

TOWN OF MILFORD

Office of Community Development

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



Administrative Review

Date: July 8, 2020
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2020-18:** Tim Farwell for the property located at Milford Tax Map 56, Lot 52-1–
Special Exception Application

The applicant is before the Board of Adjustment seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article VI, Section 6.02.6.B to construct a portion of a driveway servicing a single-family house within the 25 foot wetland buffer area in the Residential ‘R’ District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
 - a. The subject property is approximately 4 acres and is primarily undeveloped. The applicant is currently building a single-family residence on a portion of the property.
 - b. Property will be serviced by private well and septic (NHDES approved).
 - c. The property contains more than 500 linear frontage on Federal Hill Road. Access to the property would be from the western portion of the property.
 - d. The subject property lies within the Residential ‘R’ Zoning district and is situated among an established residential neighborhood.
2. The proposal calls for constructing a portion of the residential driveway through the delineated wetland buffer area. The location and layout of the driveway was based on the topography, existing conditions of the property, and efforts to mitigate the total amount of upland disturbance. The applicant will need to specify the total area of disturbance within the wetland buffer area.
3. The proposed work within the wetland buffer area is not listed as an accepted use under Section 6.02.5. Pursuant to Section 6.02.6.B, a Special Exception from the Board of Adjustment is required for any project not listed in 6.02.5.
4. The applicant has filed a stormwater management permit with the Community Development Office which is currently under review.

Aerial Photo(s) of Subject Property:





ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received: 6/22/20
 Case Number: 2020-17
 Application Number: 2020-0866
 Hearing Date: 7/16/20
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: TBD but neighbor is 358 Federal Hill Rd
 Tax Map / Parcel #: 56-52-1 Lot Size: 4.005 acres

PROPERTY CURRENTLY USED AS

Newly purchased, residential lot where I'm planning on building a 1650 sq ft cape.

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

PROPERTY OWNER

Name: **Tim Farwell**
 Address: PO Box 368
 City/State/Zip: Hollis, NH 03049
 Phone: () 603-759-4265 tih368@gmail.com
 Email:
 Physical address - 2 Clocktower Place, apt 521, Nashua 03060

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: N/A
 Address:
 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.

Tim Farwell 6-22-2020
 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 _____	
Amount received:	
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 – General Information **MILFORD ZONING BOARD OF ADJUSTMENT**

This application must be complete and filed in the Milford Office of Community Development, along with an abutter list, and with all fees paid, on the official submittal date for the meeting at which the application is to be considered. An application shall not be deemed complete unless all materials have been submitted and necessary fees have been paid.

If you have any questions about how to complete this application, please contact the Office of Community Development. We will be happy to help you understand the Zoning Board application process and legal requirements, but we cannot give you legal advice. If you are uncertain about how the zoning laws apply to your case, we recommend that you obtain professional advice.

General Instructions

Use this form for **all** applications to the Milford Zoning Board of Adjustment, except:

- If the Selectmen, Planning Board, Building Inspector, or any other town board or official has made a decision to allow someone else to do something that you do not think they should be allowed to do. In that case, use the ***Third-Party Appeal of Administrative Decision*** form.
- To ask the Zoning Board to hold a new hearing to reconsider a decision that was made at a previous meeting, use the ***Request for Rehearing*** form.

Contents of an Application

Your application must include the “General Information” section and at least one application for a special exception, variance, equitable waiver, or appeal of administrative decision.

You may include more than one application section, as long as they are all for the same proposed use.

For example, you might appeal an administrative decision, and also apply for a variance that would permit the same use, in case the appeal is denied; or you might have a proposed use that would require several variances and special exceptions.

Please work with the Office of Community Development to help you determine what you are applying for or asking relief from.

Fee

The fee is \$75 for the application, plus \$4 for each abutter.

Abutter List

The abutter list must include the name and mailing address of:

- the applicant,
- the property owner or owners,
- every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road, stream, river, or railway right-of-way from a lot involved in the application, ***and***
- the holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

It is your responsibility to provide an accurate abutter list. A Zoning Board decision that is made without notifying all abutters may not be valid and an abutter who was not properly notified may be able to have the decision overturned.



