

# TOWN OF MILFORD

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



## Administrative Review

**Date:** June 26, 2020  
**To:** Jason Plourde, Chair, Zoning Board of Adjustment  
**From:** Lincoln Daley, Community Development Director  
**Subject:** **Case #2020-01** KGL Landscape Construction, LLC., 211 Mont Vernon Road, Milford Tax Map 8 Lot 73. Variance Application from the Milford Zoning Ordinance, Article V, Section 5.02 to allow the conversion of a 3,672 square foot garage structure into a 3 unit multi-family residence consisting of 3 condominiums in the Residential 'A' district.  
*(Continued from June 4, 2020)*

The applicant is before the Board seeking a Variance from the Milford Zoning Ordinance, Article V, Section 5.02 to allow the conversion of a 3,672 square foot garage structure into a 3 unit multi-family residence consisting of 3 condominiums in the Residential 'A' district.

In reviewing the files for this property, I offer the following comments:

1. The property totals approximately 13.144 acres (572,560 sq.ft.) with approximately 303 linear feet of frontage on Mont Vernon Road and lies within the Residential 'A' Zoning District. The property contains a 3,672 commercial use (legal non-conforming auto repair business) and surrounding vehicle storage area. Access to the building and property is from a shared driveway access off of Mont Vernon Road. The property remains primarily undeveloped due the large wetland resource area located on the western portion of the property.
2. The existing neighborhood, in proximity to the subject property, is largely made up of single-family residential uses with the exception of the abutting Quarry Wood condominiums to the north.
3. The applicant is seeking to convert the existing commercial building to a 3 unit condominium multi-family, residential building (see attached conceptual design and site plan layout).
4. In accordance with Section 5.02, multi-family dwellings are not permitted use in the Residential 'A' District. The intent of the Residence "A" District is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots.
5. The multi-family use will require a Site Plan Application to be submitted to the Planning Board for their consideration and review. The Board may wish to consult the Planning Board for their input.

Aerial Photos – Subject Property





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

3/19/20

Received: 2-19-2020  
 Case Number: 2020-01  
 Date Complete: TOWN OF MILFORD RECEIVED  
 Hearing Date: 3/19/20  
 Decision Date: FEB 19 2020  
 Decision: PB ZBA Office

**PROPERTY INFORMATION**

Street Address: 211 Mont Vernon Rd  
 Tax Map / Parcel #: C5/8-73 Lot Size: 13.144

**PROPERTY CURRENTLY USED AS**

Auto Repair Shop  
 RV Storage

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

**PROPERTY OWNER**

Name: KGL Landscape Construction LLC  
 Address: 211 Mont Vernon Rd  
 City/State/Zip: Milford NH 03055  
 Phone: (603) 325-8197  
 Email: karen.kgl.llc@gmail.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: Karen Isabelle  
 Address: 223 Mont Vernon Rd  
 City/State/Zip: Milford NH 03055  
 Email: karen.kgl.llc@gmail.com  
 Phone: (603) 325-8197 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.

Ka Isabelle 2-19-20  
 Property Owner's signature Date:

APP # 2020 0422

**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 17	68
Amount received:	143.00
Date Received:	2-19-2020
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	

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 – General Information** **MILFORD ZONING BOARD OF ADJUSTMENT**

### **Preparing an Abutters List**

1. Here are some guidelines to help you prepare an abutters list.
  - a. Find the lot(s) you are interested in and their abutting lots from the tax maps in the Community Development or Assessors Offices.
  - b. Go to the Milford Assessors Office to check whether the town has a record of any of the abutting lots having been sold more recently than the records available online through the Milford GIS or Vision software.
  - c. Check whether there is any conservation, preservation, or agricultural preservation parcels that are adjacent to your lot. Make sure you get the correct mailing address for the entity that holds the title to this type of lot. It may be a home owners association, a conservation group or the Town of Milford.
2. For the purpose of notification by the Town of Milford Zoning Board of Adjustment, any property being,
  - a. Under a condominium or other collective ownership, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3XXIII
  - b. Under a manufactured housing park form of ownership defined in RSA 205-A:1, the term “abutter” includes the manufactured housing park owner and tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the Zoning Board of Adjustment.
  - c. An active railroad property, the owner of which shall be notified.

**In cases where the applicant is different from the owner of the land under consideration by the Zoning Board of Adjustment, the term “abutter” shall include the owner AND the applicant.**

For the purpose of receiving testimony only, and not for the purpose of notification, the term “abutter” shall include any person who is able to demonstrate that their land will be directly affected by the proposal under consideration by the Zoning Board of Adjustment.

#### **Addition information**

1. The Town of Milford only has lot and owner information for properties located within the Town of Milford. If the lot under consideration abuts an adjoining town you will need to go to that municipality for abutter information.

