

TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



Administrative Review

Date: November 25, 2019
To: Steve Bonczar, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **G.M. Roth Design Remodeling/Spencer Roth for the property located at 186 Annand Drive, Milford Tax Map 52, Lot 95-16.** Special Exception Application from the Milford Zoning Ordinances per Article X, Section 10.02.6 to allow for an Accessory Dwelling Unit located within an existing single-family residence in the Residential 'R' district.

The applicant is before the Board of Adjustment seeking a Special Exception pursuant to Milford Zoning Ordinances, Article X, Section 10.02.6 to allow the construction of a 710 s.f. accessory dwelling unit located the basement of the existing single-family residence located 186 Annand Drive, Milford Tax Map 52, Lot 95-16 in the Residential 'R' Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions – The subject property consists of a 2 story, single-family residence situated on 1.2 acres (52,272 square feet). The property contains 171 feet of linear frontage on Annand Drive and is serviced by private well and septic.
2. An ADU is permitted in the Residential 'R' District with the granting of a Special Exception.
3. The square footage of the proposed one (1) bedroom ADU total 710 square feet and falls below the 750 s.f. maximum area limitation. The ADU would be located in the basement of the existing 4 bedroom single-family residence on the eastern face.
4. No exterior expansion is being proposed. All changes to the residence would be internal and as such, would not impact any side/rear dimensional setbacks.
5. Building elevations have been provided. The design and layout appear to be consistent with existing architecture of single-family residence and neighborhood. Access to the ADU will be from the internal stairway and from an exterior door.
6. The primary residence will be occupied by the owner of the property.
7. The property contains sufficient parking area to accommodate the use.
8. A revised septic design and application have been submitted to NHDES Subsurface Systems Bureau for review and approval. Staff recommends that approval of said revised plan be a condition of final approval.

Aerial Photograph – Tax Map 52 Lot 95-16



Street Level Photographs – Tax Map 52 Lot 95-16





ZBA Application

MILFORD ZONING BOARD OF ADJUSTMENT

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received: 10/25/19
 Case Number: 2019-28
 Application Number: 2019-1239
 Hearing Date: 12/5/19
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 186 Annand Dr

Tax Map / Parcel #: 52-95-16 Lot Size: 1.2 acres

PROPERTY CURRENTLY USED AS

SINGLE FAMILY RESIDENCE

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: John & Maris Dennen

Address: 186 ANNAND DRIVE

City/State/Zip: MILFORD, NH 03055

Phone: (603) 493-6753

Email: italia3011@yahoo.com

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

SAME AS OWNER

Name: SPENCER ROTH FOR G.H ROTH

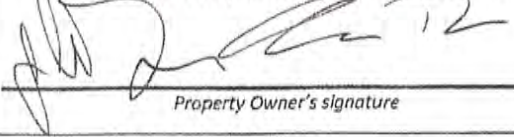
Address: 12 MURPHY DRIVE

City/State/Zip: NASHUA, NH 03062

Email: sjroth@gmroth.com

Phone: (603) 880-3761 Cell: ()

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.



 Property Owner's signature

01nov19
Date:

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	\$75.00
Abutters Fee: \$4 x <u>8</u>	<u>32.00</u>
Amount received:	<u>107.00</u>
Date Received:	
Check _____ Cash _____	

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.





ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received: 10-25-19
 Case Number: 2019-28
 Application Number: 20191234
 Hearing Date: 12-5-19
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 186 Annand St
 Tax Map / Parcel #: 52-95-16 Lot Size: 1.2 acres

PROPERTY CURRENTLY USED AS

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: John + Maris Dennen
 Address: _____
 City/State/Zip: See General Application
 Phone: () _____
 Email: _____

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

SAME AS OWNER
 Name: _____
 Address: See General Application
 City/State/Zip: _____
 Email: _____
 Phone: () _____ Cell: () _____

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

 Property Owner's signature Date: _____

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	\$75.00
Abutters Fee: \$4 x <u>8</u>	<u>32.00</u>
Amount received:	<u>107.00</u>
Date Received: <u>10/29/19</u>	
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	
<u># 59151</u>	

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application - Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD
OCT 25 2019
PB ZBA Office

Date Received: 10-25-19
Case Number: 2019-28
Application #: 2019 12-34
Date Complete: _____
Hearing Date: 12-5-19
Decision Date: _____
Decision: _____

PROPERTY INFORMATION

Street Address: 186 Annand Drive

Tax Map / Parcel #: 95 / 16

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board of Adjustment. Most special exceptions have a list of additional criteria that must be met in order for the ZBA to approve the application.

