

LOCUS PLAN 1"=500'+/-

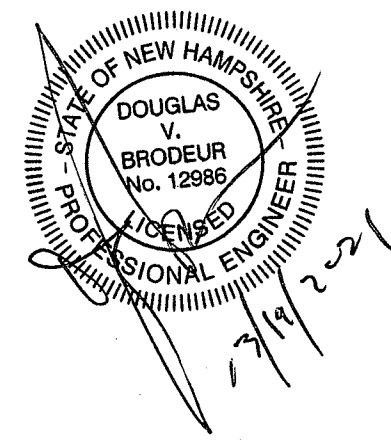
**PLAN INTENT:**  
 THE PURPOSE OF THIS PLAN IS TO SHOW A USE CONVERSION OF THE PROPERTY AS FOLLOWS:

1. CONVERT THE EXISTING BOAT STORAGE YARD INTO AN EQUIPMENT AND MATERIALS STORAGE YARD, AS SHOWN HEREON;
2. CONVERT A PORTION OF THE EXISTING PARKING TO MATERIAL STORAGE, EQUIPMENT AND VEHICLE PARKING, AS SHOWN HEREON;
3. CONVERT THE EXISTING BUILDING AS FOLLOWS:
  - EXISTING: 4,300 SF GARAGE/WAREHOUSE AND 2,900 SF RETAIL SPACE [7,200 SF TOTAL]
  - PROPOSED: 3,435 SF GARAGE/WAREHOUSE, 865 SF OFFICE SPACE AND 2,900 SF RETAIL SPACE [7,200 SF TOTAL]

- PLAN NOTES:**
1. OWNER OF RECORD: MAP 15 LOT 15-1 (1 WESTCHESTER DRIVE) STARBOARD TACK, LLC 1 WESTCHESTER DRIVE MILFORD, NH 03055-3056 BK/PG 7251/0410 (06/04/2004)
  2. APPLICANT: SHATTUCK PAVING C/O RON SHATTUCK 188 ELM STREET MILFORD, NH 03055
  3. THE SUBJECT PARCEL IS INDICATED AS MAP 15, LOT 15-1 ON THE TOWN OF MILFORD TAX ASSESSORS MAPS.
  4. THE TOTAL AREA OF THE SUBJECT PARCEL IS 4.4± AC
  5. THE SUBJECT PARCEL IS LOCATED IN THE INDUSTRIAL (I) ZONING DISTRICT.
  6. DIMENSIONAL REQUIREMENTS FOR THE INDUSTRIAL (I) ZONING DISTRICT:

ZONING SUMMARY TABLE		
ITEM	REQUIRED	PROVIDED
LOT SIZE	N/A (SEE NOTE 8)	4.4 AC.
FRONTAGE	N/A (SEE NOTE 8)	SEE NOTE 8
FRONT YARD SETBACK	30 FT	54 FT
REAR YARD SETBACK	15 FT	185 FT
SIDE YARD SETBACK	15 FT	185 FT
OPEN SPACE %	30%	46%±
MAX BUILDING HEIGHT	40 FT	--
WETLAND BUILDING SETBACK	25 FT (50 FT)	286 FT

7. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.
8. THE PARCEL IS SERVICED BY MUNICIPAL WATER AND SANITARY SEWER, WITH NO MINIMUM LOT SIZE OR FRONTAGE REQUIREMENT. APPROXIMATE FRONTAGE IS 684± FEET ON ELM STREET AND 306± ON WESTCHESTER DRIVE.
9. FEMA DFIRM PANEL NO. 33011004580, DATED 09/25/2009, GRAPHICALLY DEPICTS A PORTION OF THE PARCEL WITHIN ZONE X AND ZONE AE.
10. THE PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION DISTRICT AS INDICATED ON THE TOWN OF MILFORD GIS DATABASE.



**CHANGE OF USE SITE PLAN**  
 PREPARED FOR:  
**SHATTUCK PAVING**  
 TAX MAP 15 LOT 15-1  
 MILFORD, NEW HAMPSHIRE

SCALE: 1" = 40' APRIL 19, 2021

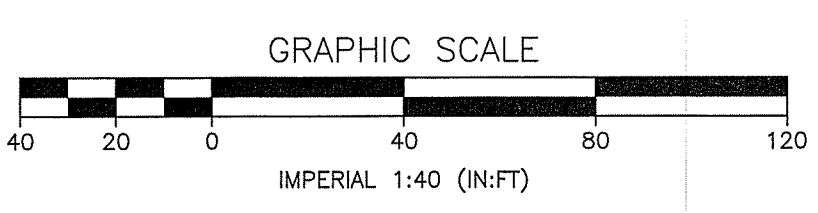
**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

**PARKING REQUIREMENTS:**  
 WAREHOUSE: 1 SPACE/1,000 SF  
 OFFICE: 3 SPACES/1,000 SF  
 RETAIL (<50,000 SF): 4 SPACES/1,000 SF

WAREHOUSE: 3,435 SF x 1 SPACE/1,000 SF = 3.4 SPACES  
 OFFICE: 865 SF x 3 SPACES/1,000 SF = 2.6 SPACES  
 RETAIL (<50,000 SF): 2,900 SF x 4 SPACES/1,000 SF = 11.6 SPACES

REQUIRED SPACES = 18 SPACES  
 (1 HANDICAP SPACES WITH MIN. 1 VAN ACCESSIBLE REQUIRED)

PARKING PROVIDED:  
 24 STANDARD PARKING SPACES  
 1 HANDICAP SPACES (1 VAN ACCESSIBLE)



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

**LEGEND:**

- AREA TO BE CONVERTED TO EQUIPMENT AND MATERIAL STORAGE
- AREA TO BE CONVERTED TO MATERIAL STORAGE, EQUIPMENT AND VEHICLE PARKING
- APPROXIMATE BUILDING AREA TO BE CONVERTED TO RETAIL

**PLANNING BOARD**  
 TOWN OF MILFORD, NH

SITE PLAN #:  
 DATE APPROVED:  
 SIGNED:

- PLAN NOTES CONTINUED:**
11. THE PREVIOUS SITE PLAN WAS APPROVED AT THE DECEMBER 16, 2003 PLANNING BOARD HEARING. PRIOR TO SITE PLAN APPROVAL, A VARIANCE WAS GRANTED BY THE MILFORD ZONING BOARD OF ADJUSTMENT AT THE NOVEMBER 20, 2003 HEARING TO ALLOW A COMMERCIAL USE IN THE INDUSTRIAL ZONE.
  12. THE FEATURES DEPICTED ON THIS PLAN ARE A COMBINATION OF EXISTING SURVEY DATA PER THE PREVIOUSLY APPROVED SITE PLAN AND THE PROPOSED FEATURES AS SHOWN ON THE SAME. NO ADDITIONAL ONSITE SURVEY HAS BEEN PERFORMED BY THIS OFFICE.
  13. BOUNDARY INFORMATION IS PER REFERENCE PLAN #1 WHICH IS NOTED ON THE PREVIOUSLY APPROVED SITE PLAN.

Plotted: 4/19/2021 1:12 PM By: TRY  
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