#### **Burden of Proof**

The applicant shall have the burden of proving any historical facts relevant to a case before the Zoning Board. Such relevant facts include, but are not limited to, the date on which a lot, structure, or use came into existence, violation history, open permits or applications.

The existence of a structure or use on a particular date may be established by testimony or by documentary evidence.

#### **Supporting Documents**

The following information may be required to deem your application “complete.”

1. Floor Plans
2. Plot Plans
3. Conservation Commission Report
4. Septic system analysis
5. Any additional information that supports your application



**ZBA Application - Variance**  
**MILFORD ZONING BOARD OF ADJUSTMENT**

Date Received: \_\_\_\_\_  
 Case Number: \_\_\_\_\_  
 Date Complete: **TOWN OF MILFORD RECEIVED**  
 Hearing Date: \_\_\_\_\_  
 Decision Date: **FEB 19 2020**  
 Decision: \_\_\_\_\_  
 PB \_\_\_\_\_ ZBA Office \_\_\_\_\_

PROPERTY INFORMATION
Street Address: <u>211 Mont Vernon Rd</u>
Tax Map / Parcel #: <u>C5/8-73</u>
A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning Administrator to make sure your application is complete and you know what will be required of you at the hearing.
What section of the Zoning Ordinance are you asking to be varied? Article <u>5</u> Section <u>02</u>
Describe the variance you are requesting under the above section of the Ordinance. <u>We are proposing to convert the current 3672 sq. ft. garage into 3 townhouses.</u>

General Criteria Section 10.01
<b>Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.1</b>
1. Granting the Variance would not be contrary to the public interest because: <u>It will increase the value of the neighborhood by removing the current auto repair garage to a residential building.</u>
2. If the Variance were granted, the spirit of the ordinance would be observed because: <u>It is a similar use as our abutting neighbors, the Quarry Condos.</u>
3. Granting the Variance would do substantial justice because: <u>It would change the commercial use of the property to its originally intended residential use.</u>
4. Granting the Variance would not diminish the value of surrounding properties because: <u>the garage has a large number of unsightly vehicles &amp; a large amount of traffic. A townhouse building w/beautiful landscaping would be more visually acceptable.</u>
5. Unnecessary Hardship: This section is the central portion of your argument and is the critical factor that the ZBA will need to determine what is unique to your property and not generally applicable to other properties in the area or in town.



**ZBA Application – Variance**  
**MILFORD ZONING BOARD OF ADJUSTMENT**

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in unnecessary hardship because:
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because :
<i>Because of the current easement that goes through this property, we are unable to use this property as originally intended.</i>
AND
ii. The proposed use is a reasonable one because:
<i>It benefits the entire neighborhood</i>
(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:
<i>Our goal is <del>to</del> to remove the existing commercial use of this property to residential. We will need to convert the building to another use to do so. Converting it to a 3-family townhouse will create affordable housing &amp; complement the neighborhood.</i>
(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized <b>physical disability</b> to reside in or regularly use the premises, provided that:
1. The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:
In addition, Variances may have extra criteria that must be met. This includes, but is not limited to: <b>6.03.5 Floodplain Management:</b> The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C. If your project is covered by this regulation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.
<b>ATTACHMENTS – additional information may be needed to help the ZBA fully understand your petition.</b> A. A plan of the property and all buildings, drawn to scale, is required. B. A Building Permit Application as needed (to be determined by the building official.) C. Additional explanations, justification, abutters' statements, letters, etc.

## ABUTTER LIST

**Abutter** – Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board.

For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his/her land will be directly affected by the proposal under consideration.

For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownerships defined in RSA 205-A:1, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being an active railroad property, the owner of the railroad property shall be notified. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case where the applicant is different from the owner of the land under consideration by the local land use board, the term "abutter" includes the applicant.

Map	Lot	Property Owner	Street Address	Town	State	Zip Code
8C5	8-58	Susan & Dawn Connelly	210 MontVernon Rd	Milford	NH	03055
8 "	8-59	Sean & Sarah Wilson	216 Mont Vernon Rd	"	"	"
8 "	8-66	Carrier's Self Storage	248 Mont Vernon Rd/Po Box 881	"	"	"
8 "	8-74	Tyrone Forbes	<del>229 Mont Vernon Rd</del> 78 Robbins Rd	Wilton	NH	03086
8 "	8-75	Gary & Carment LaPlante	<del>205 Mont Vernon Rd</del> 66 Old Amherst Rd	Mont Vernon	"	03057
C5	9-1-1	Ashish & Handoula Usman	28 Patch Hill Rd	"	"	"
"	9-1-2	Joshua & Nikole Breault	32 Patch Hill Rd	"	"	"
"	9-1-3	Brittany Campbell & Timothy Russell	38 Patch Hill Rd	"	"	"
"	9-1-8	David & Kerry Vigor	66 Patch Hill Rd	"	"	"
"	9-1-9	Heather & Lorenzo Recine	70 Patch Hill Rd	"	"	"
"	9-1-10	Marc & Melissa Isacoff	72 Patch Hill Rd	Milford	NH	03055
"	9-1-11	Crystal Paul	76 Patch Hill Rd	Milford	NH	03055
"	9-1-12	David Meleedy	34 Clinton St.	Mansfield	MA	02048
"	9-1-13	Stephen Hett & Erin Anderson	88 Patch Hill Rd	Milford	NH	03055
"	9-1-14	Andrew Flynn & Rachel Anderson	90 Patch Hill Rd	Milford	NH	03055
"	9-1-39 9-1-40	Town of Milford	1 Union Sq.	Milford	NH	03055
		Quarry Condos c/o Kokko Realty	480 Nashua St	Milford	NH	03055