***Note that in addition to the specific criteria that may be listed for a particular special exception, all special exceptions are subject to the general criteria in Section 10.02.1 of the Zoning Ordinance.**

What section of the Zoning Ordinance are you applying under?

Article X Section 10.02.6

Describe the use you are proposing under the above section of the Ordinance.
ADU in the basement of existing residence.

Application for (check all that apply):

- Home Occupation
- Self-Storage Facilities
- Accessory Dwelling Unit
- Office in Res-A & B
- Wetland Buffer Impact
- Change/Expansion of Non-conforming Use/Structure
- Side/Rear yard setback reduction
- Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:
We are planning on adding a one bedroom ADU including a kitchenette.

Explain how the proposal meets the general criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:
It will comply with all the requirements outlined in the Zoning Ordinance.

B. The specific site is an appropriate location for the proposed use because:
There is adequate parking, no new curb cuts, and the ability to walk out to the exterior.

C. The use as developed will not adversely affect the adjacent area because:
The only visual change from the exterior will be a new door and two windows on the side of the house that is barely visible from the road.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
The work for the ADU will be internal to the residence.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
There will be a plan designed for a new septic system accommodating the existing and new bedroom and kitchenette.

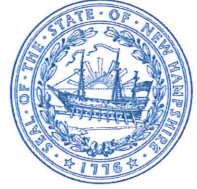


ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6
1. Is the property going to be Owner Occupied? The owner will occupy the first and second floors.
2. Has a Building Permit application been made? Copy of permit application attached? Yes.
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence? Yes. All the work will be internal to the residence.
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit? It is intended to be accessory to the principle dwelling unit.
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood? No. All the work will be internal to the residence.
6. Is there adequate off-street parking? How many spaces? Yes. There is space for six cars.
7. Are any additional curb cuts being proposed? No.
8. Are all necessary additional entrances or exits located to the side or rear of the building to the maximum extent possible? Please note on the plan. Yes. The new entrance is at the side of the residence. Please see the attached plans.
9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval. A new septic plan is currently being engineered.
10. Is there only one (1) ADU on the property? There is only one ADU.
11. Is the ADU no more than 750 square feet? How many square feet is the ADU? No. The ADU totals 710 square feet.
12. Does the ADU have no more than two (2) bedrooms? Please show on plans. No. There is only one bedroom in the ADU. Please see the attached plans.
13. If inside the existing dwelling, is there at least one common wall with a door between the two spaces at least 32 inches wide? Please show on plans. There is one 36" door. Please see the attached plans.
14. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans. The stair to the first floor is 3'-1" wide.
<i>For Existing Unpermitted ADUs</i>
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report. No.
16. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so? It complies with all the requirements of that section.
17. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

NOTICE OF ACCEPTANCE OF PERMIT APPLICATION

NOVEMBER 25, 2019

BUILDING INSPECTOR
1 UNION SQ
MILFORD NH 03055

RE: Subsurface Systems Bureau Application for Individual Subsurface Disposal System (RSA 485:A)
Work Number: 201906337
Subject Property: 186 ANNAND DR
MILFORD NH 03055
TAX MAP: 52, TAX BLOCK: 95, TAX LOT: 016

Dear Municipal Clerk:

Pursuant to RSA 541-A:39, please be advised that the Department of Environmental Services (DES) accepted an application for an Individual Subsurface Disposal System (ISDS) on November 25, 2019 for the subject property referenced above.

This is not an authorization to proceed or permit to do work.

Please provide a copy of this notice to all interested departments, boards and commissions. Also note that under current state law and regulations, DES is not authorized to consider local zoning and regulatory issues pertaining to a project; these must be addressed at the local level.

If you have any questions, please contact the DES Subsurface Systems Bureau at (603) 271-3501.

Sincerely,

Subsurface Systems Bureau
Land Resources Management



Building Permit Application
TOWN OF MILFORD, BUILDING SAFETY DEPARTMENT

20191232

TOWN OF MILFORD
RECEIVED

OCT 25 2019

Application # ZBA _____ Office _____

JOB SITE INFORMATION AND LOCATION

Street Address: 186 Annand Drive Lot # 52-95-16

Tax Map / Parcel # ~~95/16~~ 52-95-16

DESCRIPTION OF WORK

Remodel basement to the enclosed plans & specifications

Accessory Dwelling Unit in basement

PROPERTY OWNER TENANT

Name: John Dennen

Address: 186 Annand Drive

City/State/Zip: Milford/NH/03055

Phone: (603) 493-6753 Cell: ()

Email:

APPLICANT CONTACT PEF

Business Name: G.M. Roth Design Remodeling, Inc.

