

**STAFF MEMORANDUM**

**Date:** December 10, 2019  
**To:** Planning Board  
**From:** Kellie Shamel, Town Planner  
**Subject:** **Corey R. & Sarah J. Chappell (applicant/owner)** – Review for acceptance and consideration of final approval of a lot line adjustment between two existing lots. The parcels are located at 17 Federal Hill Road and 0 Emerson Road in the Residence R, Floodplain Management, Wetland Conservation and Groundwater Protection Districts. Tax Map 48, Lots 19 and 78.

**BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a lot line adjustment plan to modify the property lines between Tax Map 48, Lots 19 and 78 within the Residential R zoning district. The parcels are located in the Floodplain Management, Wetland Conservation and Groundwater Protection Districts. This will be the first public hearing for the application.

**EXISTING USE/CONDITIONS:**

The total area of existing Map 48, Lot 19 is 93.43 acres with approximately 1,963 ft. of frontage. The total area of existing Map 48, Lot 78 is 0.23 acres with approximately 375 ft. of frontage. Existing Map 48, Lot 19 has structures on the eastern and western portions of the lot and is serviced by private well and private septic system. Existing Map 48, Lot 19 is vacant. Additionally, there is an existing PSNH easement and an existing driveway easement on Map 48, Lot 19.

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters on December 4, 2019.

**WAIVERS:**

The applicant has not submitted any waiver requests.

**PROPOSAL:**

The proposed lot line adjustment will result in the following:

	<b>Existing</b>	<b>Proposed</b>
Map 48, Lot 78	0.23 acres (9,915 SF)	2.542 acres (110,729 SF)
Map 48, Lot 19	93.43 acres (4,070,000 SF)	91.12 acres (3,970,000 SF)

As a result of the proposed lot line adjustment Map 48, Lot 79 would obtain approximately 524.39 linear feet of frontage on Emerson Road and Map 48, Lot 19 would obtain approximately 1,815.24 linear feet of frontage on Emerson Road and Federal Hill Road.

The resulting parcel areas conform to the minimum dimensional requirements of the Residential "R" Zoning District consisting of 2 acres (87,120 SF), or greater, with a minimum two hundred (200) feet of frontage on a Class V or better road.

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments.

**Assessing:** No comments.

**Building Department:** No comments.

**Code Enforcement/ Health:** No Comments.

**Conservation Commission:** No comments.

**Heritage Commission:** No comments

**Fire Department:** No comments.

**Police Department:** No comments.

**Public Works:** No comments.

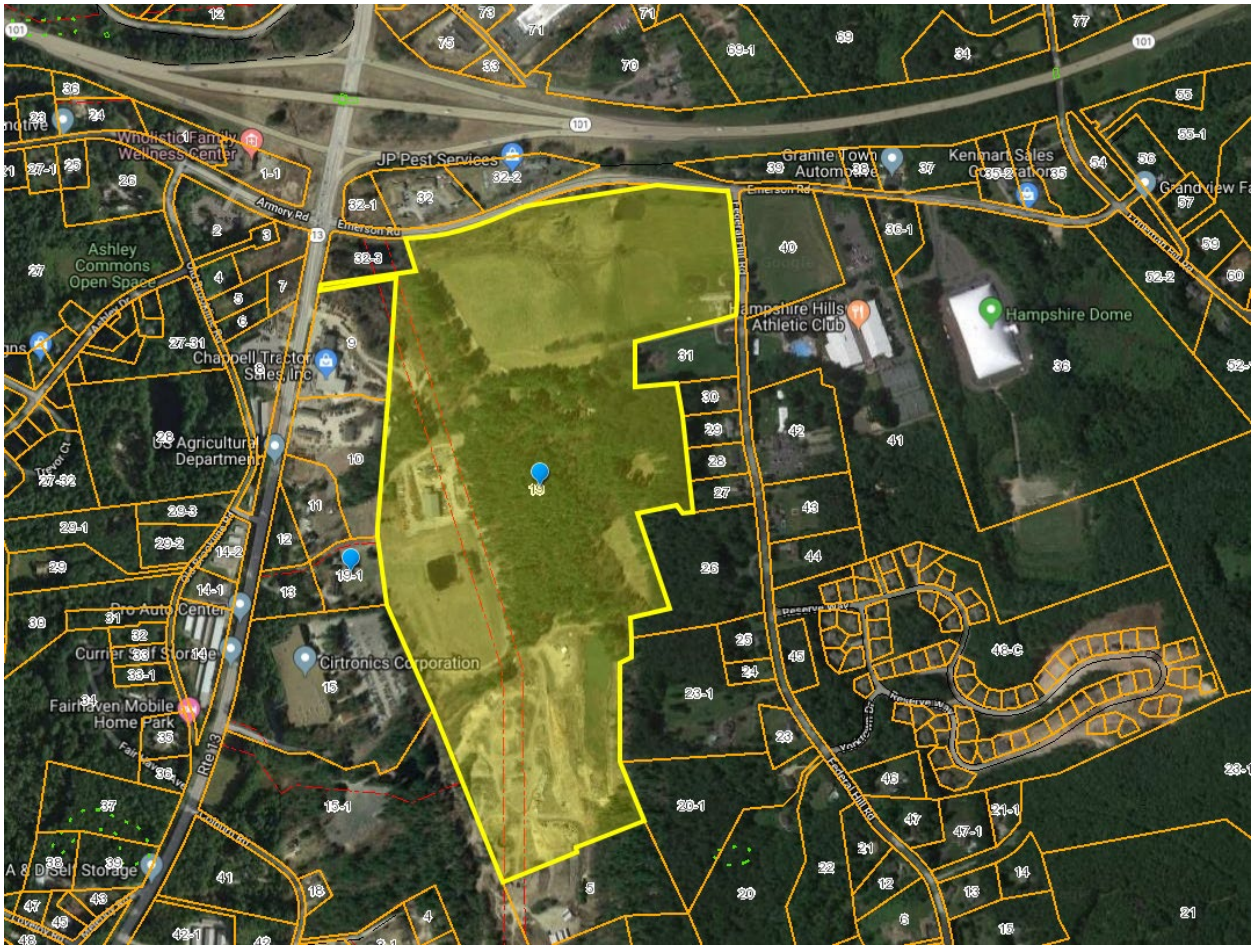
**Water/Sewer Utilities:** No comments.

