



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

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**STAFF MEMO**

**Date:** April 7, 2021  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SD2021-06 Chappell Properties, LLC (owners), 454 NH Route 13 South, Map 48, Lots 7 &8.**  
Public Hearing for a lot line adjustment and minor subdivision adjusting the boundaries of one (1) lot and adding one (1) new lot to parcels zoned Integrated Commercial-Industrial.

**BACKGROUND:**

The applicant is before the Planning Board seeking approval of a lot line adjustment to Map 48, Lot 7 enlarging it from 1.083 acres to 1.533 acres and a minor subdivision, creating new lot Map 48 Lot 8-1 off of existing lot Map 48 Lot 8.

**ADDRESS:**

459 NH Route 13 South

**EXISTING USE:**

The properties are currently utilized as: lot storage of tractors and other powered equipment, the showroom building for Souhegan Valley Motorsports, and a Security Self-Storage facility.

**LOT AREA:**

Lot	Old Size	New Size	Minimum Lot size
48-7	1.083 acres	1.533 acres (66,765 sf)	0.91 ac (40,000 sf)
48-8	2.740 acres	1.298 acres (56,522 sf)	0.91 ac (40,000 sf)
48-8-1	N/A	0.921 acres (40,140 sf)	0.91 ac (40,000 sf)

**APPLICATION STATUS:**

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

**NOTICES:**

Notices were sent to all property abutters on February 24, 2021.

**ZONING DISTRICT/INFORMATION:**

The subject property is within the Integrated Commercial-Industrial (ICI) District: The intent of the Integrated Commercial-Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur.

Each of the lots in both their existing states and new configurations meet the lot sizes and frontages as required by *Milford Zoning Ordinance § 5.08.4*. The new configuration of lot 48-7 after the lot line adjustment will have frontage more consistent with the intent of the Z.O. than the previous lot did. Existing Lot 48-8 and new Lot 48-8-1 will both meet the size and frontage requirements after the minor subdivision.

**EXISTING CONDITIONS:**

The subject property, Tax Map 48, Lots 7 & 8 are two currently configured commercial lots in a triangular configuration located just south of the NH-101 and Route 13 South intersection and east of Old Brookline Road. The parcels are

abutted by an isolated wetland, a single-family residence and across the street are similar commercial uses to these parcels. The properties are served via well and septic.

**TRAFFIC AND ACCESS MANAGEMENT:**

Vehicular ingress and egress to the property will not be altered from the current configuration which utilizes a primary access point along Route 13 South and a secondary access point offering access to the rear of the Souhegan Valley Motorsports building for loading and storage. "New" lot 48-8-1 will continue to be accessed from Old Brookline Road.

**OPEN SPACE/LANDSCAPING:**

13. "OPEN SPACE" AREA FOR PROPOSED LOT 48-7 IS 1.17± ACRES ACRES OR 100% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8 IS 0.53± ACRES OR 31% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8-1 IS 0.60± ACRES ACRES OR 65% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT.

**DRAINAGE:**

Although the project is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map Number 330096, dated September 25, 2009, the properties fall within the Milford Groundwater Protection Zone 1 Overlay.

There is no construction associated with the lot line adjustment or minor subdivision applications which affect drainage.