Contact Name: Spencer Roth

Address: 12 Murphy Dr

City/State/Zip: Nashua/NH/03062

Phone: (603) 880-3761 Cell: ()

Email: sjroth@gmroth.com

CONTRACTOR

Business Name: same as applicant

Address:

City/State/Zip:

Phone: () Cell: ()

Email:

I CERTIFY THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature] *10/25/19*

Authorized signature Date:

TYPE OF WORK

New Construction

Alteration/Addition/Replacement

Demolition

Valuation of work: \$ 132,172

CONSTRUCTION CATEGORY

One & Two Family Dwelling

Condominium

Commercial/Industrial

Multi-family Dwelling

Accessory Structure

ADU

MH

Tenant Change

Other: _____

SE must be approved before this is processed 12/5/19 ZBA meet.

BUILDING PERMIT FEES*

Please refer to the Fee Schedule (approved by the BOS on 5/8/17)

Due upon application \$50.00

Amount received: \$ 50-

Date received:

Check Cash *PK 59750*

THIS PERMIT APPLICATION EXPIRES IF A PERMIT IS NOT OBTAINED WITHIN 180 DAYS FROM ACCEPTED AS COMPLETE.

NO CHANGE FROM THE INFORMATION IN THIS APPLICATION WILL BE MADE WITHOUT APPROVAL OF THE BUILDING OFFICIAL.

CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL THE BUILDING PERMIT IS ISSUED.

PROPOSED RENOVATION FOR:

John Dennon & Anna Richard

186 ANNAND DRIVE

MILFORD, NEW HAMPSHIRE 03055

1 OCTOBER 2019

G.M. Roth

DESIGN REMODELING

Dreams Delivered.



DRAWING GUIDE:

PERSPECTIVES	A-0
PROPOSED FLOOR PLAN	A-1
EXTERIOR ELEVATION	A-2
NOTES, LEGEND, SCHEDULE	A-3
ELECTRICAL PLAN	E-1
AS-BUILT & DEMOLITION PLAN	EC-1





These drawings were prepared by G.M. Roth Design Remodeling Inc. for the use of G.M. Roth Design Remodeling Inc. employees and subcontractors. Anyone using these drawings should field verify all existing conditions, dimensions, and conformity to local and state building codes and the adequacy of these drawings. G.M. Roth Design Remodeling Inc. disclaims any responsibility for any and all problems which arise from the use of these drawings by anyone other than employees & subcontractors of G.M. Roth Design Remodeling Inc.