The above abutter listing reflects the most current assessing records and the Milford Planning Board is released from any responsibility for inaccurate information or incorrect abutter notification.

Signature of Owner: Ker J GCLandscape

Date: 2-19-20

Map & Lot: C5/8-73

17 abutters  



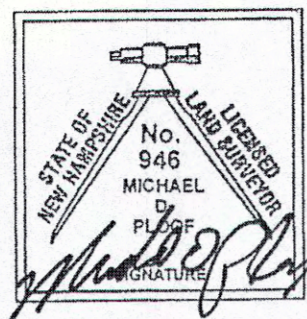



**REFERENCE PLANS:**

- "CONSOLIDATION - PLAN OF LAND OF - WELCH REAL ESTATE TRUST - MILFORD, N.H.", SCALE 1"=50', DATED JULY 11, 1984 BY THOMAS F. MORAN, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.17234.
- "MAP 8 LOT 43 - EASEMENT PLAN - OVER LAND OF - F.B.L.W. REALTY TRUST - ROUTE 13, MILFORD, N.H. - PREPARED FOR - DUDDY LAW OFFICES - BEDFORD, N.H. 03110", SCALE 1"=40', DATED MARCH 14, 1995 AND LAST REVISED JUNE 12, 1995, BY TFMORAN INC. RECORDED IN THE H.C.R.D. AS PLAN NO.27949.
- "SITE PLAN - PREPARED FOR - MARINEL TRANSPORTATION INC. - MILFORD, NEW HAMPSHIRE", SCALE 1"=20', DATED JULY 10, 1984 AND LAST REVISED OCTOBER 18, 1984, BY THOMAS F. MORAN, INC. AVAILABLE AT THE TOWN OF MILFORD PLANNING OFFICE.
- "LOT LINE ADJUSTMENT PLAN - TAX MAP PARCELS 8-73 & 8-75 - 211 & 205 MONT VERNON STREET - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF: KGL LANDSCAPE CONSTRUCTION, LLC (LOT 8-73) - AND LAND OF: THE LAPLANTE FAMILY FAMILY REV. TRUST (8-75)", SCALE 1"=30', DATED MARCH 6, 2019 AND LAST REVISED MARCH 6, 2019, BY FIELDSTONE LAND CONSULTANTS, PLLC. RECORDED IN THE H.C.R.D. AS PLAN NO.40123.