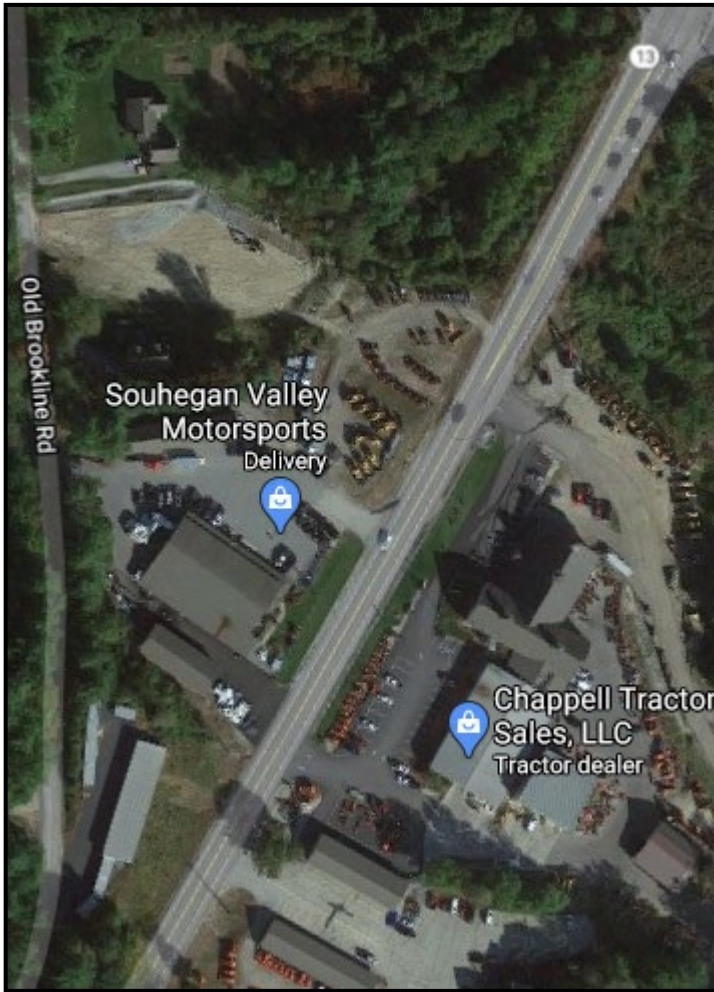
**PARKING: N/A**

**LIGHTING PLAN: N/A**

**BUILDING ELEVATIONS: N/A**

**STAFF RECOMMENDATIONS:**

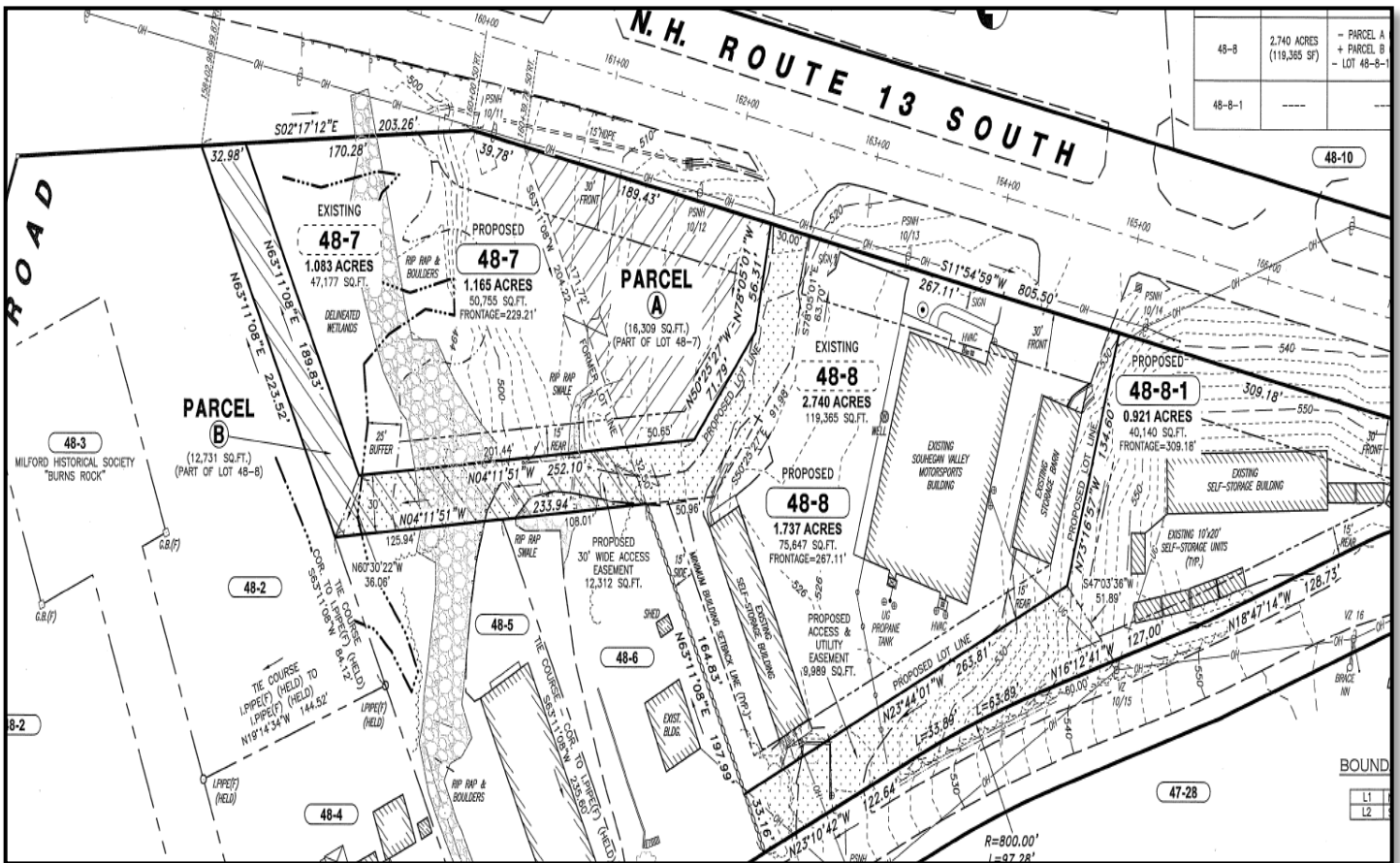
The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan. Staff finds that the majority of comments and recommendations by staff involve plan revisions that could be managed administratively prior to Board signature. Barring any/all input and recommendations from the Board, Staff recommends approving the application conditionally.