A-0

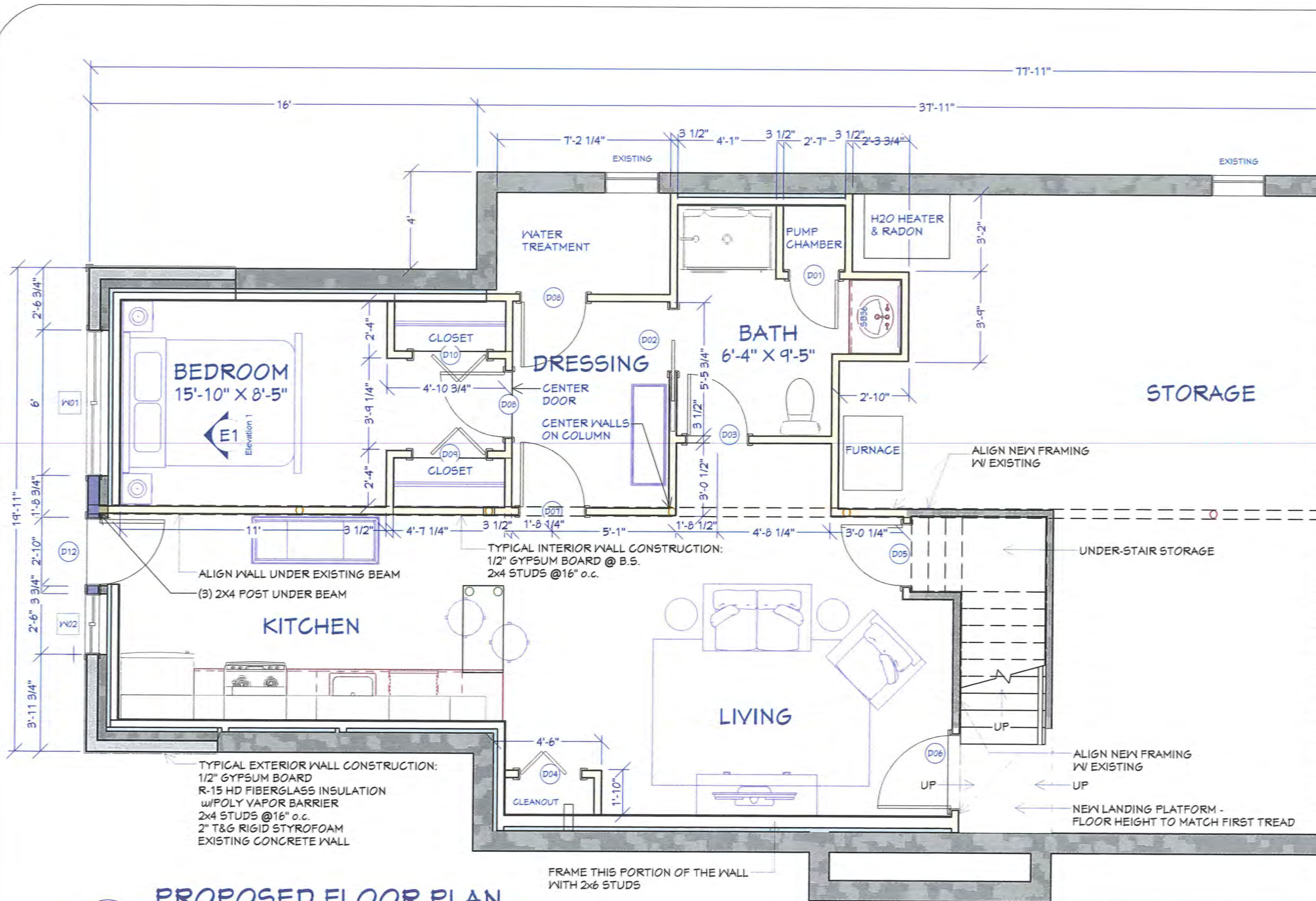
REVISIONS	JOB NO.
1 10/14/19	

DATE	10/11/19
DRAWN BY:	TJT
SCALE	

CLIENT: **Dennon Richard Design**
Milford, NH

SHEET TITLE: **PERSPECTIVES**






1

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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G.M. Roth
DESIGN REMODELING
Dreams Delivered.

CLIENT: Dennon Richard Design Milford, NH		SHEET TITLE: PROPOSED FLOOR PLAN	
JOB NO.: REVISIONS 1 10/14/19	DATE: 10/11/19	DRAWN BY: TJT	SCALE: 1/4" = 1'-0"
SHEET NO.: A-1			



EXISTING SIDING TO BE SALVAGED FOR REINSTALL

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REVISIONS	JOB NO.	DATE	DRAWN BY:	SCALE
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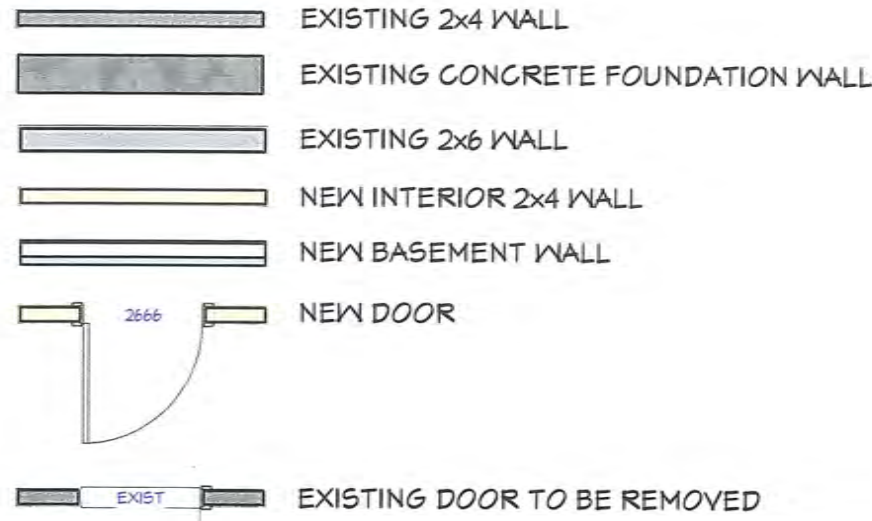
SHEET NO. **A-2**