**Community Development / Planning:**

1. Lot Line Adjustment Plan. A note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.

**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 and revise the plans/information accordingly. If the Board is satisfied with the information/responses from the applicant and finds that the remaining concerns can be addressed with staff, staff would recommend a conditional approval.





**CERTIFICATION:**

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

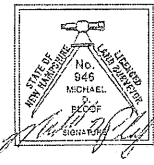
DATE: 11/15/19



**CERTIFICATION:**

"I HEREBY CERTIFY THAT PARCEL-A 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)."

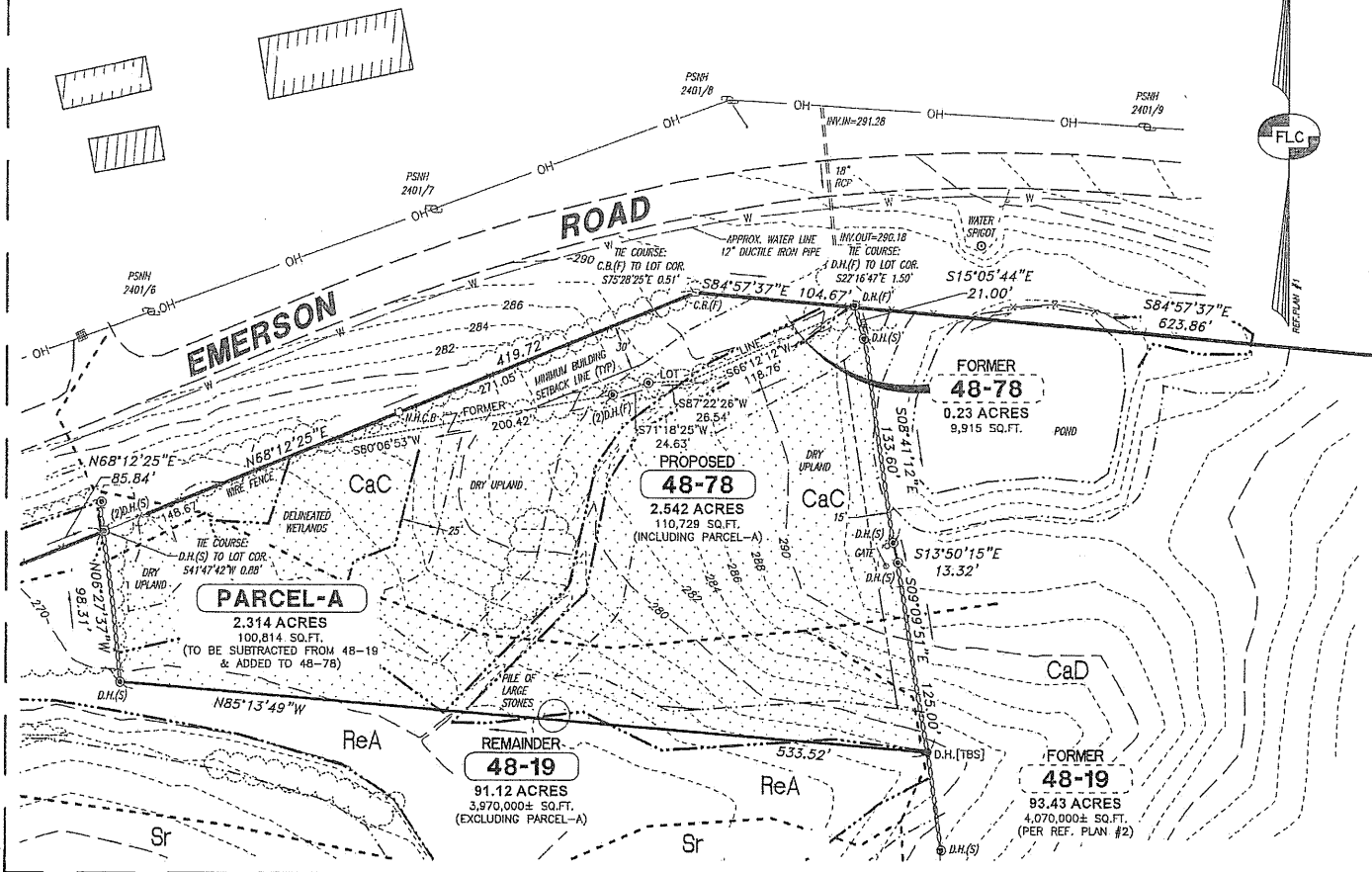
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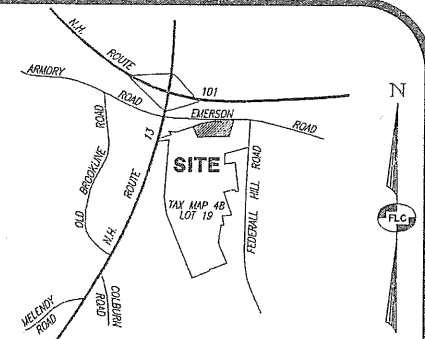
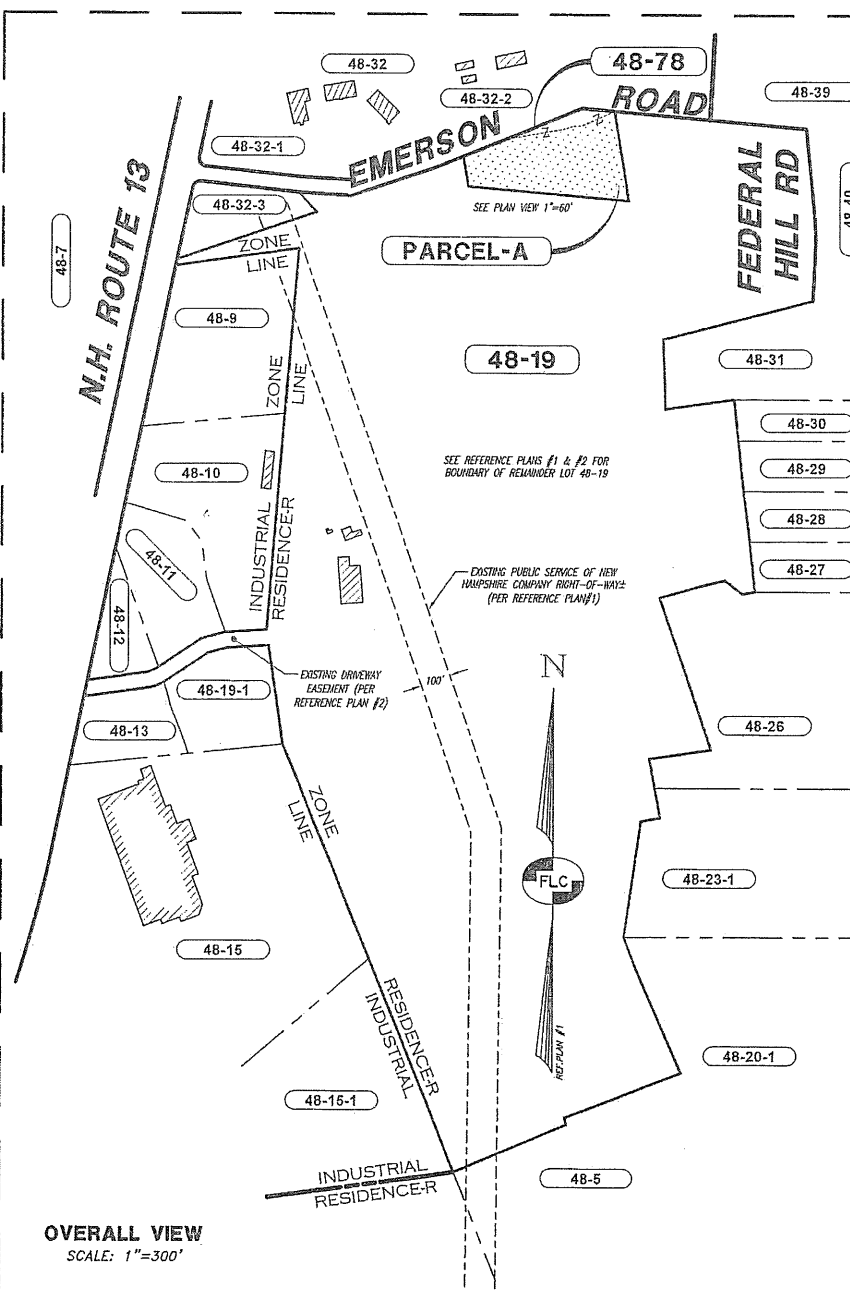
OWNER OF LOT 48-78 & 48-19 DATE