Existing Conditions



Lot Line Adjustment and Minor Subdivision Depiction



48-8	2.740 ACRES (119,365 SF)	- PARCEL A + PARCEL B - LOT 48-8-1
48-8-1	---	---

48-10

BOUND  
L1  
L2

EMERSON ROAD

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

48-19

48-32-3

REFERENCE PLANS:

- 1. "EXISTING CONDITIONS PLAN - TAX MAP 48 LOT 5 - (32 OLD BROOKLINE ROAD) - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF CHAPPELL PROPERTIES, LLC, SCALE 1"=30', DATED JULY 20, 2020, BY FIELDSTONE LAND CONSULTANTS, PLLC. AVAILABLE THROUGH THE TOWN OF MILFORD OFFICE OF COMMUNITY DEVELOPMENT.
2. "PLAN OF LAND OF PERLEY G. CHAPPELL - OLD BROOKLINE ROAD & ARMORY ROAD RELOCATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED OCTOBER 1976 AND REVISED JANUARY 1977, BY E.A. LEACH, RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #9842.
3. "CORRECTIVE TAKING PLAN - CONNECTOR ROAD - PREPARED FOR - STATE OF NEW HAMPSHIRE - AND - THE EBER AND TRUDY CURRIER FAMILY TRUST - TAX MAP LOT 48-14-2 - MILFORD, NEW HAMPSHIRE", SCALE 1"=20', DATED MARCH 27, 2007 AND REVISED APRIL 26, 2007, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #35925.
4. "BOUNDARY PLAN - GEORGE P. & PAULINE K. CHAPPELL - MILFORD, N.H., SCALE: 1"=200', DATED: JANUARY 31, 1980 & REVISED THROUGH MARCH 17, 1980 BY THOMAS F. MORAN, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #13079.
5. "LOT LINE ADJUSTMENT PLAN OF LAND - LOTS 48-9, 48-10 & 48-11 - CHAPPELL PROPERTIES, LLC - MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED MAY 22, 2000, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #30655.

REFERENCE PLANS (CONTINUED):

- 6. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - F 018-1 (4) - N.H. PROJECT NO. P-7259B - CONTRACT NO. 1 - TOWNS OF MILFORD-AMHERST - COUNTY OF HILLSBOROUGH", SHEETS 73 OF 499 (1970).
7. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - RF 010-1(11) - N.H. PROJECT NO. P-7105A - N.H. ROUTE 101 - HORACE GREELY HIGHWAY - TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 67, 68 & 72 OF 375 (1972).
8. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - NO. S-17(3) - N.H. PROJECT NO. P-2438 - N.H. ROUTE 101 - BABOOSIC ROAD - TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 9 THRU 11 OF 78 (1954).
9. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION - CONSTRUCTION PLANS - FEDERAL AID PROJECT - X-A000(938) - N.H. PROJECT NO. 15743 - N.H. ROUTE 101, TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 44 & 45 OF 49.

LEGEND:

- RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVED ROAD
EDGE OF GRAVEL ROAD
GRANITE CURB LINE
STONE WALL
EDGE OF TREE LINE
EDGE OF WETLANDS
WETLANDS BUFFER LINE
CHAIN-LINK FENCE
GUARDRAIL
FORMER TRACT LINE
CULVERT OR DRAIN LINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
GRANITE BOUND FOUND
IRON PIN FOUND
IRON PIPE FOUND
UTILITY POLE & GUY
CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)
DROP INLET
SINGLE SIGN POST
BOLLARD
FLAG POLE
TAX MAP & LOT NUMBER

LOT REVISION AREA CHART

Table with 4 columns: LOT NO., EXISTING AREA, PROPOSED CHANGE, REVISED AREA. Rows include lots 48-7, 48-8, and 48-8-1 with their respective area changes.