CLIENT: **Dennon Richard Design**
 Milford, NH
 SHEET TITLE: **EXTERIOR ELEVATION**



GENERAL CONDITIONS

1. GM ROTH WILL PROVIDE ARCHITECTURAL DRAWINGS SUFFICIENT FOR OBTAINING A BUILDING PERMIT.
2. PROVIDE A DUMPSTER.
3. KEEP JOBSITE IN A CLEAN AND ORDERLY MANNER.
4. THIS PROJECT WILL CREATE DUST THAT MAY MIGRATE TO NON-WORK AREAS. WE SHALL SET UP DUST PARTITIONS TO HELP MINIMIZE DUST MIGRATION. OUR PROPOSAL DOES NOT INCLUDE HOUSE CLEANING FOR NON-WORK AREAS.
5. COORDINATE AND ARRANGE ROUGH INSPECTIONS WITH LOCAL BUILDING OFFICIALS.
6. PROVIDE WEEKLY RECAPS TO NOTIFY THE OWNER OF PROJECT SCHEDULE & PROGRESS OF THE JOB.
7. AT THE END OF THE PROJECT, ARRANGE FINAL WALK-THRU WITH THE OWNER.
8. OWNER AND CONTRACTOR AGREE TO SIGN A COMPLETION FORM AT THE CLOSE OF THE JOB. THE THREE YEAR WARRANTY SHALL BEGIN UPON SUBSTANTIAL COMPLETION.



DOOR SCHEDULE

NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER
D01	2066	1	2066 L IN	24 "	78 "	26"X80 1/2"	H.C. SIX PANEL	2X6X29" (2)	1 3/8"	
D02	2666	1	2666 R	30 "	78 "	61 1/4"X80 1/2"	H.C. SIX PANEL	2X6X64 1/4" (2)	1 3/8"	
D03	2666	1	2666 L IN	30 "	78 "	32"X80 1/2"	H.C. SIX PANEL	2X6X35" (2)	1 3/8"	
D04	2666	1	2666 L	30 "	78 "	32"X80 1/2"	H.C. SIX PANEL	2X6X35" (2)	1 3/8"	
D05	2666	1	2666 R IN	30 "	78 "	32"X80 1/2"	H.C. SIX PANEL	2X6X35" (2)	1 3/8"	
D06	3066	1	3066 L IN	36 "	78 "	38"X80 1/2"	HINGED-DOOR P09	2X6X38" (2)	1 3/8"	
D07	2866	1	2866 L IN	32 "	78 "	34"X80 1/2"	H.C. SIX PANEL	2X6X37" (2)	1 3/8"	
D08	2866	2	2866 R IN	32 "	78 "	34"X80 1/2"	H.C. SIX PANEL	2X6X37" (2)	1 3/8"	
D09	3066	1	3066 R	36 "	78 "	38"X80 1/2"	H.C. SIX PANEL	2X6X41" (2)	1 3/8"	
D10	3066	1	3066 L	36 "	78 "	38"X80 1/2"	H.C. SIX PANEL	2X6X41" (2)	1 3/8"	
D12	2868	1	2868 L EX	32 "	80 "	34"X83"	SMOOTH-STAR 530	2X6X37" (2)	1 3/4"	THERMA TRU

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	HEADER	MANUFACTURER	COMMENTS
W01	1	0	6030RS	72 "	36 "	73"X37"		2X10X79" (2)	HARVEY	
W02	1	0	2630RS	30 "	36 "	31"X37"		2X6X37" (2)	HARVEY	

