

December 19, 2024

Town of Milford
Planning Board
1 Union Square
Milford, NH 03055

Attn: Terrence Dolan, Town Planner

**Re: West Elm Street Gateway District Memorandum
McDonald's New Build
792 Elm Street
Milford, NH 03055**

Dear Mr, Dolan,

Pursuant to §6.07.2 of the Town of Milford Zoning Ordinance, the Applicant addresses the following design standards for The Milford Master Plan's vision for the gateway corridors site outlined in the Town of Milford Zoning Ordinance for the West Elm Street Gateway District listed in bold text with the support of the requests in regular text below:

§6.07.2.A. – Encourage and promote commercial, industrial and mixed use development sensitive to Milford's agricultural, architectural and historic heritage by preserving and enhancing the streetscape, the unique scenic vistas, views of the Souhegan River, and visual character of the corridor.

The proposed development takes into account the natural beauty of the corridor outlined in the General Provisions of the West Elm Street Gateway District ordinance by preserving the wooded areas to the maximum extent practicable and proposing additional landscaping to add to the visual character of the corridor. There are no existing structures on site, and the proposed development will not impact historic preservation of the property and area. The Souhegan River is located across Elm Street from the subject parcel, and as such the proposed development is not anticipated to impact views of the Souhegan River.

§6.07.2.B. – Encourage development to reflect the historic pattern of development in Town and enhance Milford's sense of community and place.

There are no historic structures located within the subject property area, and therefore, we anticipate the proposed develop will not have an adverse impact on the historic development in the Town of Milford. The proposed development enhances Milford's sense of community and place by providing a new development that reflects the character of the Town of Milford through implementation of "New England" style architectural features while providing employee opportunities and tax benefits to the Town of Milford.

§6.07.2.C. – Encourage attractive pedestrian scale development.

The proposed building is approximately 3,694 SF in area, one-story, and approximately 22' in height with traditional "New England" style architectural features described herein to provide an attractive pedestrian scale development. The proposed building is oriented so the front of the building is facing Elm Street and is placed as close to the street as feasible to preserve the existing stormwater management area at the front of the site along Elm Street. With the building placed in the center of the site and not directly adjacent to Elm Street, the building itself may appear smaller in scale.

§6.07.2.D. – Improve transportation efficiency, landscaping, stormwater management, traffic management, and parking.

The proposed development is anticipated to improve the stormwater management on site through the proposed closed-pipe drainage system with deep-sump, hooded catch basins and a hydrologically connected subsurface infiltration basin designed to meet all applicable standards outlined in the New Hampshire Stormwater Manual and the Milford Stormwater Management Ordinance. Regarding landscaping, the proposed development limits disturbance to the existing wooded areas on site as feasible and proposes landscaping including ±235 new plantings. A traffic impact assessment has been prepared as part of this submittal which concludes that the proposed development of the McDonald's restaurant with drive-thru will not have a notable impact on area traffic operations. Please refer to "Traffic Impact and Access Study" prepared by Chappell Engineering Associates, LLC for additional information.

§6.07.2.E. – Promote alternative modes of transportation, particularly pedestrian and biking.

Sidewalks proposed within the site are easily accessible to all users, provide connectivity within the interior of the site, and comply with the ADA requirements. Under existing conditions, there are no public sidewalks located on either side of this portion of Elm Street and a public sidewalk connection is not proposed as a result. Additionally, there are no existing bicycle routes or bike lanes within this portion of Elm Street or the neighboring properties, and no designated bicycle routes are proposed as part of this project. The project is not anticipated to generate high volumes of transit use and as such no future transit facilities are proposed at this time of this submission.

§6.07.2.F. – Promote development that reflects the intended character of Milford's residential, commercial, and industrial neighborhoods relative to height, lot coverage, and setbacks

The proposed development meets all zoning requirements relative to building height, setbacks, and lot coverage for the underlying Integrated Commercial Industrial (ICI) district and the West Elm Street Gateway Overlay District. The proposed development reflects the intended character of the Town of Milford through human scale development and the traditional "New England" style architectural features of the proposed building. The proposed development improves stormwater management on site, provides ±235 new plantings while preserving existing wooded areas to the maximum extent practicable,

provides employment opportunities and tax benefits to the Town, and is not anticipated to have an adverse impact on existing traffic operations in the area.