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 as determined by the Community Development Office



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: 6/22/20
 Case Number: 2020-17
 Application #:
 Date Complete:
 Hearing Date: 7/16/20
 Decision Date:
 Decision:

PROPERTY INFORMATION
Street Address: TBD but neighbor is 358 Federal Hill Rd
Tax Map / Parcel #: 56-52-1 Federal Hill Rd
<i>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.</i> *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 <u>VI & X</u> Section <u>6.02.6.B & 10.2.1</u>
Describe the <u>use</u> you are proposing under the above section of the Ordinance. To go within a 25' buffer of wetlands with my driveway path. Of the 1750 sq ft of wetlands in question, this would affect the boundary of <25%. Please see attached diagram.

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:
 Building of my own home. I am performing the General Contractor function myself although I do have a Milford resident who's a contractor that is assisting me and doing much of the construction - Jeff Lyttle.

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:
 I can't talk overall to the district but I was allowed to go within a 100' buffer when I built a house in Hollis in 1998. I kept 30' away and the wetlands thrived. I saw every kind of wildlife you can imagine there and this would be my goal again.

B. The specific site is an appropriate location for the proposed use because:
 The overall Environmental impact will be less if I go within the buffer(see attached drawing). The 25' buffer falls right on a high spot that's ledge and much steeper than the topographic drawing shows. To put my driveway over this I'd have to blast and clear a wider path to do this. Also, the path of my driveway would be longer so more trees would need to come down and staying outside the buffer makes the driveway more visible to Federal Hill Rd both by proximity and height(more fill would be needed to level the drive out having to go up over the high point). All of this will cost me many \$1000's of dollars.

C. The use as developed will not adversely affect the adjacent area because:
 During construction I will maintain the integrity of the wetlands via silt-fences/sox's. Long term I will design and landscape the edge of the driveway minimize run-off into the wetlands.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
 N/A - too far from road.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
 N/A



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section::

HOME OCCUPATION CRITERIA 10.02.3

1. The person conducting the home occupation shall reside in the dwelling unit, and there shall be no more than one (1) non-resident person employed in connection with such occupation.

N/A

2. There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.

N/A

3. The home occupation shall not exceed 25% of the combined gross floor area of the existing home and any accessory structures, or 1,000 SF, whichever is less.

N/A

4. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only.

N/A

5. The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the neighborhood.

N/A

SELF-STORAGE FACILITIES 10.02.4

1. Is the Self-storage facility located in one of the following areas?

Frontage on Rte. 13 North, Rte. 13 South, and/or the following lots of land on North River Road: Map 8, Lots 11, 11-1, 19, 48, 49, 50, 51, 53 and 53-5

N/A

2. Is a 15 foot perimeter landscaped buffer along all sides of the property being proposed?

N/A

3. Does the buffer proposed meet 10.02.4.2/3 of the Milford Zoning Ordinance?

N/A

4. Is there any outside storage being proposed?

N/A

5. Are all building set back at least 50 feet from the front lot line?

N/A

6. Has a Site Plan Application been submitted to the Milford Planning Board? Yes No Date:



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6
1. Is the property going to be Owner Occupied? N/A
2. Has a Building Permit application been made? Copy of permit application attached? N/A
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence? N/A
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit? N/A
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood? N/A
6. Is there adequate off-street parking? How many spaces? N/A
7. Are any additional curb cuts being proposed? N/A
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. N/A
9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval. N/A
10. Is there only one (1) ADU on the property? N/A
11. Is the ADU no more than 750 square feet? How many square feet is the ADU? N/A
12. Does the ADU have no more than two (2) bedrooms? Please show on plans. N/A
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. N/A
14. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans. N/A
<i>For Existing Unpermitted ADUs</i>
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report. N/A
16. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so? N/A
17. If no, has a Variance from Section 10.02.6:A been granted by the ZBA? N/A