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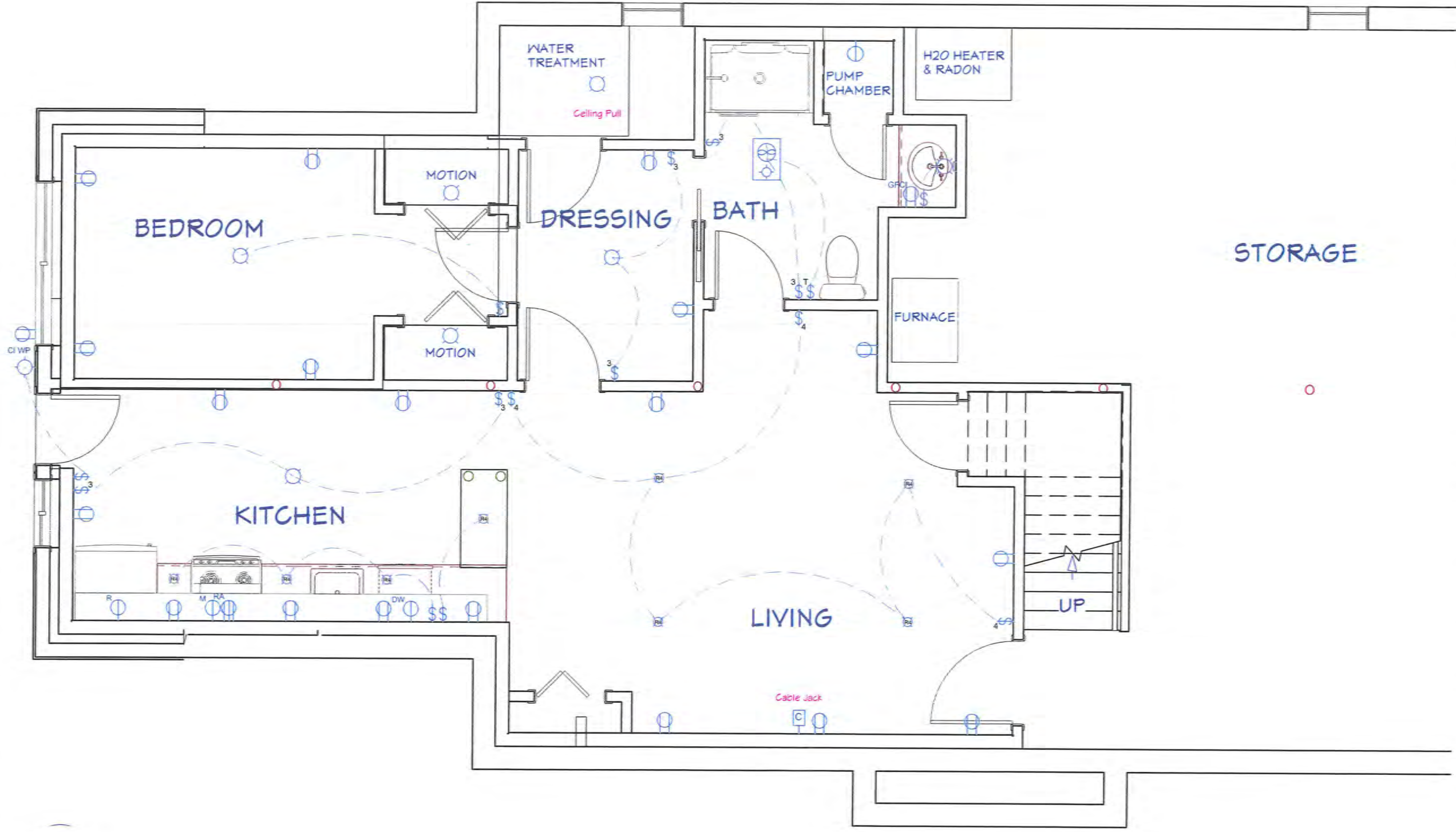
CLIENT: **Dennon Richard Design**
Milford, NH

SHEET TITLE: **NOTES, LEGEND, SCHEDULES**

JOB NO.	DATE: 10/1/19	DRAWN BY: TJT	SCALE:
REVISIONS	1 10/14/19		

SHEET NO.