Pursuant to §6.07.6 of the Town of Milford Zoning Ordinance, the Applicant addresses the following Performance Standards for the West Elm Street Gateway District listed in bold text with the support of the requests in regular text below to demonstrate consistency with the specific site recommendations and general principles set forth in The Milford Master Plan and subsequent updates and Town of Milford West Elm Street Gateway District Design Guidelines (2011) prepared by Nashua Regional Planning Commission:

§6.07.6.B. – General Provisions

The proposed development takes into account the natural beauty of the corridor outlined in the General Provisions of the West Elm Street Gateway District ordinance. Specifically, wooded areas are proposed to be maintained to the maximum extent practicable, and the majority of existing site and project area exists as a vacant grass lot. Additionally, all proposed utilities are underground with the exception of the proposed propane tanks needed for gas service and the overhead wires needed in order to connect the electric and telecommunication services to an existing utility pole located on the opposite site of Elm Street. The project location is located approximately 0.5 miles to the Wilton Town Line and may contribute to providing a first impression of Milford's sense of place. As such, efforts to enhance the development to reflect Milford's sense of place were taken including architectural elements to reflect a traditional "New England" style.

§6.07.6.C. – Mixed Use Development

The proposed development does not propose a mixed-use development; therefore, this section is not applicable.

§6.07.6.D. – Commercial Development

The proposed development to construct a new McDonald's restaurant with drive-thru is appropriately scaled and provides traditional architectural features that foster Milford's sense of place. For example, the proposed 3,694 SF, one-story building is at a human scale. The building is placed as close to the street as feasible as to preserve the existing stormwater management area at the front of the site along Elm Street, but the building placement may assist in making the building appear smaller in scale. Proposed parking on site is places along all side of the building, however the parking at the front of the building is setback approximately 65.5' from the front property line and is screened by existing vegetation and proposed landscaping.

§6.07.6.E. – Mixed Use and Commercial – Design

The proposed development is consistent with the design standards for commercial use for the West Elm Street Gateway District consisting of building orientation, building massing, architecture, pedestrian scale, parking areas, existing structures, roof form, windows, building entrances, signage, and screening. The proposed building is oriented as such that the front of the building aligns with Elm Street. The proposed building is 1 story at approximately 22' in height and 3,694 SF in area which aligns with the scale of the neighboring buildings and is an appropriate size for consideration for pedestrians at the ground level. The proposed architecture aligns with the Town of Milford Zoning Ordinance and provides a traditional "New England" architectural style where feasible. While flat roofs are discouraged, the proposed flat roof is necessary to house the HVAC and rooftop equipment and provide proper spacing between equipment, and the proposed roofline is broken to provide architectural contrast surrounding key features of the building. The proposed roofline. The proposed building provides an abundance of windows along the front of the building facing Elm Street and are visible from the dining area of the building. The proposed building entrances are clearly defined using varied architectural elements including raised parapets and contrasting materials. The proposed building signage complies with the Town of Milford Sign Ordinance. The proposed HVAC and rooftop equipment are screened by a cornice and metal fascia. There are no existing structures on site, and the proposed development will not impact historic preservation of the property and area.

§6.07.6.F. – Mixed Use and Commercial – Traffic Standards

The proposed development project proposes one (1) full access drive to the abutting Circle K parking lot through an access easement to the West of the subject property. The Circle K lot has an existing access point to Elm Street which is proposed to remain and not be altered. The use of the shared access to Elm Street reflects the goals of the West Elm Street Gateway District to provide interconnectivity. Furthermore, an area for a future driveway connection to the abutting lot to the east is proposed as part of this project should a future connection be needed. Sidewalks proposed within the site are easily accessible to all users, provide connectivity within the interior of the site, and comply with the ADA requirements. Under existing conditions, there are no public sidewalks located on either side of this portion of Elm Street and a public sidewalk connection is not proposed as a result. Additionally, there are no existing bicycle routes or bike lanes within this portion of Elm Street or the neighboring properties and no designated bicycle routes are proposed as part of this project. The project is not anticipated to generate high volumes of transit use and as such no future transit facilities are proposed at this time.

§6.07.6.G. – Industrial Development

The proposed development does not propose an industrial use; therefore, this section is not applicable.

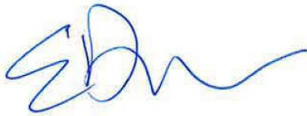
§6.07.6.H. – Campus Style Development

The proposed development does not propose a campus style development; therefore, this section is not applicable.

We trust the provided information is sufficient for your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact me at 508-480-9900.

Sincerely,

BOHLER

A handwritten signature in blue ink, appearing to read 'EDW' with a stylized flourish.

Eric Dubrule, PE

A handwritten signature in blue ink, appearing to read 'Connor Ennis' in a cursive style.

Connor Ennis