**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."

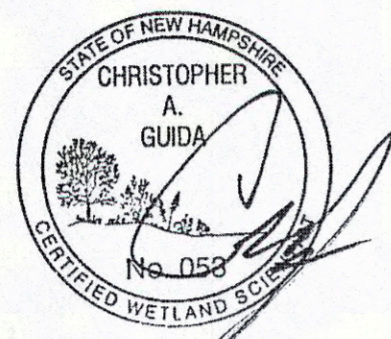


8/22/18

**CERTIFICATION:**

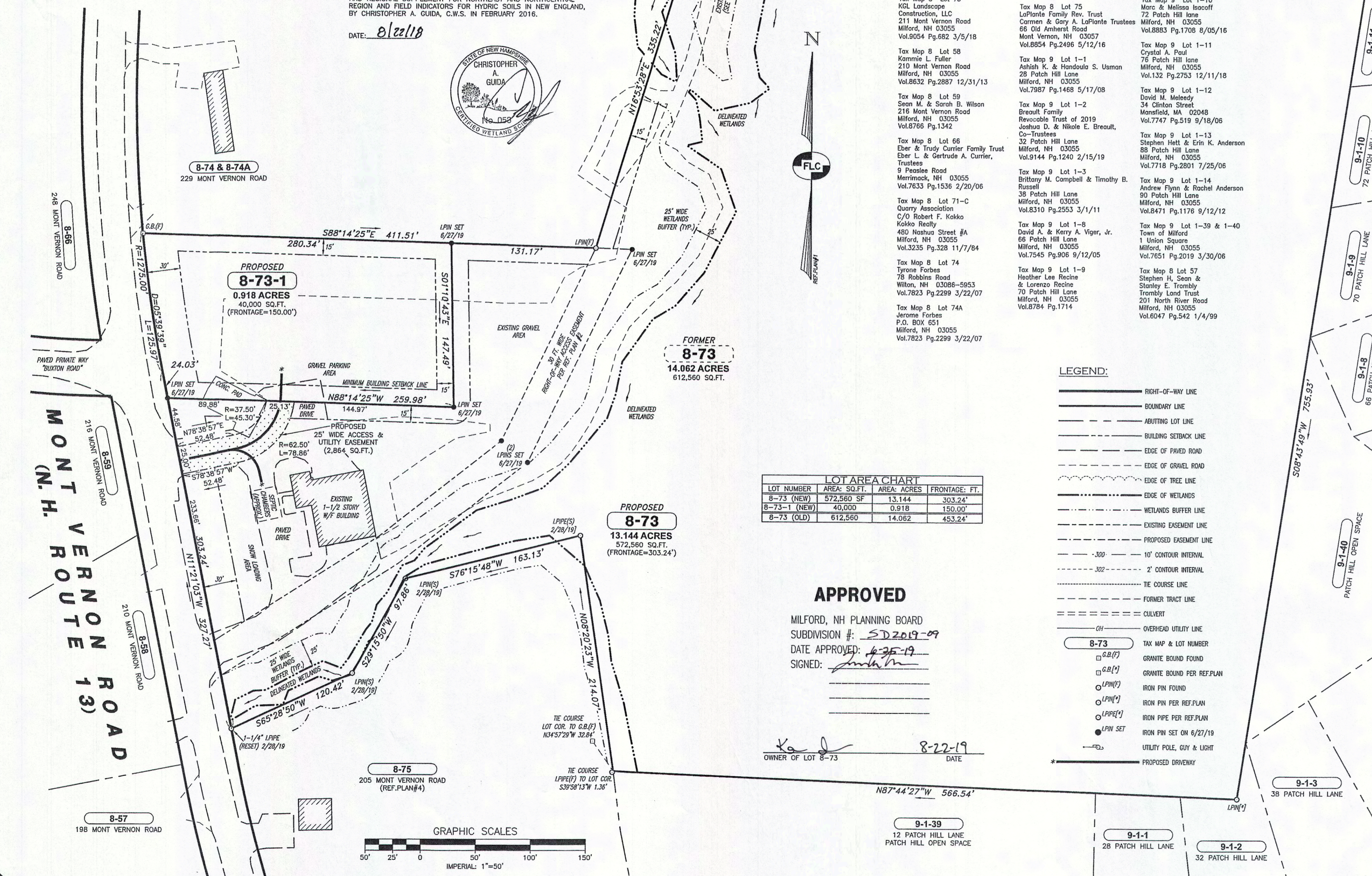
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY 2016.

DATE: 8/22/18



**LIST OF ABUTTERS**

- Tax Map 8 Lot 73  
KGL Landscape Construction, LLC  
211 Mont Vernon Road  
Milford, NH 03055  
Vol.8054 Pg.682 3/5/18
- Tax Map 8 Lot 58  
Kammie L. Fuller  
210 Mont Vernon Road  
Milford, NH 03055  
Vol.8632 Pg.2887 12/31/13
- Tax Map 8 Lot 59  
Sean M. & Sarah B. Wilson  
216 Mont Vernon Road  
Milford, NH 03055  
Vol.8766 Pg.1342
- Tax Map 8 Lot 66  
Eber & Trudy Currier Family Trust  
Eber L. & Gertrude A. Currier, Trustees  
9 Peaslee Road  
Merrimack, NH 03055  
Vol.7633 Pg.1536 2/20/06
- Tax Map 8 Lot 71-C  
Quarry Association  
C/O Robert F. Kokko  
Kokko Realty  
480 Nashua Street #A  
Milford, NH 03055  
Vol.3235 Pg.328 11/7/84
- Tax Map 8 Lot 74  
Tyrone Forbes  
78 Robbins Road  
Wilton, NH 03086-5953  
Vol.7823 Pg.2299 3/22/07
- Tax Map 8 Lot 74A  
Jerome Forbes  
P.O. BOX 651  
Milford, NH 03055  
Vol.7823 Pg.2299 3/22/07
- Tax Map 9 Lot 1-10  
Marc & Melissa Isacoff  
72 Patch Hill Lane  
Milford, NH 03055  
Vol.8883 Pg.1708 8/05/16
- Tax Map 9 Lot 1-11  
Crystal A. Paul  
76 Patch Hill Lane  
Milford, NH 03055  
Vol.132 Pg.2753 12/11/18
- Tax Map 9 Lot 1-12  
David M. Meadey  
34 Clinton Street  
Mansfield, MA 02048  
Vol.7747 Pg.519 9/18/06
- Tax Map 9 Lot 1-13  
Stephen Hett & Erin K. Anderson  
88 Patch Hill Lane  
Milford, NH 03055  
Vol.7718 Pg.2801 7/25/06
- Tax Map 9 Lot 1-14  
Andrew Flynn & Rachel Anderson  
90 Patch Hill Lane  
Milford, NH 03055  
Vol.8471 Pg.1176 9/12/12
- Tax Map 9 Lot 1-39 & 1-40  
Town of Milford  
1 Union Square  
Milford, NH 03055  
Vol.7651 Pg.2019 3/30/06
- Tax Map 8 Lot 57  
Stephen H. Sean & Stanley E. Trombly  
Trombly Land Trust  
201 North River Road  
Milford, NH 03055  
Vol.6047 Pg.542 1/4/99