A-3



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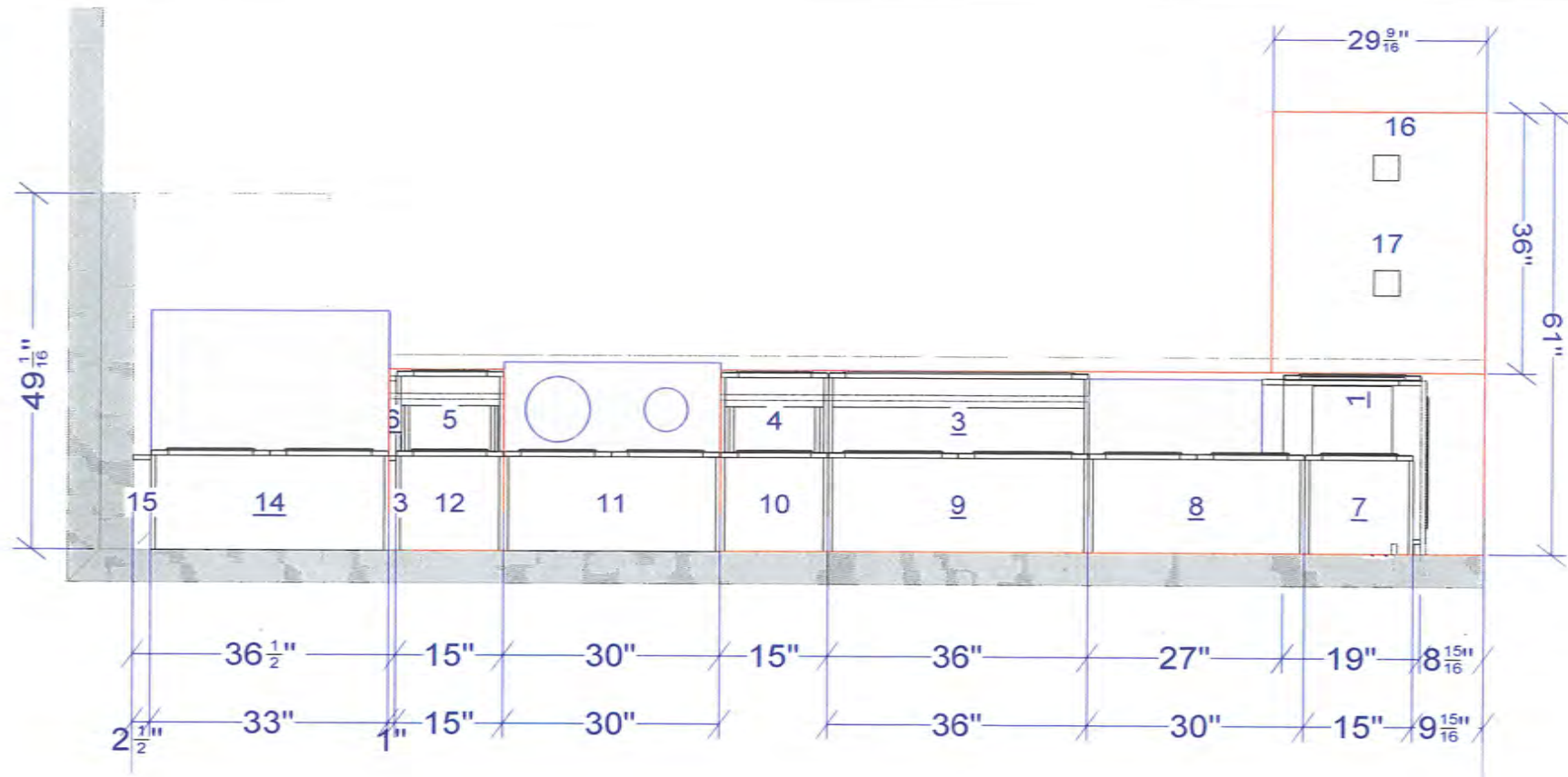
REVISIONS	JOB NO.	DATE	DRAWN BY	SCALE
1		10/14/19	TJT	1/4" = 1'-0"

