEET FROM SIDE AND REAR LINES WITH A 25' BUFFER FROM WETLANDS.
6. FEDERAL HILL ROAD IS A SCENIC ROAD.
7. HIDES SUBSURFACE SYSTEMS BUREAU SUBDIVISION APPROVAL NUMBER FOR LOT 56-54-1 IS PENDING.
8. THE TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY SHOWN ON THIS PLAN IS PER THE TOWN OF MILFORD GIS.
9. LOT 56-54-1 IS SUBJECT TO POLICE AND LIBRARY IMPACT FEES.
10. TAX MAP 56 LOTS 54 & 56 LIE OUTSIDE OF THE FLOOD HAZARD AREA PER THE HILLSBOROUGH COUNTY F.I.R.M. COMMUNITY PANEL NUMBER 33011C04700, EFFECTIVE DATE SEPTEMBER 25, 2009.
11. TAX MAP 56 LOTS 54 & 56 LIE OUTSIDE OF THE GROUNDWATER PROTECTION DISTRICT.
12. LOTS 56-54 & 56-56 ARE SUBJECT TO A 100' WIDE PSHH EASEMENT. SEE H.C.R.D. BOOK 1279 PG. 386 AND BOOK 1286 PG. 219. NO OTHER EASEMENTS OR RESTRICTIONS ARE KNOWN.
13. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND REGIONAL SUPPLEMENT, BY SPENCER C. TATE, APPRENTICE WETLAND SCIENTIST

SOILS INFORMATION:

- Gd - CHATELAIN-HOLLIS CANTON COMPLEX - 0-15% SLOPES - WELL DRAINED
- CdC - CHATELAIN-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED
- CmC - CANTON STONY FINE SANDY LOAM - 0-10% SLOPES - WELL DRAINED
- PdC - PATTON FINE SANDY LOAM - 0-15% SLOPES - WELL DRAINED
- PdD - PATTON FINE SANDY LOAM - 15-22% SLOPES - WELL DRAINED

THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SCS SOIL SURVEY OF HILLSBOROUGH COUNTY, LAGBURN PART, ISSUED OCT. 1980.

LINE	BEARING	LENGTH	LINE	BEARING
L1	N79°52'50"E	21.53'	L15	S33°49'42"E
L2	N71°12'32"E	12.45'	L16	S59°09'44"E
L3	N56°09'32"E	26.48'	L17	S56°02'33"E
L4	N56°09'32"E	14.18'	L18	S59°56'40"E
L5	N85°21'55"W	30.00'	L19	S59°56'40"E
L6	N62°02'32"W	37.27'	L20	S60°07'32"E
L7	N48°47'59"W	11.21'	L21	S59°27'48"E
L8	N22°57'20"W	45.94'	L22	S58°48'31"E
L9	N40°04'37"W	9.87'	L23	N60°21'35"W
L10	N24°38'34"W	8.91'	L24	N66°35'03"W
L11	N87°01'09"W	9.19'	L25	S63°23'58"E
L12	S70°29'22"E	33.89'	L26	S65°53'19"E
L13	S82°59'52"E	53.89'	L27	S58°59'46"E
L14	S80°40'04"E	65.50'	L28	S42°44'54"E



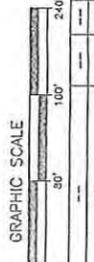
56-52
 JAMES E. & JEAN SAYTANI
 CHARLES P. & LINDA B. SAYTANIDES
 472 FEDERAL HILL ROAD
 MILFORD, NH 03055
 VOL. 8678 PG. 1790 7/28/14

56-55
 TIMOTHY D. & NOREEN A. O'CONNELL
 483 FEDERAL HILL ROAD
 MILFORD, NH 03055
 VOL. 7871 PG. 216 7/05/2007

59-4
 BENTLEY MANAGEMENT GROUP, INC.
 1000 BENTLEY DRIVE
 NASHUA, NH 03062
 VOL. 6325 PG. 149 1/04/2012

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

OWNER SIGNATURES: *James E. Carr* DATE: 1-16-15
 OWNER SIGNATURES: *Timothy D. O'Connell* DATE: 1-16-15



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	1/13/15	PR SUBMISSION	JUL	DAH	JUL



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

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

STAFF MEMO

Date: February 17, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: Casey Living Trust, et.at – Crestwood Ln & Stable Rd – Map 49, Lots 2, 3-7 & 3-18:
Public Hearing for a lot line adjustment involving three (3) existing lots; and a waiver request from Milford Development Regulations, Article V, Section 5.06, *Submittal Requirements*.

ADDRESS:

252 Stable Road (49-3-7), Milford NH & 204 (49-3-18) Stable Road, Milford NH

LOT AREA:

Existing

Lot 49-2: ±16.325 Acres (711,105 SF)
Lot 49-3-7: ±7.992 Acres (348,155 SF)
Lot 49-3-18: ±4.290 Acres (186,875 SF)

Proposed

Lot 49-2: ±15.171 Acres (660,864 SF)
Lot 49-3-7: ±8.344 Acres (363,448 SF)
Lot 49-3-18: ±5.092 Acres (221,823 SF)

ZONING DISTRICT:

Residence R: The intent of the Residence "R" District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the rural character and environmental constraints existing in the district.