LOT NO.	FORMER AREA	PROPOSED CHANGE	FINAL AREA
48-78	0.23 ACRES	+ PARCEL A (2,314 ACRES)	2,542 ACRES
48-19	93.43 ACRES	- PARCEL A (2,314 ACRES)	91.12 ACRES

**PLAN VIEW**  
SCALE: 1"=60'

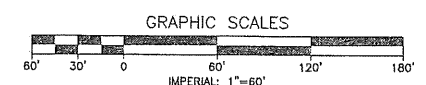


**OVERALL VIEW**  
SCALE: 1"=300'



**LOCUS**  
SCALE: 1"=2,000'±

- NOTES:**
- THE OWNERS OF RECORD TAX MAP 48 PARCELS 19 & 78 ARE COREY R. & SARAH JANANNE CHAPPELL - 17 FEDERAL HILL ROAD, MILFORD, NH 03055. DEED REFERENCES TO PARCELS ARE VOL.8836 PG.1185 DATED MARCH 8, 2016 (48-19) & VOL.9232 PG.1523 DATED NOVEMBER 8, 2019 (48-78) IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP PARCELS 48-19 & 48-78 BY SUBTRACTING PARCEL-A FROM LOT 48-19 AND ADDING PARCEL-A TO LOT 48-78.
  - THE TOTAL AREA OF EXISTING TAX MAP LOT 48-19 IS 93.43 ACRES OR 4,070,000± SQ.FT. WITH 1,953.91 FT. OF TOTAL FRONTAGE. THE AREA OF EXISTING TAX MAP LOT 48-78 IS 0.23 ACRES, OR 9,915 SQ.FT. WITH 375.72 FT. OF TOTAL FRONTAGE. THE AREA OF PARCEL-A IS 2,314 ACRES, OR 100,814 SQ.FT. WITH 148.67 FT. OF TOTAL FRONTAGE. THE AREA OF PROPOSED LOT 48-78 IS 2,542 ACRES, OR 110,729 SQ.FT. WITH 524.39 FT. OF FRONTAGE ALONG EMERSON ROAD. THE AREA OF PROPOSED LOT 48-19 IS 91.12 ACRES, OR 3,970,000± SQ.FT. (BY SUBTRACTION) WITH 1,815.24 FT. OF TOTAL FRONTAGE.
  - THE PROPERTY IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT  
LOT REQUIREMENTS INCLUDE:  
MIN. LOT SIZE: 2 ACRES (87,120 SQ.FT.)  
ROAD FRONTAGE: 200 FT ON A CLASS V OR BETTER ROAD  
BUILDING SETBACKS: FRONT- 30', SIDE AND REAR- 15'
  - THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER, 2019. THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1.
  - THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER, 2019. VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS A STANDARD USGS DISK STAMPED 46 ATA 194-1.
  - PORTIONS OF THIS SITE LOCATED WITHIN THE LEVEL I & LEVEL II AREA OF THE GROUNDWATER PROTECTION DISTRICT.
  - PORTIONS OF THIS SITE LIE WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 25 FT. BUFFER SHALL BE MAINTAINED FROM ALL WETLANDS.
  - A PORTION OF LOT 48-19 LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A PER FEMA COMMUNITY NUMBER 330096, F.I.R.M. PANEL 330110459D DATED SEPTEMBER 25, 2009. LOT 48-78 & PARCEL-A DO NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.
  - LOT 48-19 IS SUBJECT TO AN EASEMENT TO THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED APRIL 5, 1978 & RECORDED IN HCRO BK.2806 PG.785, AN EASEMENT TO THE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DATED OCTOBER 31, 1953 & RECORDED IN HCRO BK.1373 PG.267, & DRIVEWAY EASEMENTS DEFINED IN REFERENCE PLAN #2 CITED HEREON.
  - EXISTING LOT 48-19 IS SERVICED BY OVERHEAD ELECTRIC, MUNICIPAL GAS, AND INDIVIDUAL WELL AND SEPTIC SYSTEM. EXISTING LOT 48-78 IS VACANT.
  - ALL PROPOSED MONUMENTS SHALL BE INSTALLED AND NOTED AS SHOWN.