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7	
1. Is the specific site of the proposed office use located in an existing building that is an appropriate location for the proposed use and ancillary to the Residential Use permitted by right? Please explain.	N/A
2. Will the use as proposed adversely affect adjacent Residential areas? Please explain.	N/A
3. Will there will be any nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting associated with this use? Please explain.	N/A
4. Will there be any outside storage? Please explain.	N/A
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)? Yes No Date of hearing:	
WETLAND AND WETLAND BUFFER IMPACT 6.02.6	
1. Has the need for the project been addressed? Please explain. Yes - the lot is an approved buildable lot. This is the only location for the driveway taking into consideration both wetlands along Federal Hill and Line of Site concerns.	
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain. To go around completely would have less impact on wetlands but I feel would have a greater environmental impact overall.	
3. Has the impact on plants, fish and wildlife been addressed? Please explain. This entire wetland has been completely dry since early May. No fish involved. I'll minimize plant impact as described above with sill fence/sox during construction, the driveway design and landscaping after.	
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain. There is no surface ground water right now. This is a very small area of wetlands - 1750 sq ft. Impact will be minimal.	
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain. Again, this is a very small area and for the most part, dry. No standing water, just damp ground.	
6. Has the cumulative impact if all parties owning or abutting the affected wetland were allowed to alter or impact the wetland or buffer area in the same way? Please explain. N/A - there is no run-off from this to flow into abutter's	
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain. I'm not a soils scientist but I do know there's much more wetlands in the fields that are part of this subdivision. Many thousands of feet more. Also, Chris Constantino of the conservation commission has seen the property.	
8. Has a comment from the Milford Conservation Commission been solicited? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date of Conservation Commission Meeting attended:	

CLARK, ELAINE R
CREIGHTON, CHLO C
365 FEDERAL HILL RD
MILFORD, NH 03055

SOCIETY PROTECTION NH FOR
54 PORTSMOUTH ST
CONCORD, NH 03301-5400

CLIFFORD, DIANE M
GREGOIRE, JIM S
358 FEDERAL HILL RD
MILFORD, NH 03055

WARRINER, STEVE G & JULIA
428 FEDERAL HILL RD
MILFORD, NH 03055-3602

CLIFFORD, DIANE MARIE
GREGOIRE, JIM SHERMAN
358 FEDERAL HILL RD
MILFORD, NH 03055-3602

WOOLFSON, ALAN TRUSTEE
WOOLFSON, ALAN J REV TRUS
360 FEDERAL HILL RD
MILFORD, NH 03055

DISLA JR., CARLOS RAMON &
461 FEDERAL HILL RD
MILFORD, NH 03055

MILLS, JESSE H & JESSICA
362 FEDERAL HILL RD
MILFORD, NH 03055-3602

O'CONNELL, TIMOTHY D & NO
THE O'CONNELL FAMILY TRUS
483 FEDERAL HILL RD
MILFORD, NH 03055-3603

PHILBRICK, JOHN K & CATHERIN
PHILBRICK, JOHN K & CATHERI
114 FOSTER RD
MILFORD, NH 03055-3607

SAYTANIDES, JAMES E & JE
472 FEDERAL HILL RD
MILFORD, NH 03055-3603

SAYTANIDES, CHARLES P & L
SAYTANIDES FAMILY LIV TRS
230 TAHOE DR
POOLER, GA 31322

SOCIETY PROTECTION NH FOR
54 PORTSMOUTH ST
CONCORD, NH 03301-5400

Drainage - 2 Drainage Paths and both are along old Federal Hill / Mowed Path
 A - drains onto Federal Hill Road. Driveway Plan will address this
 B - Runs down towards lot 56-52-2. A swale / water break will be added to divert water into heavy woods of my property

House Location
 May move slightly South (5-8 yards) if we find less ledge there. If so, all boundaries shift appropriately & proportionally.

REFERENCE PLANS.