EXISTING USE:

Vacant Undeveloped, Residential, Single Family

PROPOSAL:

The applicant is before the Board for a lot line adjustment of lots 49-2, 49-3-7 and 49-3-18. The intent of the proposal is to adjust the common lot lines between lots 49-2, 49-3-7 and 49-3-18 to provide additional acreage to lots 49-3-7 and 49-3-18. All existing lots are currently preexisting, nonconforming pursuant to the minimum lot frontage standards stated in section 5.04.4 of the Zoning Ordinance. Section 5.04.4 requires all lots within the Residence 'R' District to have no less than 200 feet of road frontage along a class V road or better. Approval of the proposed lot line adjustment will not create any additional or more nonconforming lots. Lot 49-2 is currently vacant undeveloped and lots 49-3-7 and 49-3-18 are developed with single-family homes.

The subject lots are located within the Level 1 Groundwater Protection Overlay District and outside of the 100 year flood hazard area as per the Hillsborough County F.I.R.M Community Panel Number 33011C0478D.

ZONING HISTORY:

Lot 49-2 received a variance by the Milford Zoning Board on October 4, 2012 to permit a single family residence on a lot (Map 49/Lot 2) with no frontage on a Class V road or better. The variance expired on October 4, 2013 prior to the application for or issuance of a building permit. The owner, Thomas Lorden, reapplied for a variance which was just reapproved by the Zoning Board on February 6, 2014. Map 49/Lot 2 is a 15-acre wooded lot zoned Residence 'R'. This particular parcel has access via a recorded 50' access easement situated along the westerly property line of Map 49/Lot 4-9, owned by Phillip P. and Karen R. Fichera.

Lots 49-3-7 and 49-3-18 are both subject to recorded Declaration of Covenants, Restrictions, Conditions & Reservations for the rights of passage and access from Stable Road.

WAIVERS:

The applicant is requesting a waiver from Article V, Section 5.06 Submittal Requirements for relief from the following items:

- K. Delineation of all wetlands and wetland buffers;
- L. Slopes over 25%;
- M. Location of buildings within 50 feet;
- N. Location of all roads or driveways within 200 feet;
- P. Existing and proposed building and driveways.

The request is being made due to the size and scope of the project. There is an existing subdivision plan outlining lots 49-3-7 and 49-3-18. Lot 49-2 has not been developed at this point in time. The Planning Board may grant a waiver from a specific section of the Development Regulations in a special case when:

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

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

NOTICES SENT:

Notices were sent to all property abutters on February 5, 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: I would recommend approval of the waiver request from submittal requirements for Map 49/Lot 2, Map 49/Lot 3-7, and Map 49/Lot3-18 as it is not necessary to accomplish the proposed lot line adjustment and many recorded plans are on file from previous surveys of either parcels or adjacent parcels.

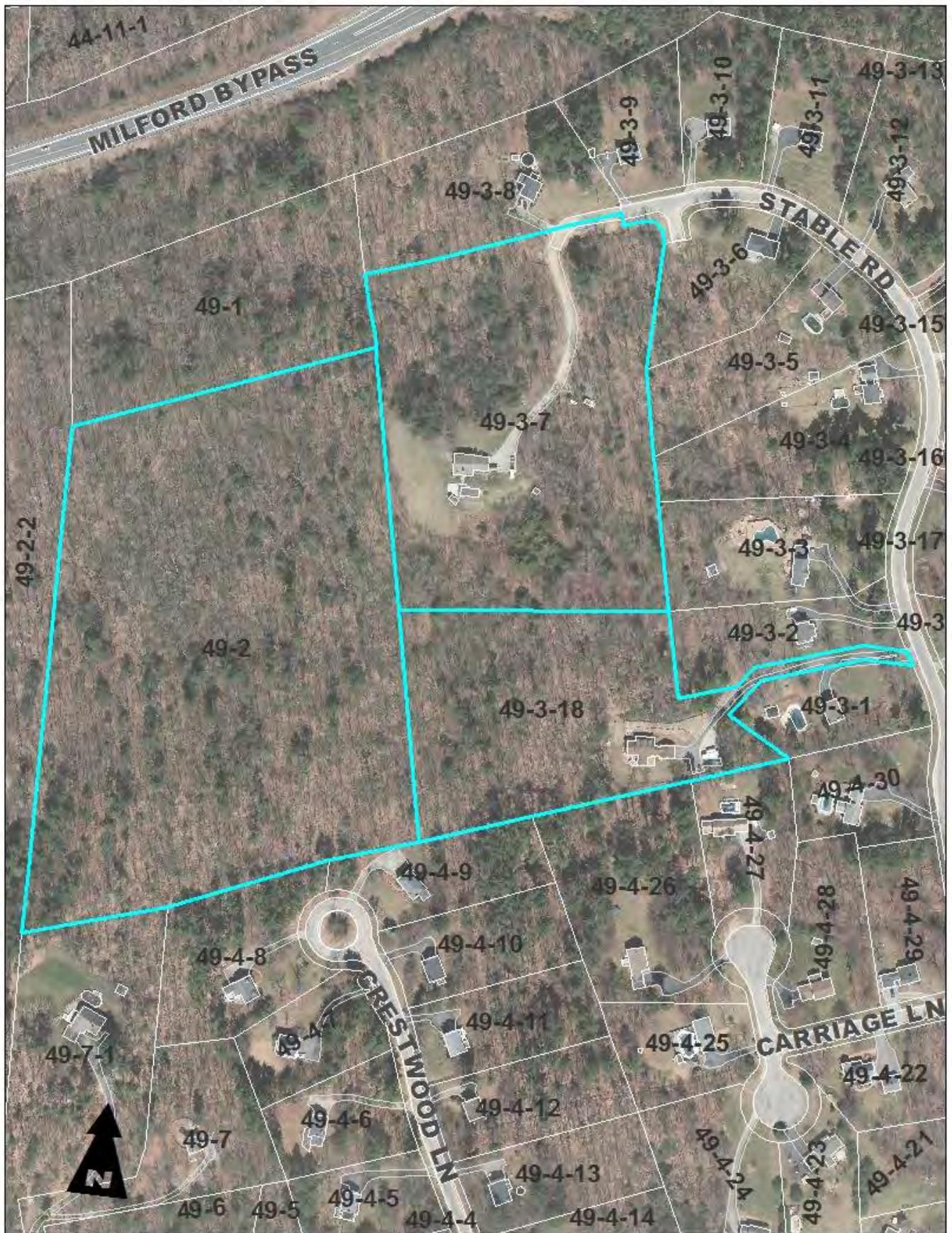
A response of 'No Comment' was received from Water Utilities, Public Works, Fire, Building and the Ambulance Department. No response was received as of February 12, 2015 from Police or Assessing. The Conservation Commission and Heritage Commission's regular meetings were held after staff memos were distributed, if any comments come in, Staff will let the Board know at the meeting.