**LOT AREA CHART**

LOT NUMBER	AREA: SQ.FT.	AREA: ACRES	FRONTAGE: FT.
8-73 (NEW)	572,560 SF	13.144	303.24'
8-73-1 (NEW)	40,000	0.918	150.00'
8-73 (OLD)	612,560	14.062	453.24'

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TIE COURSE LINE
- FORMER TRACT LINE
- CULVERT
- OVERHEAD UTILITY LINE
- TAX MAP & LOT NUMBER
- GRANITE BOUND FOUND
- GRANITE BOUND PER REF.PLAN
- IRON PIN FOUND
- IRON PIN PER REF.PLAN
- IRON PIPE PER REF.PLAN
- IRON PIN SET ON 6/27/19
- UTILITY POLE, GUY & LIGHT
- PROPOSED DRIVEWAY

**APPROVED**

MILFORD, NH PLANNING BOARD  
SUBDIVISION #: SD2019-09  
DATE APPROVED: 8-22-19  
SIGNED: [Signature]

OWNER OF LOT 8-73  
8-22-19 DATE

**NOTES:**

- OWNER OF RECORD FOR TAX MAP 8, LOT 73 IS KGL LANDSCAPE CONSTRUCTION, LLC, 211 MONT VERNON ROAD, MILFORD, NH 03055. THE DEED REFERENCE FOR THE PARCEL IS BOOK 9054 PAGE 682. DATED MARCH 5, 2016 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP 8 LOT 73 INTO 2 LOTS. PROPOSED LOT 8-73-1 SHALL BE A RESIDENTIAL LOT AND HAVE THE MINIMUM REQUIRED AREA OF 40,000 SQ.FT. WITH THE MINIMUM FRONTAGE OF 150.00 FT. PROPOSED LOT 8-73 SHALL BE THE LARGE REMAINING LOT WITH 13,144 ACRES OR 572,560 SQ.FT. AND THE REMAINING FRONTAGE OF 303.24 FT. THIS LOT SHALL CONTAIN THE EXISTING OFFICE AND SEPTIC SYSTEM AND REMAIN IN COMMERCIAL USE (SEE NOTE #15).
- THE TOTAL AREA OF EXISTING TAX MAP 8, LOT 73 IS 14,062 ACRES OR 612,560 SQ.FT.
- LOT NUMBERS REFER TO THE TOWN OF MILFORD ASSESSORS MAP 8.
- ZONING FOR THE PARCEL IS RESIDENCE "A" DISTRICT.  

RESIDENCE "A" DISTRICT	REQUIRED	EXISTING
MIN LOT AREA	40,000 SF	612,560 SF
MIN LOT FRONTAGE	150 FT	453.24 FT
MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX. BUILDING HEIGHT	35 FT	<35 FT

  
THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- JURISDICTIONAL WETLANDS WERE MAPPED AND LOCATED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2016.
- "OPEN SPACE" AREA FOR EXISTING LOT 8-73 IS 12.98 ACRES OR 87.2% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% "OPEN SPACE" AREA FOR NEW LOT 8-73-1 IS 20,013 SQ.FT. OR 50.0% AND FOR 8-73 IS 11.68 ACRES OR 88.8%.
- BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SIGHT DISTANCE REQUIREMENTS.
- THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0456D DATED SEPTEMBER 25, 2009.
- THE SUBJECT PARCEL IS IN THE GROUNDWATER PROTECTION OVERLAY ZONE.
- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO OTHER KNOWN EASEMENT, DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.
- ON JANUARY 7, 2016, THE MILFORD ZONING BOARD OF APPEALS GRANTED A VARIANCE TO PERMIT A COMMERCIAL USE IN THE RESIDENCE "A" ZONE (SEE ZBA CASE #2015-19).
- THE FORMER USE ON LOT 8-73 WAS A SCHOOL BUS PARKING, SERVICE, AND DISPATCH FACILITY WITH PAVED ENTRANCE DRIVES AND GRAVEL BUS AND EMPLOYEE PARKING AREAS. THE EXISTING USE ON LOT 8-73 IS COMMERCIAL.
- THERE IS A PROPOSED ACCESS AND UTILITY EASEMENT OVER PROPOSED LOT 8-73 FOR THE MUTUAL BENEFIT OF PROPOSED LOTS 8-73 AND 8-73-1 CONTAINING 2,864 SQ.FT. AS SHOWN.
- NHDES STATE SUBDIVISION APPROVAL IS #S2019081201 DATED AUGUST 12, 2019. NHDOT STATE DRIVEWAY PERMIT NO. 303-84-4 WAS RENEWED/REVISED ON AUGUST 7, 2019 AND IS VALID FOR ONE YEAR FROM DATE.
- TAX MAP LOT 8-73-1 IS SUBJECT TO APPLICABLE LIBRARY AND POLICE IMPACT FEES.
- ALL PROPOSED MONUMENTATION WAS SET BY THIS OFFICE ON JUNE 27, 2019 AND IS SHOWN ON THE PLAN.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	8/13/19	ADDRESS CONDITIONS OF APPROVAL, NOTES 18 & 20	OC	TJB	MDP
C	6/13/19	ADDRESS STAFF COMMENTS	OC	TJB	MDP
B	5/31/19	REVISE TO TWO-LOT SUBDIVISION	OC	TJB	MDP
A	5/23/19	ADD SITE DEVELOPMENT EXHIBIT SHEET	LD/OC	TJB	MDP