CLIENT:
Dennon Richard Design
 Milford, NH

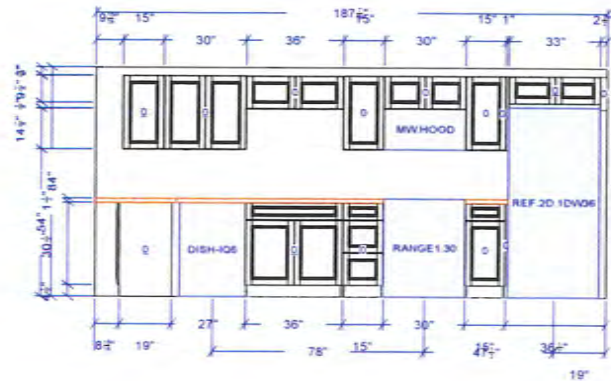
SHEET NO. **10-1**

SHEET TITLE:
ELECTRICAL PLAN



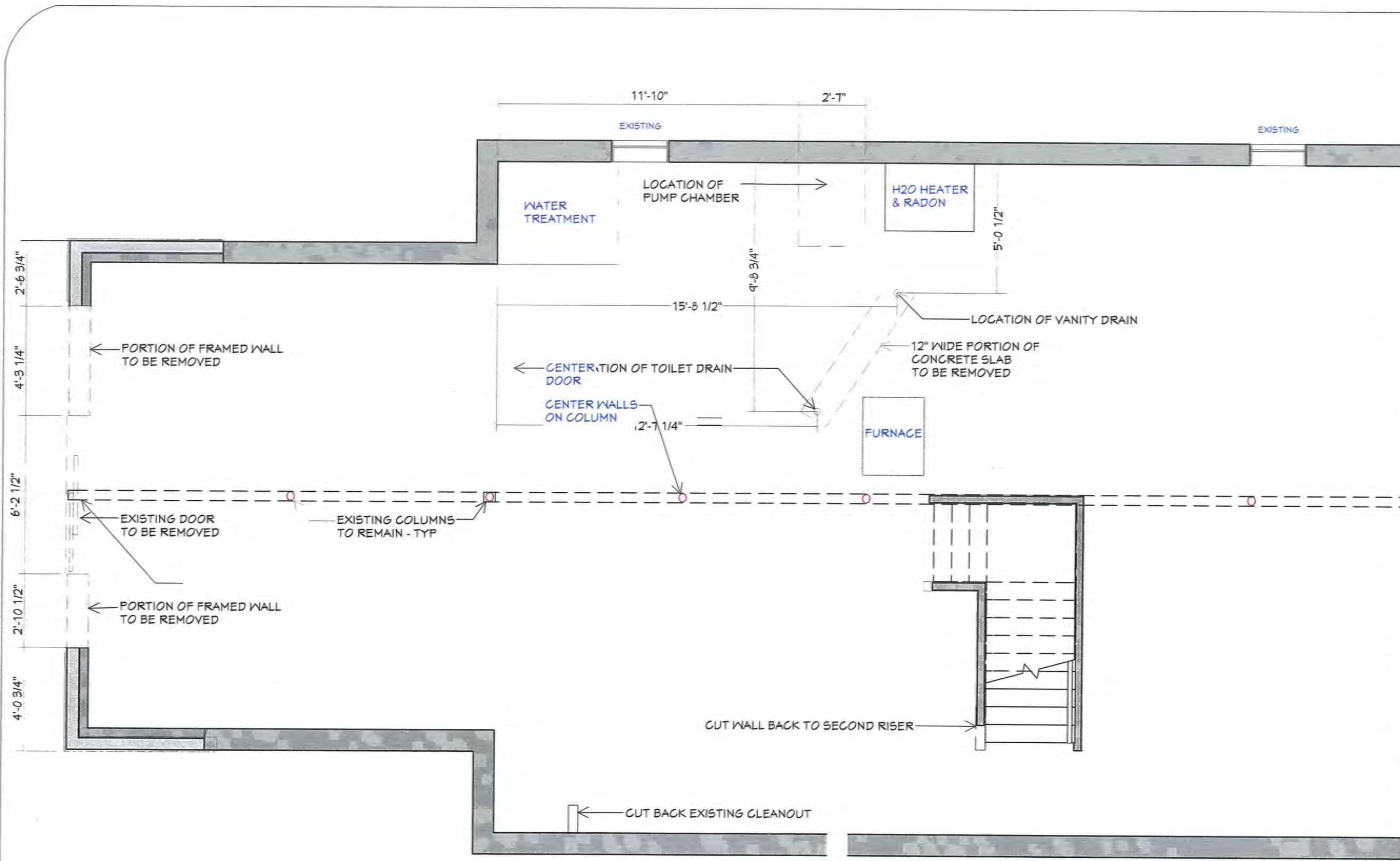


- Legend
- 1: B24-1FHL
 - 2: USSF330
 - 3: SB36
 - 4: DB15
 - 5: B15R
 - 6: USF330
 - 7: W1527L
 - 8: W3027
 - 9: W3612
 - 10: W1527L
 - 11: W3012
 - 12: W1527R
 - 13: USF327
 - 14: W3312
 - 15: USF312
 - 16: ISLELEX
 - 17: ISLELEX



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed :6/12/2019
Printed: 9/4/2019



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CLIENT: **Dennon Richard Design**
Milford, NH

SHEET TITLE: **AS-BUILT & DEMOLITION PLAN**

JOB NO. _____

DATE: 10/1/19

DRAWN BY: TJT

SCALE: 1/4" = 1'-0"

REVISIONS	DATE
1	10/14/19

SHEET NO. **EC-1**

1 AS-BUILT & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"