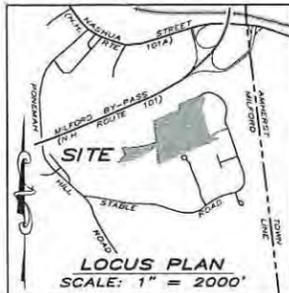
STAFF RECOMMENDATIONS:

The Board should determine whether the waiver request 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 from the submittal requirements as it is not necessary to accomplish the proposed lot line adjustment and many record plans are on file from previous subdivisions and surveys of the subject properties or adjacent parcels in this area.

Staff has no significant issues with the plan as presented. It is the recommendation of staff that the Planning Board grant minor subdivision approval, subject to the following administrative conditions:

1. A letter from a licensed surveyor be submitted to the Building Department attesting that all lot monumentation has been set prior to final Planning Board approval or a security be put in place for all property bounds and submitted to the Office of Community Development;
2. A note be added stating lots 49-2 shall require Stormwater Management Permit approval prior to issuance of a building permit.





LEGEND

---	EDGE OF PAVEMENT
- - - -	EDGE OF WETLAND
-----	STONE WALL
-----	BUILDING SETBACK LINE
○ DH	DRILL HOLE
○ IP	IRON PIPE
○ SP	STEEL PIN
□ GB	GRANITE BOUND
	ACCESS & UTILITY EASEMENT

ABUTTERS LIST

49-3-1
EDMUND F. KELLY
JACQUELINE BOUDREAU-KELLY
200 STABLE ROAD
MILFORD, NH 03055
6221/0352 03-24-2000
(HCRD PLAN No. 27470)

49-3-2
PAUL A. JOHNSON
HALLEE J. JOHNSON
206 STABLE ROAD
MILFORD, NH 03055
7416/0034 10-13-2004
(HCRD PLAN No. 27470)

REFERENCE PLANS:

1. "RESUBDIVISION PLAN, CROWN HILL, PREPARED FOR STEVEN A. DESMARIS CONSTRUCTION, INC., MILFORD, NEW HAMPSHIRE" SCALE: 1" = 100' DATED JULY 24, 1995 LAST REVISED AUGUST 22, 1995 PREPARED BY THIS OFFICE (HCRD PLAN No. 27597).

2. "BOUNDARY PLAN PREPARED FOR CHRISTOPHER A. CASEY & REBECCA GRAY-CASEY, LAND OF THOMAS H. LORDEN, TAX MAP 49 LOT 2, MILFORD, NEW HAMPSHIRE" SCALE: 1" = 60' DATED APRIL 24, 2014 PREPARED BY MERIDIAN LAND SERVICES, INC. (HCRD PLAN No. 38049).

NOTES:

- THE OWNER OF RECORD OF LOT 49-2 IS THE CASEY LIVING TRUST, CHRISTOPHER A. CASEY & REBECCA GRAY-CASEY, CO-TRUSTEES, 51 SARGENT ROAD, HOLLIS, NH 03048. TITLE REFERENCE TO LOT 49-2 IS HCRD BOOK 8657 PAGE 0004, DATED MAY 1, 2014. LOT 49-2 HAS THE BENEFIT OF AN ACCESS & UTILITY EASEMENT OVER LOT 49-4-9. SEE HCRD BOOK 8634 PAGE 1567 DATED JANUARY 4, 2014.
- THE OWNERS OF RECORD OF LOT 49-3-7 ARE BRET P. & MAUREEN B. JEPSON, 252 STABLE ROAD, MILFORD, NH 03055. TITLE REFERENCE TO LOT 49-3-7 IS HCRD BOOK 8654 PAGE 0832, DATED AUGUST 30, 1995. LOT 49-3-7 IS SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS & RESERVATIONS DATED MAY 17, 1994, RECORDED AT HCRD BOOK 5631 PAGE 1847 AND A DRAINAGE EASEMENT TO BENEFIT THE TOWN OF MILFORD, AS SHOWN ON REFERENCE PLAN NO. 1.
- THE OWNER OF RECORD OF LOT 49-3-18 IS THE PAUL & JANICE BARTOLOMUCCI REVOCABLE TRUST, PAUL L. & JANICE BARTOLOMUCCI, TRUSTEES, 204 STABLE ROAD, MILFORD, NH 03055. TITLE REFERENCE TO LOT 49-3-18 IS HCRD BOOK 8355 PAGE 1523, DATED SEPTEMBER 30, 2011. LOT 49-3-18 IS SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS & RESERVATIONS, SEE HCRD BOOK 5651 PAGE 0966 DATED AUGUST 17, 1995. SEE ALSO HCRD BOOK 5663 PAGE 0505 DATED OCTOBER 2, 1995.
- THE INTENT OF THIS PLAN IS TO REVISE THE COMMON LINE BETWEEN LOTS 49-2, 49-3-7 AND 49-3-18.
- ZONING DISTRICT IS RESIDENCE R (RURAL). MINIMUM LOT FRONTAGE IS 200 FEET. MINIMUM LOT AREA IS 2,000 ACRES. BUILDING SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR. THERE IS ALSO A 25' SETBACK FROM THE WETLAND SOILS. THE SITE ALSO LIES WITHIN THE LEVEL 1 GROUND WATER PROTECTION DISTRICT AND WILL COMPLY WITH THE RULES AND REGULATIONS OF THAT DISTRICT.
- THE LOTS DO NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANEL 478 OF 701, COMMUNITY-PANEL NO. J3011C 0478D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- THE BOUNDARY INFORMATION SHOWN FOR LOTS 49-3-7 AND 49-3-18 WAS DEVELOPED FROM REFERENCE PLAN 1. THE BOUNDARY INFORMATION SHOWN FOR LOT 49-2 WAS DEVELOPED FROM REFERENCE PLAN 2.
- LOT AREAS BEFORE AND AFTER ADJUSTMENT:

LOT #	BEFORE ADJUSTMENT	AFTER ADJUSTMENT
49-2	16.325 ACRES (711,105 SQ FT)	15.171 ACRES (660,864 SQ FT)
49-3-7	7.992 ACRES (348,155 SQ FT)	8.344 ACRES (363,448 SQ FT)
49-3-18	4.290 ACRES (188,875 SQ FT)	5.092 ACRES (221,823 SQ FT)

9. PARCEL 'A' IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, BUT IS TO BE ANNEXED TO AND BECOME A PART OF LOT 49-3-7. PARCEL 'B' IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT, BUT IS TO BE ANNEXED TO AND BECOME A PART OF LOT 49-3-18.

OWNERS' SIGNATURES LOT 49-2:

CHRISTOPHER A. CASEY, TRUSTEE	DATE
REBECCA GRAY-CASEY, TRUSTEE	DATE

OWNERS' SIGNATURES LOT 49-3-7:

BRET P. JEPSON	DATE
MAUREEN B. JEPSON	DATE

OWNERS' SIGNATURES LOT 49-3-18:

PAUL L. BARTOLOMUCCI, TRUSTEE	DATE
JANICE BARTOLOMUCCI, TRUSTEE	DATE

APPROVED

MILFORD, NH PLANNING BOARD

APPROVAL #:

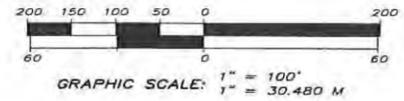
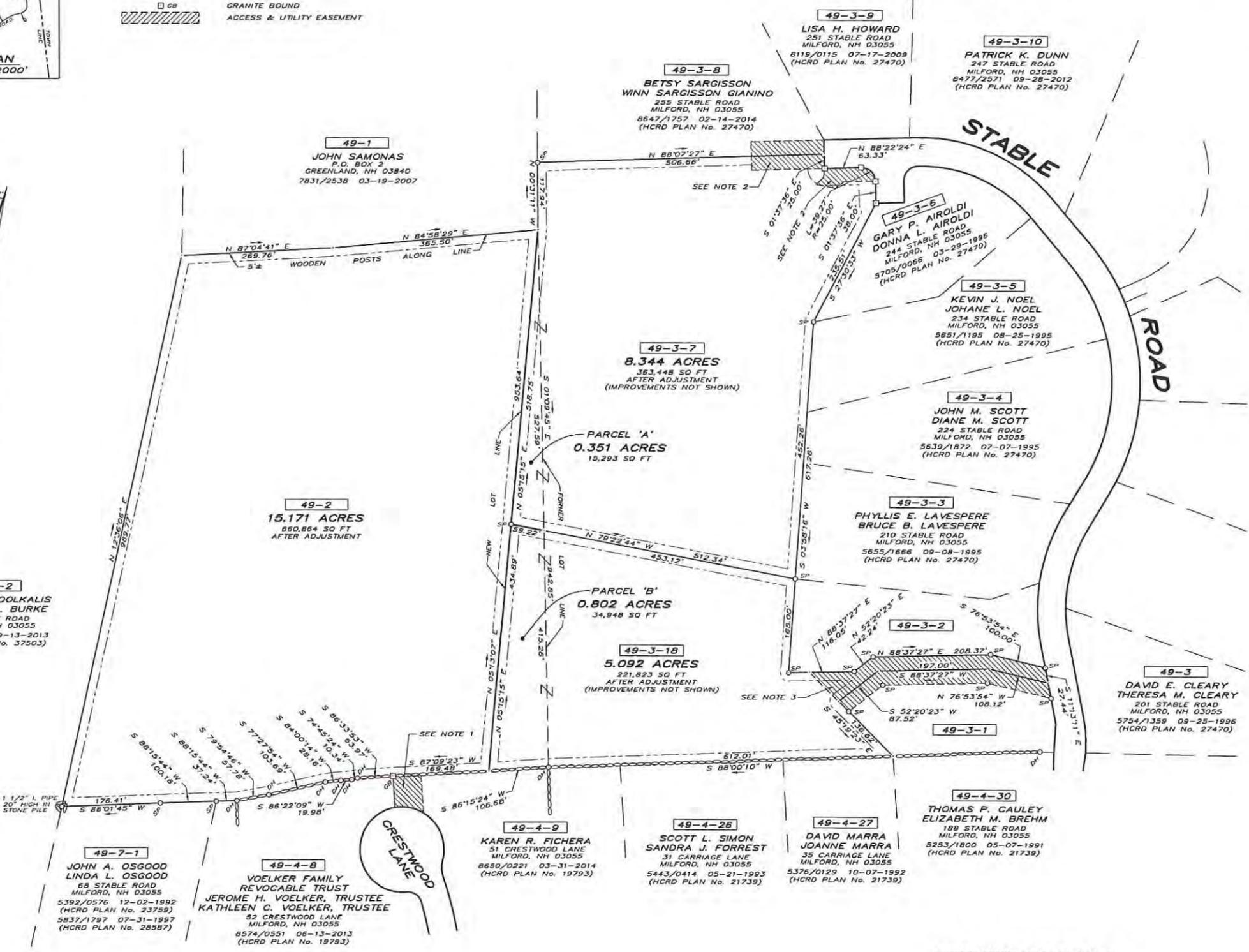
DATE APPROVED:

SIGNED: CHAIR DATE

LOT LINE ADJUSTMENT
PLAN OF LAND
LOT 49-2
CASEY LIVING TRUST
LOT 49-3-7
BRET P. JEPSON
MAUREEN B. JEPSON
LOT 49-3-18
THE PAUL & JANICE
BARTOLOMUCCI
REVOCABLE TRUST
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 100' JANUARY 19, 2015

MONADNOCK SURVEY, INC. LAND SURVEYORS AND PLANNERS
WILTON STATION - 99 MAIN ST. - PO BOX 607 - WILTON, N.H. 03086
TEL: (603) 654-2345 FAX: (603) 654-8994 WWW.MONADNOCKSURVEY.COM



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON RECORDED SURVEYS WITH A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

JANUARY 19, 2015
DATE

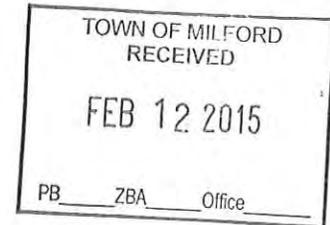
REV	DATE	DESCRIPTION	DR	CK
FILE	1742	TYPE	LLA	IDX 1742LLA420
			FB	



COMPREHENSIVE
ENVIRONMENTAL
INCORPORATED

February 11, 2015

Ms. Jodie Levandowski, Town Planner
Office of Community Development
Town of Milford
1 Union Square
Milford, NH 03055-4240



- Engineering
- Design
- Construction
- Inspection

RE: REVIEW OF TRAFFIC STUDY, ROADWAY & DRAINAGE DESIGN
BOYNTON HILL ESTATES
SAN-KEN HOMES, INC.

Dear Ms. Levandowski:

Responsive
service,
cost-effective
solutions,
technical
excellence

The Milford Planning Department has requested Comprehensive Environmental Inc (CEI) to review the traffic study, roadway design, drainage design and supporting drainage calculations as depicted in the design plans and associated documentation for the proposed consolidation and open space subdivision of tax map 45 lots 3, -17 & -18 and map 40 lot 104-4 in Milford, NH. This letter summarizes CEI's comments on traffic, roadway and subdivision design in accordance with the Milford Development Regulations, and DPW Infrastructure Design, Construction and Administration Standards and the management of stormwater in compliance with the Milford Stormwater Management and Erosion Control Regulations.

CEI has based its review on a visit to the site and the following information furnished to the Planning Department:

- Drainage & Flooding
- Energy & Sustainability
- Hazardous Waste
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- A. Drawings entitled "Boynton Hill Estates, Mile Slip & Boynton Hill Roads, Milford, New Hampshire" dated December 22, 2014, prepared by Fieldstone Land Consultants, PLLC. The plan set include 28 sheets of drawings.
- B. Traffic study calculations and related documentation for the project included in a report entitled "Traffic Impact Assessment, Proposed Residential Subdivision, Milford, New Hampshire" dated December 2014, prepared for San-Ken Homes, Inc., prepared by Stephen G. Pernaw & Company, Inc.
- C. Drainage calculations and related documentation for the project included in a report entitled "Storm Water Management Report, Boynton Hill Estates (Open Space Subdivision), Tax Map 45, Lot 3, 17, 18 & Tax Map 40-108-4, Boynton Hill & Mile Slip Roads, Milford, NH" dated December 22, 2014, prepared for San-Ken Homes, Inc., prepared by Fieldstone Land Consultants, PLLC.