1. "LOT LINE REVISION - & SUBDIVISION PLAN - LANDS OF: - JAMES E. & CHARLES P. SAYTANIDES - AND JOHN K. & CATHERINE A. - PHILBRICK REV. TRUST OF 2005 - FEDERAL HILL ROAD - TAX MAP 56 LOTS 54 & 56 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED JANUARY 13, 2015, PREPARED BY THIS OFFICE AND RECORDED AT THE H.C.R.D. AS PLAN NO. 36372.
2. "LOT LINE REVISION - & SUBDIVISION PLAN - TAX MAP PARCEL 56-58-3 & 4 - PREPARED FOR - JAMES D. & ELAINE CLARK - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED MAY 18, 2007, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35989.
3. "TAX MAP 59 LOT 4 & TAX MAP 40 LOT 3 - WOODSIDE SUBDIVISION - PREPARED FOR & LAND OF: - WOODSIDE DEVELOPMENT, LLC - LOCATED AT: - FEDERAL HILL ROAD - MILFORD & HOLLIS, NEW HAMPSHIRE" SCALE: 1"=100', DATED APRIL 18, 2007, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35711.
4. "TAX MAP 56 LOT 55 & 58-3 - CONSOLIDATION / RESUBDIVISION PLAN - PREPARED FOR & LAND OF: - JAMES D. & ELAINE R. CLARK - 385 FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED NOVEMBER 1, 2004, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 33936.
5. "BOUNDARY PLAN - GIRLS FRIENDLY SOCIETY HOME - MILFORD, NH" SCALE: 1"=100', DATED 4/1/94, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 28858.
6. "SUBDIVISION PLAN PREPARED FOR: - WALLINGFORD PLACE SUBDIVISION - MAP 56 LOT 45 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 2/26/01, PREPARED BY KEACH NORDSTROM ASSOCIATES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 31945.
7. "BOUNDARY PLAT, LAND OF RITA Y. JEAN, MILFORD, N.H." SCALE: 1"=200', DATED 8/15/85, PREPARED BY ROBERT B. TODD, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 18462.
8. "LOT LINE ADJUSTMENT PLAN, LAND OF - CARY & BETH BIRKETT AND - SHERWOOD & ROCHELLE WOLCOTT - TAX MAP 56 LOT 44-7 - CONSOLIDATED INTO LAND OF - TAX MAP 56 LOT 44-3 AND 44-4 - FEDERAL HILL ROAD AND FOSTER ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 12/1/95, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 27918.
9. "RESUBDIVISION OF LAND - HERBERT & CHERYL HARDMAN - TAX LOTS 44, 44-2, 44-3, 44-4, MAP 56 - FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 3/27/91, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 25281.

SOILS INFORMATION

- CpB - CHATFIELD-HOLLIS CANTON COMPLEX - 8-15% SLOPES - WELL DRAINED
 - CcC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED
 - CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 - PbC - PAXTON FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
 - PbD - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED
- THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, ISSUED OCT., 1980.

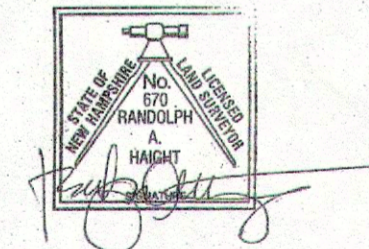
LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER TRACT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- U.S.D.A. SOILS BOUNDARY
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT WITH DATA
- 4000 SQ.FT. SEPTIC AREA
- EXISTING TREE LINE
- EXIST. GRANITE BOUND FOUND/SET
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND
- EXIST. IRON PIN FOUND/SET

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000).

DATE: 11/20



LOT LINE ADJUSTMENT & SUBDIVISION PLAN
 LANDS OF:
JAMES E. & JEAN E. SAYTANIDES
 FEDERAL HILL ROAD
 TAX MAP 56 LOTS 51 & 52
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 40' DECEMBER 23, 2019

MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03051 TEL. 603-673-1444
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