NOTES:

- 1. THE OWNER OF RECORD FOR MAP 48 LOTS 7 & 8 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR LOT 48-7 IS BK.8283 PG.1191 DATED JULY 11, 2000. THE DEED REFERENCE FOR LOT 48-8 IS BK.6129 PG.523 DATED JULY 9, 1999. BOTH ARE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP LOT 48-7 AND LOT 48-8 AND THEN SUBDIVIDE THE REVISED LOT 48-8 INTO TWO LOTS (SEE LOT REVISION AREA CHART AT LEFT).
3. THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE DEEDS AND THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY 2021. THE HORIZONTAL ORIENTATION IS BASED ON THE H.C.R.D. PLAN #13079 (NH GRID). THE VERTICAL DATUM IS ASSUMED.
4. THE AREA OF EXISTING LOT 48-7 IS 1.083 ACRES OR 47,177 SQ.FT. WITH 39.78 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH. THE AREA OF EXISTING LOT 48-8 IS 2.740 ACRES OR 119,365 SQ.FT. WITH 765.72 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH AND 609.59 FT. ALONG OLD BROOKLINE ROAD. SEE LOT REVISION AREA CHART LEFT FOR PROPOSED LOT CHANGES.
5. ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (IC).

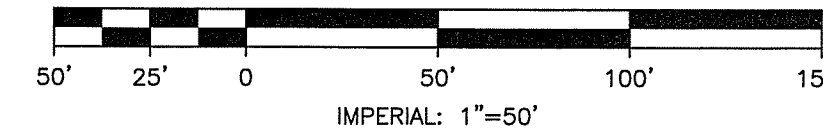
Table with 5 columns: DISTRICT, REQUIRED WITH SEWER & WATER, REQUIRED, NO SEWER & WATER, EXISTING BEFORE LLADJ LOT 48-7, EXISTING BEFORE LLADJ LOT 48-8. Rows include MIN LOT AREA, MIN LOT FRONTAGE, MIN FRONT SETBACK, etc.

- 6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2021.
7. JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019.
8. ACCESS TO THE LOTS ARE FROM EXISTING DRIVEWAYS. NO NEW ACCESS IS PROPOSED.
9. THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009.
10. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY AREA.
11. SOIL TYPE FOR THE ENTIRE SITE IS CmC, CANTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 8% AND 15%.
12. THE LOTS ARE CURRENTLY SERVICED BY OVER-HEAD & UNDERGROUND UTILITIES, AN UNDERGROUND PROPANE TANK AND AN ON-SITE WELL.
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14. THE LOTS MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE (SEE NH DEPARTMENT OF PUBLIC WORKS PROJECT NO. S-17(3), DATED 1953.
15. N.H.D.E.S. SUBDIVISION APPROVAL IS PENDING.

BOUNDARY LINE CHART:

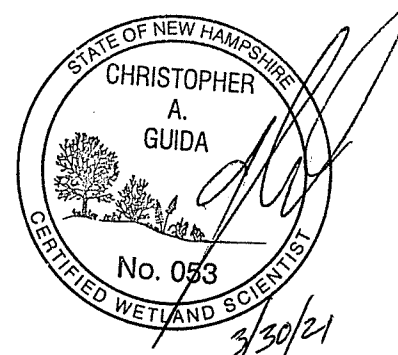
Table with 3 columns: L1, L2, and values for N37°59'34"W 18.71' and S39°00'26"W 35.00'.

GRAPHIC SCALE



ABUTTER INFORMATION:

- MAP 47 LOT 27-31 ASHLEY COMMONS HOMEOWNER'S ASSOC.
MAP 48 LOT 4 CHARLES JR. & DEANNA CARTER
MAP 48 LOT 9 BRADCORE HOLDINGS LLC
MAP 48 LOT 14-3 CURRIER'S SELF STORAGE, LLC
MAP 48 LOT 19 COREY R. & SARAH J. CHAPPELL
MAP 47 LOT 28 DEBORAH BARSS & BARRY F. BUCK
MAP 48 LOT 5 CHAPPELL PROPERTIES, LLC
MAP 48 LOT 6 CHAPPELL PROPERTIES, LLC
MAP 48 LOT 11 NATHAN A. & KATIE D. BALL

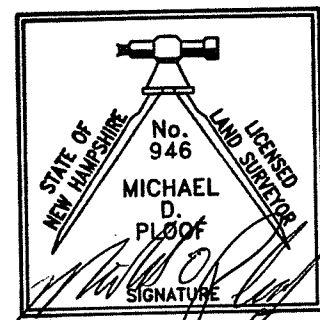


CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST, 2019.