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CEI offers the following comments regarding the documentation of the proposed site plan.

General

1. Test pit log forms should be provided. Specifically test pits in the vicinity of stormwater BMPs. Specific soils encountered should be logged.
2. Headwalls outside of the roadway profile do not have cross-section views to provide invert elevations, lengths, slopes, or pipe size information.
3. The headwall detail chart should include dimensions for 6-inch pipe for the proposed underdrain headwalls.
4. The riprap pad sizes shown on the plans do not depict the sizes calculated in Section 3.1 of the Stormwater Management Report.
5. The riprap sizing calculations in Section 3.1 of the Stormwater Management Report do not match the dimensions and stone size shown in the rip-rap outlet protection detail.
6. Stockpile areas, stump composting areas, and snow management areas have not been depicted on the plans.
7. Minimum lot size and road frontage zoning requirements have not been met for the Residence "R" District. Any zoning exemptions requested must be listed.
 - a. Minimum 2.0 acre lot size required.
 - b. Minimum 200-foot road frontage required.
8. The construction sequence should consider the installation of the wetland culverts prior to the construction of the roadway.
9. Treatment swale TS-2 is labeled as TS-1 on the Plan & Profile.
10. Reach 119-R is mislabeled on the Post-Development Drainage Area Plan.
11. The invert into DMH-5 from the 15-inch CPP is mislabeled.

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12. The linear footage of CPP between headwalls HW-12 & -13 is not labeled correctly on the profile.

13. Information regarding HW-5 is mislabeled as HW-4 on the profile.

Traffic Study

1. The Traffic Study concludes that the required stopping sight distances at the intersection of Mile Slip Road and the proposed extension of Boynton Hill Road are obtainable with “re-grading of the side slopes on both sides of the proposed roadway.” Have the noted re-grading requirements been met on the proposed site plan?
2. The Appendix B: Automatic Traffic Recorder Counts specifies an average daily volume of 871 vehicles per day. The Appendix F: Seasonal Adjustment Factors/ Historical Growth Rates uses an annual average daily traffic of 800 vehicles per day when calculating growth rates.
3. It appears the Town has concerns with the existing intersection of Mile Slip Road and Mason Road. The traffic analysis has projected the increase of approximately one vehicle per minute during the worst-case PM peak hour period. It would be beneficial to the Town to provide recommendations for a redesign at this intersection to improve sight distances and the safety of the intersection.

Roadway Design

1. The roadway width for a local road shall be 22-foot wide with 4-foot shoulders. The roadway width shown on the Plan & Profile sheets scales to 22-foot wide, however the subdivision street detail shows the roadway 20-foot wide.
2. The design engineer should ensure that all roadside ditches and swales shown on the Plan & Profile sheets that are 5% or greater are lined with riprap.
 - a. The drainage ditch at the intersection of Mile Slip Road and the proposed Boynton Hill Road extension will require riprap.
 - b. A detail of the riprap lined ditch should be added to the plan.
3. A detail of the proposed guiderail is required.

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4. How will driveway access to the existing house on parcel 45-18 be provided?
5. A detail of the piping beneath the proposed driveways which cross the roadside ditches should be provided. Calculations demonstrating the piping is adequately sized should be included.
 - a. The typical driveway detail calls for 15-inch diameter piping, note #2 calls for a minimum pipe diameter of 12-inches. A consistent size should be determined based on required pipe capacity calculations.

Stormwater Management Calculations and Analysis

1. Pending satisfactory resolution to the following comments, the calculations presented indicate that the stormwater management system controls post-development peak rates of runoff to less than or equal to pre-development levels for the 2, 10, 25, and 50-year storms.
2. An overview Post-Development Drainage Area Plan at the same extents as the Pre-Development should be provided in order to verify all subcatchments.
3. The design engineer should specify the assumption made for calculating new impervious area associated with individual lots, home and driveway construction. These typical impervious areas should be accounted for in the modeling calculations to best represent ultimate conditions.
4. Post-development stormwater BMP land cover type should be modeled as grassed areas.
5. The infiltration basin calculations credit an exfiltration rate of 1-inch per hour for each basin. The field testing results or calculations for this exfiltration rate should be documented.
6. The majority of test pits in the vicinity of the infiltration basins show seasonal high water approximately 2-3 feet below the ground surface. Several of the proposed infiltration basins will be excavated below the existing ground surface, cuts within the existing slope will be greater than 2-3 feet in depth. It should be verified that the proposed basins will not be exposed to standing groundwater or seepage from the proposed basin side slopes. Infiltration basins will need to demonstrate the required separation to groundwater.