**ADJUTER INFORMATION:**

- |  |  |  |   |   |
|--|--|--|---|---|
| TAX MAP 48 LOT 40<br>COREY R. & SARAH J. CHAPPELL<br>17 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.8636 PG.1185 3/8/16<br>(FEDERAL HILL ROAD)                                     | TAX MAP 48 LOT 28<br>HAROLD J. & MARGARET H. CORRAN<br>43-45 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.5385 PG.16 11/6/92<br>(FEDERAL HILL ROAD)       | TAX MAP 48 LOT 26<br>JOHN L. & CATHERINE V. KENDALL<br>75 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.6643 PG.392 5/31/02<br>(75 FEDERAL HILL ROAD)  | TAX MAP 48 LOT 13<br>ANDREA KOKKO CHAPPELL<br>498 NH RTE 13 S<br>MILFORD, NH 03055<br>VOL.8870 PG.460 8/28/16<br>(500 NH RTE 13 S)                        | TAX MAP 48 LOT 15<br>GFI MILFORD LLC<br>133 PEARL ST SUITE 400<br>BOSTON, MA 02110<br>VOL.6272 PG.1725 8/2/00<br>(528 NH RTE 13 S)                      |
| TAX MAP 48 LOT 31<br>ROGER C. CHAPPELL FAMILY TRUST<br>ROGER C. CHAPPELL, TRUSTEE<br>17 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.8440 PG.1232 6/25/12<br>(27 FEDERAL HILL ROAD) | TAX MAP 48 LOT 28<br>TRAVIS ONEAL<br>AMANDA PRITCHETT<br>51 FEDERAL HILL ROAD<br>MILFORD, NH 03055<br>VOL.8565 PG.1114 5/30/13<br>(51 FEDERAL HILL ROAD) | TAX MAP 48 LOT 23-1<br>STEPHEN & MARCI RASMUSSEN<br>99 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.8709 PG.899 11/5/14<br>(99 FEDERAL HILL ROAD)   | TAX MAP 48 LOT 12<br>JASON K. & SHELLEY L. WETHERBEE<br>614 NASHUA ST #230<br>MILFORD, NH 03055<br>VOL.8975 PG.60 6/7/17<br>(484 NH RTE 13 S)             | TAX MAP 48 LOT 19-1<br>DUANE CHAPPELL<br>ANDREA KOKKO CHAPPELL<br>498 NH RTE 13 S<br>MILFORD, NH 03055<br>VOL.8849 PG.2920 4/28/16<br>(498 NH RTE 13 S) |
| TAX MAP 48 LOT 30<br>ANDREA MORRIS<br>37 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.8700 PG.1819 10/20/14<br>(37 FEDERAL HILL ROAD)   | TAX MAP 48 LOT 27<br>SHAWN M. MANCINI<br>57 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.8057 PG.324 3/19/18<br>(57 FEDERAL HILL ROAD)                    | TAX MAP 48 LOTS 5 & 7<br>CHAPPELL PROPERTIES LLC<br>454 NH RTE 13 S<br>MILFORD, NH 03055<br>VOL.8263 PG.1191 7/11/00<br>VOL.8574 PG.1865 6/24/13<br>(32 OLD BROOKLINE ROAD)<br>(NH RTE 13 S) | TAX MAP 48 LOT 20-1<br>JOHN G. & ALEXANDRA B. M. BAKER<br>115 FEDERAL HILL RD<br>MILFORD, NH 03055<br>VOL.6399 PG.1385 4/23/00<br>(115 FEDERAL HILL ROAD) | TAX MAP 48 LOT 10<br>CHAPPELL PROPERTIES OF NH LLC<br>454 NH RTE 13 S<br>MILFORD, NH 03055<br>VOL.5637 PG.833 6/30/95<br>(488 NH RTE 13 S)              |
| TAX MAP 48 LOT 32<br>PONDEROSA HOLDINGS, LLC<br>DATRON DYNAMICS<br>115 EMERSON RD<br>MILFORD, NH 03055<br>VOL.8904 PG.2327 11/2/15<br>(119 EMERSON ROAD)                           | TAX MAP 48 LOT 30<br>DELMAR H. & BARBARA PATTON<br>59 EMERSON RD<br>MILFORD, NH 03055<br>(59 EMERSON ROAD)   | TAX MAP 48 LOTS 32-1 & 32-3<br>STATE OF NH DOT ROW<br>29 HAZEN DRIVE<br>CONCORD, NH 03301<br>VOL.2384 PG.769 1/8/75<br>VOL.2152 PG.132 8/7/71<br>(NH RTE 13 S)                               | TAX MAP 48 LOT 15-1<br>GFI MILFORD PHASE II LLC<br>133 PEARL ST SUITE 400<br>BOSTON, MA 02110<br>VOL.6376 PG.503 3/20/01<br>(18 COLBURN ROAD)             | TAX MAP 48 LOT 9<br>BRADDORE HOLDINGS, LLC<br>454 NH RTE 13 S<br>MILFORD, NH 03055<br>VOL.7551 PG.2791 9/27/05<br>(454 NH RTE 13 S)                     |
|  |  |  | TAX MAP 48 LOT 32-2<br>BEEHIVE INVESTMENTS, INC.<br>5 GRAND HILL RD<br>MONT VERNON, NH 03057<br>VOL.5692 PG.1954 12/29/95<br>(101 EMERSON ROAD)           |   |