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3/30/2021

OLD BROOKLINE ROAD
VARIABLE WIDTH R.O.W. - PAVED ROAD - 24'± WIDE

LOT LINE ADJUSTMENT & SUBDIVISION PLAN
TAX MAP 48 LOTS 7 & 8
(459 NH ROUTE 13 SOUTH)
MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES, LLC
454 NH ROUTE 13 SOUTH, MILFORD, NH 03055

SCALE: 1"=50' FEBRUARY 16, 2021

Surveying Engineering Land Planning Permitting Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
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EMERSON ROAD

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

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Revision table with columns: REV., DATE, DESCRIPTION, C/O, DR, CK. Row 1: A 03/26/21 REVISE PROPOSED LOTS, ADD NOTE #13.

LOT LINE ADJUSTMENT & SUBDIVISION PLAN TAX MAP 48 LOTS 7 & 8 (459 NH ROUTE 13 SOUTH) MILFORD, NEW HAMPSHIRE

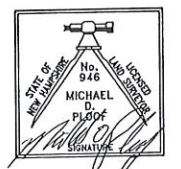
PREPARED FOR AND LAND OF: CHAPPELL PROPERTIES, LLC 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055

SCALE: 1"=50' FEBRUARY 16, 2021

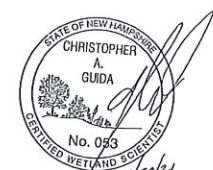
Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC logo and contact information: 206 Elm Street, Milford, NH 03055. Phone: (603) 672-5456. Fax: (603) 413-5456. www.FieldstoneLandConsultants.com

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 (LAN 503.04) 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.



3/30/2021



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MAP 47 LOT 28 DEBORAH BARSS & BARRY F. BUCK 57 OLD BROOKLINE ROAD MILFORD, NH 03055-3428 BK.6732 PG.1091 10/2/02 (57 OLD BROOKLINE ROAD)
MAP 48 LOT 4 CHARLES JR. & DEANNA CARTER 28 OLD BROOKLINE ROAD MILFORD, NH 03055-3427 BK.1786 PG.274 10/4/63 (26 OLD BROOKLINE ROAD)
MAP 48 LOT 5 CHAPPELL PROPERTIES, LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415 BK.8574 PG.1865 6/24/13 (32 OLD BROOKLINE ROAD)
MAP 48 LOT 6 CHAPPELL PROPERTIES, LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415 BK.7741 PG.1757 9/21/88 ONE BEDFORD FARMS BEDFORD, NH 03110-8524 BK.5594 PG.1615 (A-7) 11/25/94 (14 ARMOY ROAD) HCRD PLAN #9842
MAP 48 LOT 9 BRADCORE HOLDINGS LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415 BK.7551 PG.2791 9/23/05 (454 NH ROUTE 13 SOUTH) HCRD PLAN #30655
MAP 48 LOT 10 CHAPPELL PROPERTIES, LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415 BK.5637 PG.833 6/29/95 BK.6156 PG.917 1/2/98 (468 NH ROUTE 13 SOUTH) HCRD PLAN #30655
MAP 48 LOT 11 NATHAN A. & KATIE D. BALL REV. TRUST OF 2017 NATHAN A. & KATIE D. BALL, TRUSTEES 478 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415 BK.8944 PG.2300 2/8/17 (478 NH ROUTE 13 SOUTH) HCRD PLAN #30655
MAP 48 LOT 14-3 CURRIER'S SELF STORAGE, LLC P.O. BOX 881 MILFORD, NH 03055-0881 BK.8972 PG.2362 5/31/17 (485 NH ROUTE 13 SOUTH) HCRD PLAN #35925
MAP 48 LOT 19 COREY R. & SARAH J. CHAPPELL 17 FEDERAL HILL ROAD MILFORD, NH 03055-0424 BK.8836 PG.1185 3/9/16 (17 FEDERAL HILL ROAD)
MAP 48 LOT 32-3 STATE OF NEW HAMPSHIRE D.O.T. - R.O.W. 29 HAZEN DRIVE CONCORD, NH 03301 BK.2152 PG.132 8/7/71 (NH ROUTE 13 SOUTH) HCRD PLAN #35925

BOUNDARY LINE CHART:

Table with columns: L1, L2, bearing, distance. L1: N37°59'34"W 18.71'. L2: S39°00'28"W 35.00'.