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7. The callouts on the Plan & Profile sheets for stone check dams should specify “temporary” status. Otherwise, calculations should be performed to ensure the size of the crushed stone used for the check dams is sufficient to withstand design storm runoff velocities.
8. Basin bottom areas labeled on the Plan & Profile sheets do not match the model stage-storage areas for all basins. This will affect storage volume and exfiltration volume results.
9. DB-1 has been modeled to a maximum elevation of 568.0’, the plans show the top of berm elevation to 566.0’.
10. The length and dimensions of TS-4 are not consistent between the BMP worksheet, model, and plans.
11. The proposed culvert pipes between headwalls HW-6 & -7 and HW-8 & 9 require sizing calculations to ensure runoff will flow unimpeded as currently modeled. These crossings appear on the USGS maps as jurisdictional streams. These crossings will need to be designed to meet the requirements of the New Hampshire Stream Crossing Guidelines in association with the State of New Hampshire Programmatic General Permit, issued by the Army Corps of Engineers.
12. The outlet from Pond E3P is modeled as a 4-foot long by 1-foot breadth weir, this appears to be the same location as the culvert located at headwalls HW-8 & 9.
13. It appears proposed subcatchment 306 should be routed through HW-6 & 7. The time of concentration line for subcatchment 306 should be shown.
14. It appears the proposed overland flow from reach 113-R should be routed through TS-8 (116-R) to fully model the capacity of the swale.
15. Will the flow path from the outlet of detention basin DB-2 (reach 4-R) affect the existing home on parcel 40-107-1? The design engineer should consider extending the proposed riprap outlet pad and level spreader further west to ensure the proposed flow path mimics the existing condition path exactly.
16. Catch basin CB-1 is modeled with an outlet of 24-inch wide by 8-inch high vertical orifice/grate, should this be modeled as horizontal? Catch basins CB-2, 3 & 4 are not modeled with any outlet controls.



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Stormwater Management System Design

1. Typical details and cross-section views of the stormwater BMP: infiltration basins, detention basins, and pocket pool are required to illustrate basin side slope and floor treatments.
2. Detention basin DB-1 is located within the 25-foot buffer of an existing stream and wetland area. Based on the close proximity and the proposed grade change there is high potential for continuous drainage of the nearby wetland through the proposed basin side slopes. Additionally, the proposed crossing from HW-2 to HW-3 may pond water upstream causing a redirection of the stream through the lower elevation DB-1. The location of this detention basin should be reconsidered.
3. Flow must enter at the inlet of a swale in order to receive full credit for treatment of runoff. Only portions of subcatchments flow through the full length (minimum 100-feet) of the treatment swales.
 - a. Treatment swales shall be 4- to 8-feet wide at the bottom in order to receive treatment credit.
 - b. 1-foot of free board is required within the treatment swale.
4. All wetland crossings should be designed to meet the New Hampshire Stream Crossing Guidelines in association with the State of New Hampshire Programmatic General Permit, issued by the Army Corps of Engineers.
 - a. In some cases the current design proposes 18-inch diameter pipes at crossings which are modeled as 10-foot wide streams.
 - b. Stream crossing sizing should not only meet flow capacity but stream continuity, resource area benefits, wildlife and aquatic organism passage, etc. as outlined in the New Hampshire Stream Crossing Guidelines.
 - c. The width of the proposed structure is typically 1.2 times the bankfull width of the stream plus 2-feet.
 - d. Ambient streambed material is typically used to embed a closed bottom structure, 2-foot minimum. The substrate within the structure should match that of the natural stream channel. Cobbles and boulders similar to upstream and downstream conditions should be used.
 - e. Angular riprap materials should not be used at the inlets or outlets of the proposed stream/wetland crossings.

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- f. The design should ensure the inlet and outlet locations of the proposed culverts are aligned with the existing stream thalweg.
5. Wetland crossings and existing streams should not be routed through closed drainage systems, as currently designed at DMH-5. The New Hampshire Stream Crossing Guidelines should be used when designing crossings. The openness ratio should be met to the maximum extent practicable to aid in wildlife passage.
6. As currently designed, flow from outlet structure headwalls generally discharges to steep wooded slopes, these areas have high potential for channelization and erosion. The use of level spreaders in these cases should be examined.
 - a. Discharge from outlet structure headwalls should be directly connected to the ultimate conveyance system of the stormwater, such as the town's existing drainage system or existing wetlands or streams.
 - b. Discharge should not be directed onto developed or potentially developable portions of existing or proposed private properties.
7. How will long-term maintenance access be provided to all stormwater management devices? Specifically: Pocket Pond PP1 and Forebay FB-1, Treatment Swales TS-3 and TS-7, the grass swale upstream of TS-4, and all headwalls.
8. DB-1 outlet structure should be designed to provide at least 1-foot of freeboard from the basin top of berm elevation.
9. At a minimum, spot grades should be provided at the two ends of proposed berms to clearly indicate elevations. Specifically treatment swales TS-2 and TS-3 to ensure flows do not bypass the treatment swales.
10. Proposed berms illustrated on the Plan sheets scale to a variety of widths. The diversion berm detail should label the top of berm width as a "minimum" of 2-feet.
11. Approximately 1-foot of cover is provided over the proposed 15-inch CPP drain line from FES-1 to DMH-2. The design engineer should ensure the pipe meets the manufacturer's minimum cover requirements and is design for H-25 loading.



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12. Wetland restoration techniques and specific wetland seed mixtures and plantings should be used to restore the affected areas.