**REFERENCE PLANS:**

- "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 AS PLAN #13079 IN THE H.C.R.D.
- "ROGER G. & BONNIE L. - CHAPPELL - GEORGE P. & PAULINE - CHAPPELL - KENNETH F. & ANN R. - WEST - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED: NOVEMBER 30, 1992 AND REVISED THROUGH JANUARY 5, 1993 BY MERIDIAN LAND SERVICES, INC. RECORDED AS PLAN #21871 IN THE H.C.R.D.

**NRCS SOILS LEGEND:**

- SOURCE: USDA NRCS WEB SOIL SURVEY
- CaC CANTON FINE SANDY LOAM 8 TO 15% SLOPES
  - CaD CANTON FINE SANDY LOAM 15 TO 25% SLOPES
  - ReA RIDGEBURY FINE SANDY LOAM 0 TO 3% SLOPES
  - Sr SCARBORO STONY MUCKY LOAMY SAND

**APPROVED**

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

TOWN OF MILFORD  
RECEIVED  
NOV 18 2019

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJUTER LINE
- SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL DRIVE
- TREELINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- OVERHEAD UTILITY LINE
- DRAINAGE LINE
- SINGLE POST SIGN
- SQUARE CATCH BASIN
- 1" P.W.(F)
- D.H.(F)
- D.H.(S)
- 1" P.P.P.(F)
- C.B.(F)
- N.H.C.R.
- D.H.(TBS)
- IRON PIV FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON PIPE FOUND
- CONCRETE BOUND FOUND
- NH CONCRETE BOUND FOUND
- DRILL HOLE TO BE SET
- UTILITY POLE WITH GUY WIRE
- EXISTING BUILDING
- TAX MAP AND LOT NO.

**LOT LINE ADJUSTMENT PLAN**  
TAX MAP 48 LOT 19 - (17 FEDERAL HILL ROAD)  
& TAX MAP 48 LOT 78 - (EMERSON ROAD)  
MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:  
**COREY & SARAH CHAPPELL**  
17 FEDERAL HILL ROAD MILFORD, NH 03055

SCALE: 1" = 60' NOVEMBER 12, 2019

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  
www.FieldstoneLandConsultants.com

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