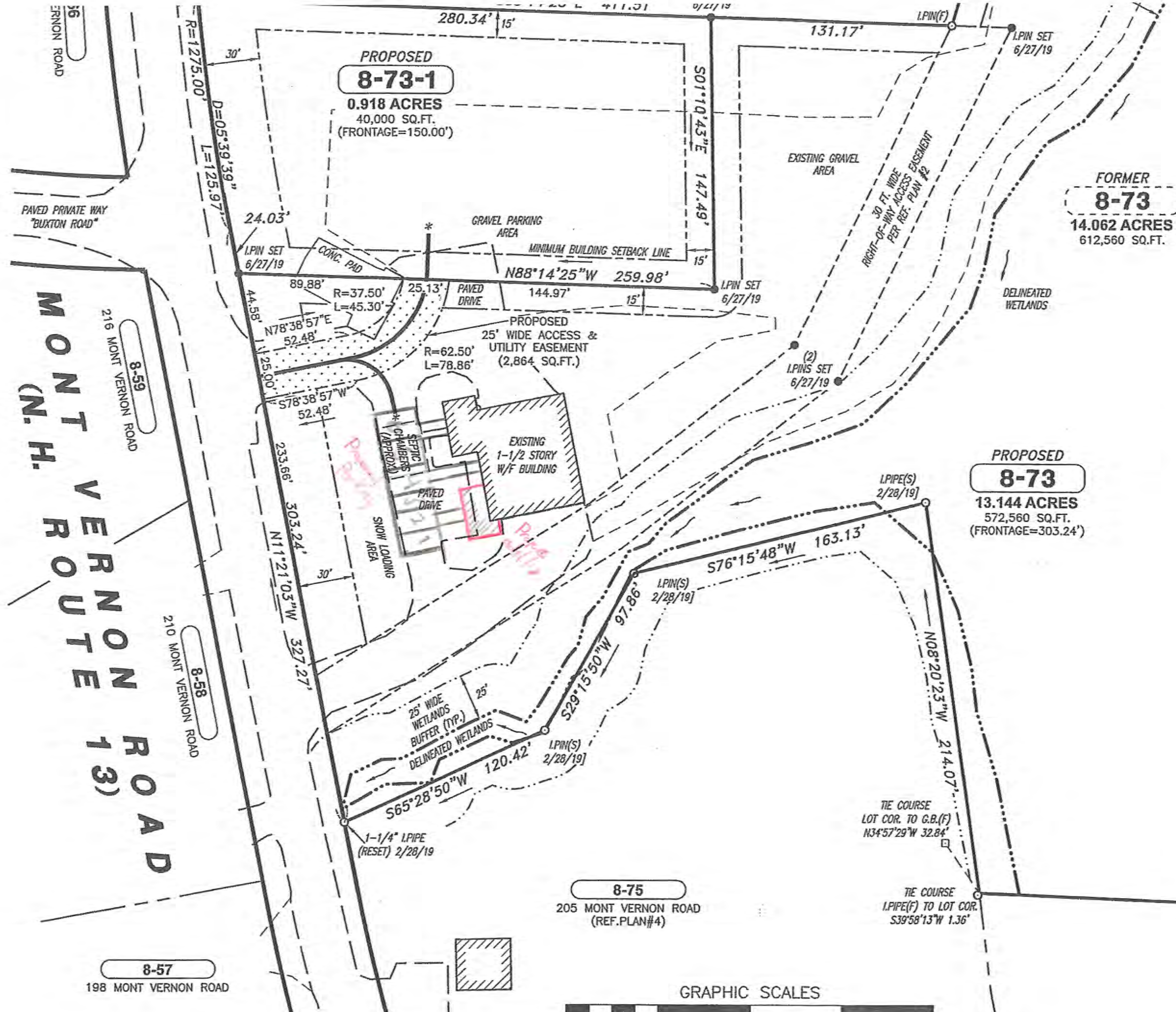
**SUBDIVISION PLAN**  
**TAX MAP PARCEL 8-73**  
**211 MONT VERNON ROAD**  
**MILFORD, NEW HAMPSHIRE**  
PREPARED FOR AND LAND OF:  
**KGL LANDSCAPE CONSTRUCTION, LLC**  
211 MONT VERNON ROAD, MILFORD, NH 03055  
SCALE: 1" = 50' APRIL 26, 2019