13. Is there a known history of roadway overtopping at pond 10-P, the Mason Road culvert?

Erosion/Sediment Controls and Maintenance

1. A phasing plan is required and must be addressed on the plans.
2. The design engineer should consider adding notes/call-outs on the Plan & Profile sheets in specific areas where slope erosion blanket will be required.
3. A post-construction Operation and Maintenance Plan should be provided for all stormwater management devices. Including but not limited to: responsible parties, tasks to be completed, frequency of inspection and maintenance, inspection log form.

If you have any questions or comments regarding this report please contact me at (800) 725-2550 ext. 380.

Sincerely,

COMPREHENSIVE ENVIRONMENTAL INC

Scott C. Salvucci, P.E.
Project Engineer

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TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620
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STAFF MEMO

Date: February 17, 2015
To: Town of Milford Planning Board
From: Jodie Levandowski, Town Planner
Subject: **Red Oak Properties – Capron Rd;** Conceptual discussion for a major site plan to construct a four (4) building apartment complex with associated site improvements

Red Oak Properties is presenting preliminary information to the Planning Board detailing the proposed development of an approximate 25.7 acre vacant parcel located on Capron Road off of Nashua Street. The current state of the property is a mix of grass fields, wooded slopes and pockets of wet. Red Oak Properties is the present owner of Map 43/ Lots 55 & 57, the former Lorden Property.

The project as currently proposed includes a suggested layout of four (4) multi-family apartment buildings that contain a total of 126 units with main ingress and egress taken from Capron road. Site changes to the parcel include development of a 126 unit apartment complex proposed over several phases as well as new parking areas and structures, common areas, access roads, etc... As presented on the conceptual site plan, the front portion of the property is to be developed with three, multi-story, 30 unit building with affordable housing units along with one multi-story 36 unit building with luxury style residential units. Lot 43-55 is located within the Commercial 'C' District and lot 43-57 is located within the residence 'B' Zoning District. Multi-family development subject to municipal sewer and water is an allowable use within 'B' district. See below text from Section 5.03.4 Allowable Density of the Milford Zoning Ordinance.

5.03.4 ALLOWABLE DENSITY

Multi-family residences in the Residence "B" District shall adhere to the following conditions for development:

- A. Multi-family dwellings shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants.*
 - 1. Section Deleted. (2007)*
- B. In the conversion of an existing house to apartments or multi-family dwellings, a maximum of five (5) units per acre of land associated with the existing house shall be permitted, given the following conditions:*
 - 1. The proposal meets the standards set forth for maximum density 5.03.4, yard requirements 5.03.6 and usable open space 5.03.7. (1996)*

The proposed density meets the intent of the Zoning Ordinance at five units to the acre totaling an overall 125 units (25.7 acres x 5 units per acre = 128 units).

The concept plan has not been distributed for interdepartmental review as it is not yet a formal application. However, the applicant has meet with Public Works Director, Rick Riendeau regarding the project and he has provided a non-comprehensive list of concerns: Good opportunity for sidewalks on Capron Road, Road and drainage may need upgrades, treatment swales, possible redesign of connection to existing apartments.

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

No decisions on the proposed site plan can be made during this discussion; however, the applicant would like the Planning Board to voice their position on the proposed development.

Attached is the concept plan and project narrative for the proposed apartment complex.



January 30, 2015

Projective Narrative

PROPOSED MULTI-FAMILY MAJOR SITE DEVELOPMENT

Map 43; Lot 57

Capron Road, Milford, NH

Owner: Little Nell Trust

Developer: Mr. Ron Dupont of Red Oak Apartment Homes, Inc.

Red Oak Apartment Homes, Inc. of Milford, New Hampshire creates multi-family residential developments with the primary focus of providing housing for New Hampshire working families. The proposed multi-family major site development project seeks to increase the supply of affordable market rate and luxury housing, within in the Milford residential community. The proposed project will add enhance the local residential options by adding a total of four (4) new multi-story garden style buildings with associated site development infrastructure improvements. Three (3) buildings will each house thirty (30) affordable housing units, while the fourth (4th) building will house thirty-six (36) luxury style residential units with assigned carpports. The entire proposed community does not proposed any dead end private drives and includes pass through access from two different locations on Capron Road.

The undeveloped subject parcel is known as Tax Map 43; Lot 57 located on Capron Road within the Residence “B” District. The parcel’s physical features vary and include a large open and seasonally maintained field to the north along Capron Road with woodland occupying the remainder of the parcel from Capron Road to the southerly frontage along Route 101.



Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

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Based on the zoning regulations these multi-family dwellings are an acceptable use within the zoning district. The proposed 126 units will be a mix of 1 and 2 bedroom units, providing a blend of affordable and luxury rental units within the Milford community.

Other notable project specific features are summarized within the following proposal highlights;

- ❖ Municipal utility services – water, sewer, power, data, cable and gas
- ❖ Private onsite Drainage – self sustained and maintained state/local complaint stormwater infrastructure improvements
- ❖ Adequate onsite parking – proposed parking waiver from 2.0 to 1.5 per unit
- ❖ Onsite Sidewalks – Internally linked sidewalk system with connectivity to Capron Road
- ❖ Available open space – approximately 12.4 acres (48 %), far exceeding 30 % requirement