TOWN OF MILFORD
 RECEIVED
 JUL 07 2020
 ZBA Office

Drainage A
Driveway Path -
 See typed included document for details

Silt Fence

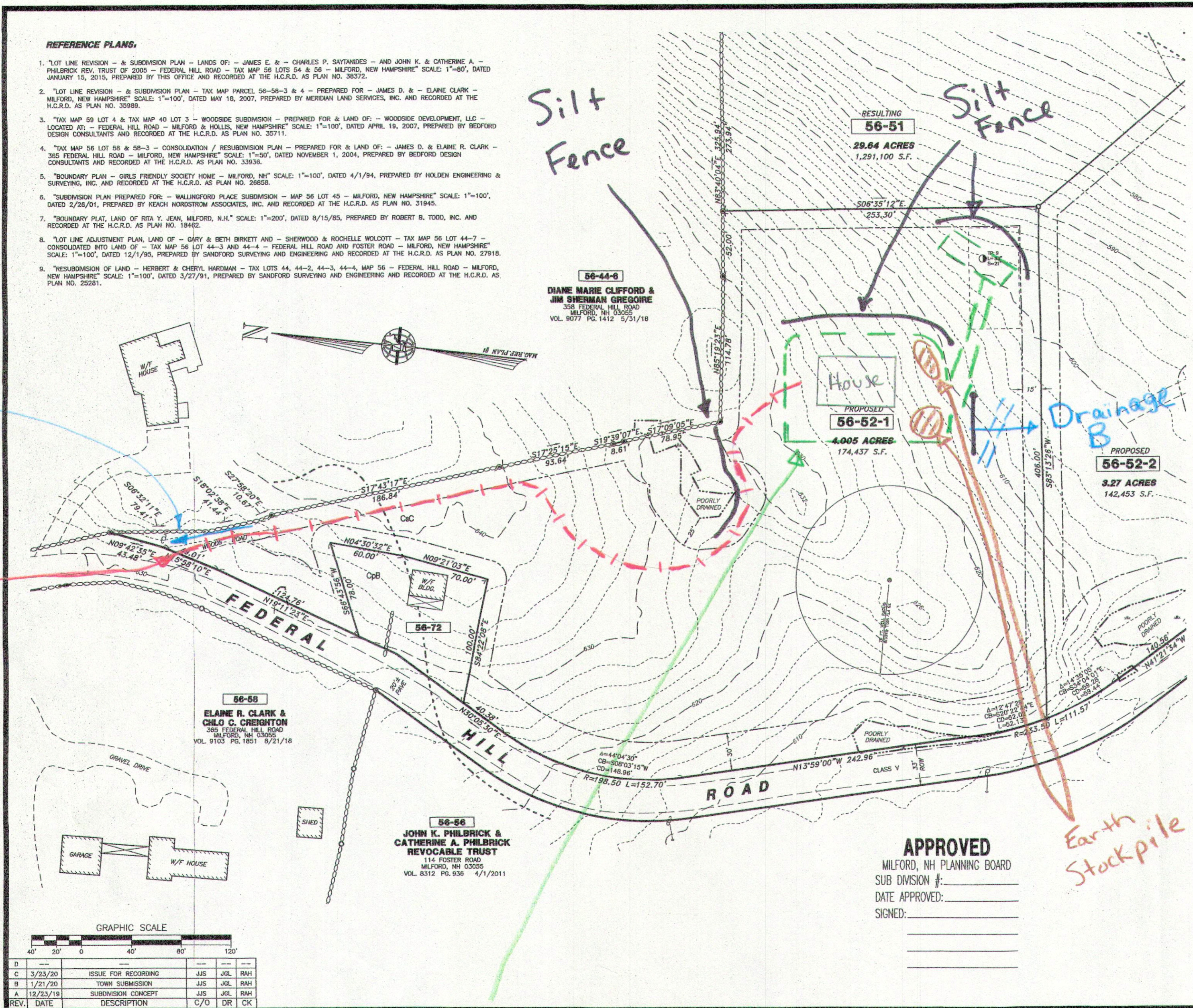
Silt Fence

Drainage B

Earth Stockpile

Green Dashed Line Represents bounds of Soil Disturbance For House and Septic. Trees are cut down outside this area but I will not be having stumps removed or making this lawn. Will let under brush grow back wild.

Silt Fence to be placed 5-10 yards East and South of House disturb area with a gap for Septic Line such that line can be run and Equipment can get to leach field



GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C	3/23/20	ISSUE FOR RECORDING	JJS	JGL	RAH
B	1/21/20	TOWN SUBMISSION	JJS	JGL	RAH
A	12/23/19	SUBDIVISION CONCEPT	JJS	JGL	RAH

Plotfile: 4/7/2020 10:40 AM By: JGL
 H:\M\5\02545\02545_07\2545D07C.dwg

Vegetation and Stump Disposal. Some stumps I'll have hauled away.

6-8 small stumps from Septic Line and Leach field left here with Brush on ground. Slope and Vegetation will hide.

REFERENCE PLANS:

- "LOT LINE REVISION - & SUBDIVISION PLAN - LANDS OF: - JAMES E. & CHARLES P. SAYTANIDES - AND JOHN K. & CATHERINE A. - PHILBRICK REV. TRUST OF 2005 - FEDERAL HILL ROAD - TAX MAP 56 LOTS 54 & 56 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=80', DATED JANUARY 15, 2015, PREPARED BY THIS OFFICE AND RECORDED AT THE H.C.R.D. AS PLAN NO. 38372.
- "LOT LINE REVISION - & SUBDIVISION PLAN - TAX MAP PARCEL 56-58-3 & 4 - PREPARED FOR - JAMES D. & ELAINE CLARK - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED MAY 18, 2007, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35989.
- "TAX MAP 58 LOT 4 & TAX MAP 40 LOT 3 - WOODSIDE SUBDIVISION - PREPARED FOR & LAND OF: - WOODSIDE DEVELOPMENT, LLC - LOCATED AT: - FEDERAL HILL ROAD - MILFORD & HOLLIS, NEW HAMPSHIRE" SCALE: 1"=100', DATED APRIL 19, 2007, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35711.
- "TAX MAP 56 LOT 58 & 58-3 - CONSOLIDATION / RESUBDIVISION PLAN - PREPARED FOR & LAND OF: - JAMES D. & ELAINE R. CLARK - 365 FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED NOVEMBER 1, 2004, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 33936.
- "BOUNDARY PLAN - GIRLS FRIENDLY SOCIETY HOME - MILFORD, NH" SCALE: 1"=100', DATED 4/1/94, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 28658.
- "SUBDIVISION PLAN PREPARED FOR: - WALLINGFORD PLACE SUBDIVISION - MAP 56 LOT 45 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 2/25/01, PREPARED BY KEACH NORDSTROM ASSOCIATES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 31945.
- "BOUNDARY PLAT, LAND OF RITA Y. JEAN, MILFORD, N.H." SCALE: 1"=200', DATED 8/15/85, PREPARED BY ROBERT B. TODD, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 18482.
- "LOT LINE ADJUSTMENT PLAN, LAND OF - GARY & BETH BIRKETT AND - SHERWOOD & ROCHELLE WOLCOTT - TAX MAP 56 LOT 44-7 - CONSOLIDATED INTO LAND OF - TAX MAP 56 LOT 44-3 AND 44-4 - FEDERAL HILL ROAD AND FOSTER ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 12/1/95, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 27918.
- "RESUBDIVISION OF LAND - HERBERT & CHERYL HARDMAN - TAX LOTS 44, 44-2, 44-3, 44-4, MAP 56 - FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 3/27/91, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 25281.

Brown is former path of Federal Hill Rd. Prior owners kept this mowed and clear of trees

Green is tree's although on high points there are assorted Ledge spots.

APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #: _____
DATE APPROVED: _____
SIGNED: _____

There were many Test pits done on lot (9 total). None were covered back over. I may put a couple stumps in those that Hollis Excavation thinks we can cover up well. Or if they can be left at ground level but out of site.

SOILS INFORMATION:

- CpB - CHATFIELD-HOLLIS CANTON COMPLEX - 8-15% SLOPES - WELL DRAINED
- CcC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED
- CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
- PbC - PAXTON FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED
- PbD - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED

THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SCS SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, ISSUED OCT., 1980.

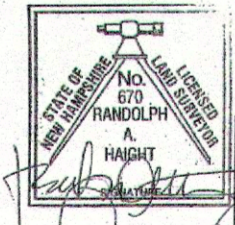
LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER TRACT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- CpC - U.S.D.A. SOILS BOUNDARY
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- 56-51 - EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT WITH DATA
- 4000 SQ.FT. SEPTIC AREA
- EXISTING TREE LINE
- EXIST. GRANITE BOUND FOUND/SET
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND
- EXIST. IRON PIN FOUND/SET

CERTIFICATION:

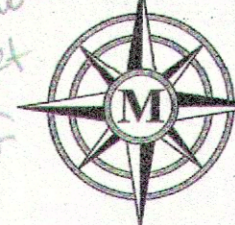
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE WHICH MEETS THE URBAN CLASSIFICATION PRECISION REQUIREMENT OF ONE PART IN TEN THOUSAND (1:10,000)".

DATE: 4-1-20



TOWN OF MILFORD RECEIVED
JUL 07 2020

LOT LINE ADJUSTMENT & SUBDIVISION PLAN
LANDS OF:
JAMES E. & JEAN E. SAYTANIDES
FEDERAL HILL ROAD
TAX MAP 56 LOTS 51 & 52
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 40' DECEMBER 23, 2019



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03051 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584

GRAPHIC SCALE

D				
C	3/23/20	ISSUE FOR RECORDING	JJS	JGL RAH
B	1/21/20	TOWN SUBMISSION	JJS	JGL RAH
A	12/23/19	SUBDIVISION CONCEPT	JJS	JGL RAH
REV.	DATE	DESCRIPTION	C/O	DR CK