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

HCRD #0268



**FORMER**  
**8-73**  
14.062 ACRES  
612,560 SQ.FT.

**PROPOSED**  
**8-73**  
13.144 ACRES  
572,560 SQ.FT.  
(FRONTAGE=303.24')

LOT AREA CHART		
LOT NUMBER	AREA: SQ.FT.	AREA: ACRES
8-73 (NEW)	572,560 SF	13.144
8-73-1 (NEW)	40,000	0.918
8-73 (OLD)	612,560	14.062

**APPROVED**

MILFORD, NH PLANNING BOARD  
SUBDIVISION #: SD2019  
DATE APPROVED: 6-25-19  
SIGNED: [Signature]

[Signature]  
OWNER OF LOT 8-73

**8-75**  
205 MONT VERNON ROAD  
(REF.PLAN#4)

GRAPHIC SCALES

**8-57**  
198 MONT VERNON ROAD

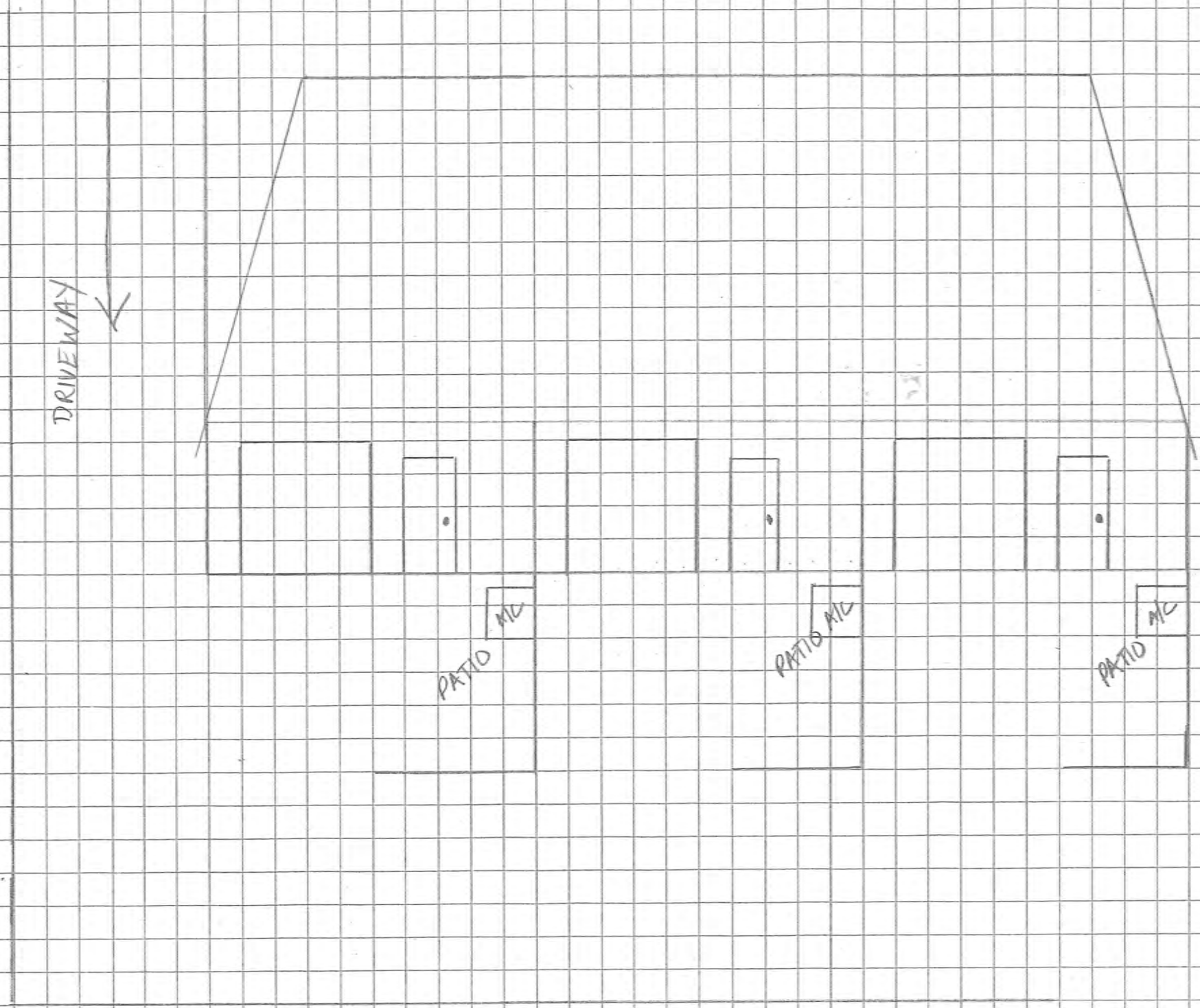
**9**  
12 PATC  
PATCH HIL

Change of use  
proposal 211 Mont Vernon Rd

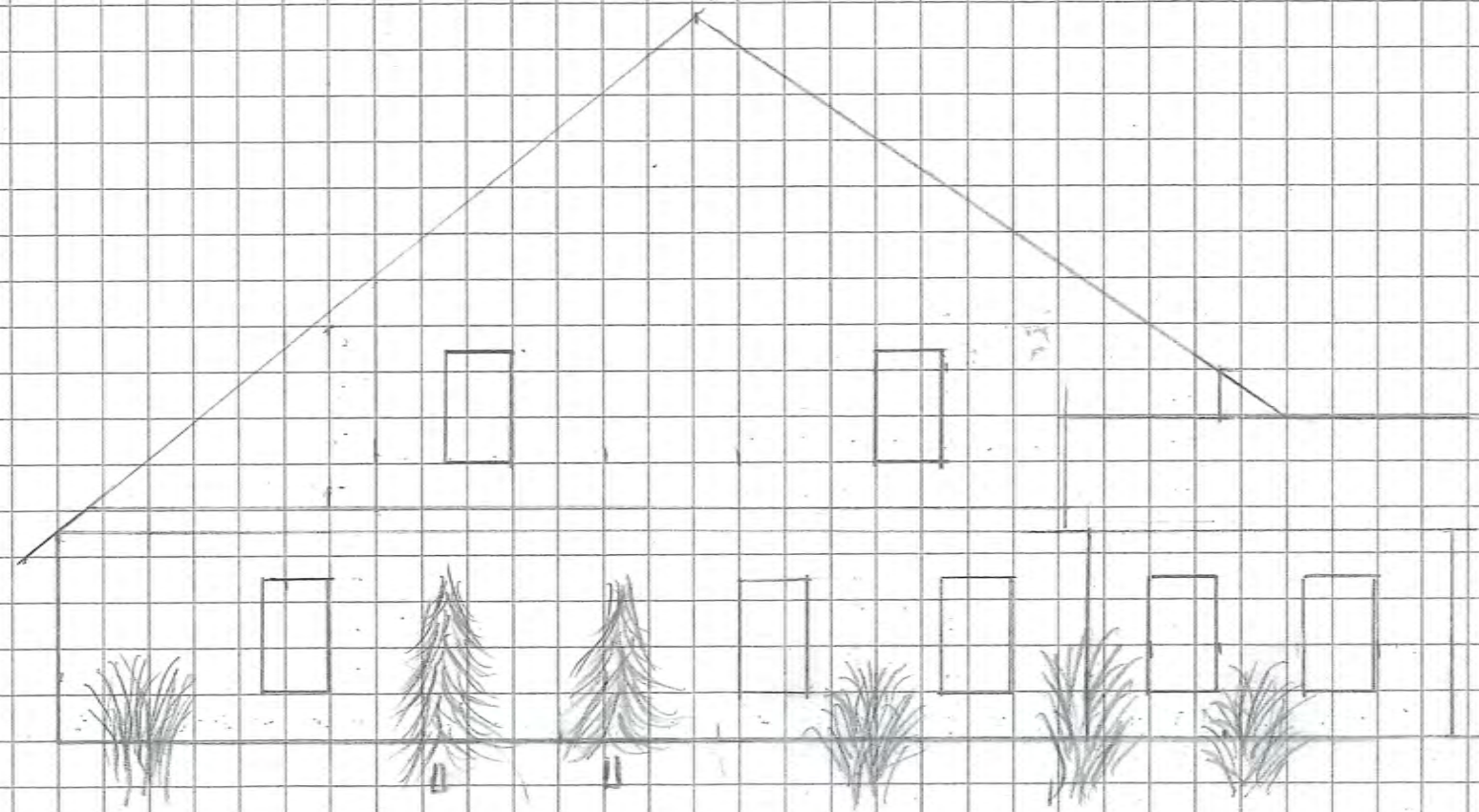
1 sq = 2 ft



Rear view



Left view





DETOUR  
←

