



STAFF MEMORANDUM

Date: August 11, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: **TEG Holdings LLC (owner) and Kenneth Lehtonen, II (applicant)** – In accordance with NH RSA 231:158, The Milford Planning Board will hold a Public Hearing for a proposed driveway location, potential removal of stonewalls, and tree cutting on Osgood Road. Tax Map 51, Lot 23. This item was tabled from July 21, 2020.

The applicant is was before the Planning Board on July 21, 2020 for a Scenic Road Hearing in accordance with RSA 231:158 for a driveway for one undeveloped lot, Map 51, Lot 23. The Board tabled the item to August 18, 2020.

The applicant has since withdrawn this application based on new information indicating the stonewalls and trees being removed are located on private property, not the Town Right of Way. Please see attached withdrawal request.

From: [Kenny Lehtonen](#)
To: [Kellie Walsh](#)
Subject: Re: Planning Board - Scenic Road
Date: Friday, July 24, 2020 9:03:47 AM

Hi Kellie,

I would like to withdraw my application for the scenic road hearing. Osgood road in that location is a two rod road. All of our disturbance is outside the right of way therefore it doesn't fall under the scenic road regulations. Thanks

Kenny Lehtonen, Vice President
San-Ken Homes, Inc.
586 Turnpike Road,
New Ipswich, NH 03071
Office: 603-878-2856
Cell: 603-966-6769

On Wed, Jul 1, 2020, 10:35 AM Kellie Walsh <kwalsh@milford.nh.gov> wrote:

From: [Rick Riendeau](#)
To: [Kellie Walsh](#); [Kenny Lehtonen](#)
Subject: RE: Osgood Road
Date: Thursday, July 23, 2020 1:04:02 PM

Kellie,

It appears that the drawing from S&H land services is consistent with the documentation I have in the office on R.O.W. information. I did a site visit, the flagging for R.O.W. is also consistent with the plan and town documentation.

I did talk with Kenny on site and let him know to keep the road clean of debris and dirt, per environmental best practices.

If you have any other questions, please let me know.

Rick Riendeau
Director of Public Works
Milford, NH
rriendeau@milford.nh.gov
W 603-673-1662
F 603-673-2206

"Public Works makes it happen"



From: Kellie Walsh
Sent: Thursday, July 23, 2020 11:01 AM
To: Kenny Lehtonen
Cc: Rick Riendeau
Subject: RE: Osgood Road

Thanks Kenny. I forwarded this onto DPW their review.

Kellie

Kellie Walsh
Town Planner
Community Development
1 Union Square
Milford NH 03055
603-249-0620
kwash@milford.nh.gov

From: Kenny Lehtonen [<mailto:kenny@san-ken.com>]
Sent: Thursday, July 23, 2020 10:56 AM
To: Kellie Walsh

Subject: Fwd: Osgood Road

Kenny Lehtonen, Vice President
San-Ken Homes, Inc.
586 Turnpike Road,
New Ipswich, NH 03071
Office: 603-878-2856
Cell: 603-966-6769

----- Forwarded message -----

From: **Rob Degan** <robd@shlandservices.com>
Date: Thu, Jul 23, 2020, 10:35 AM
Subject: Osgood Road
To: Kenny Lehtonen <kenny@san-ken.com>

Hi Kenny,

Here is the plan you asked for.

The R-O-W for Osgood Road is 2 rods (33') per layout. We therefore held 1 rod (16.5') off centerline. On the other side, the developer dedicated land for expanded r-o-w.

Let me know if you have more questions.

Thanks,

S&H Land Services, LLC
Robert Degan, LLS
1600 Candia Road, Suite #5
Manchester, NH 03109
(603) 628-8500 (P)
(603) 546-7791 (F)
robd@shlandservices.com

From: [John Shannon](#)
To: [Kellie Walsh](#); [Rick Riendeau](#); [Lincoln Daley](#)
Cc: [Tina Philbrick](#)
Subject: FW: Timber harvest complaint
Date: Monday, July 27, 2020 8:37:13 AM

From: Reyes, Adrian [mailto:Adrian.Reyes@dncr.nh.gov]
Sent: Friday, July 24, 2020 4:39 PM
To: John Shannon
Subject: Timber harvest complaint

Hello,

I am contacting you regarding a timber harvest on a forested lot on Osgood Road, tax map 51 lot 23, Intent to Cut # 20-303-05. I received complaints regarding the loggers operating in wetlands and not having the proper permits. Yesterday on 7/23/20 I visited the timber harvest and conducted an inspection. I did not find any violations regarding NH wetlands rules/laws or NH forestry rules/laws. I have also reviewed the laws regarding Scenic Roads and they are not in violation of any of those laws. I have been in contact with NH DES to discuss the matter as they were also contacted. I believe they are planning on making a site visit as well. I have shared my findings with them. The complainant informed me that there is a town ordinance regarding wetland buffers. I did not measure the distance from the wetlands as there is no state laws pertaining to buffers from wetlands. From what I recall it appeared loggers maintained a 20 to 30 foot buffer. The last issue stated by the complainant involved Blandings Turtles and the loggers operating in their habitat. I am not familiar with any regulations pertaining to Blandings Turtles. I have contacted NH Fish and Game to see if there are any violations occurring regarding the Endangered Species. I just wanted to share with the town my findings in case this matter has been brought to your attention as well. Please feel free to contact me if there are any questions.

Thank you,

Adrian Reyes
Forest Ranger
NH Division of Forests & Lands
Forest Protection Bureau
172 Pembroke Road
Concord, NH 03301
Office: 603-227-8732
Adrian.Reyes@dncr.nh.gov
www.nhdf.org

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REFERENCE PLANS

- "SUBDIVISION PLAN, LAND OF: THE MELENDY LIMITED PARTNERSHIP, TAX MAP LOT 51-22, BALL HILL ROAD & YOUNG ROAD, MILFORD, NEW HAMPSHIRE" LAST REVISED OCTOBER 8, 2004 AND PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #33600.
- "LOT LINE RELOCATION PLAN, MAP 51 \ LOT 26, BADGER HILL, OSGOOD ROAD, MILFORD, NEW HAMPSHIRE, PREPARED FOR: SEVAR CORPORATION, INC." DATED JULY 20, 1999 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN #30120.
- "LOT LINE ADJUSTMENT PLAN, TAX MAP PARCELS B-4 & B-68, LAND OF: EUGENE A. LESSER & JENNIFER A. STARR, PREPARED FOR: BROOKLINE CONSERVATION COMM., BROOKLINE, NEW HAMPSHIRE" LAST REVISED AUGUST 22, 2006 AND PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #35015.
- "SUBDIVISION PLAN, NEW LOTS - TAX MAP "B" LOT 2 & TAX MAP "B" LOT 2-1, PREPARED FOR: GERTRUDE ROGERS" LAST REVISED APRIL 21, 1988 AND PREPARED BY ROLAND GIROUARD & ASSOCIATES, LAND SURVEYORS. H.C.R.D. PLAN #22069.

REFERENCE PLANS (CONTINUED)

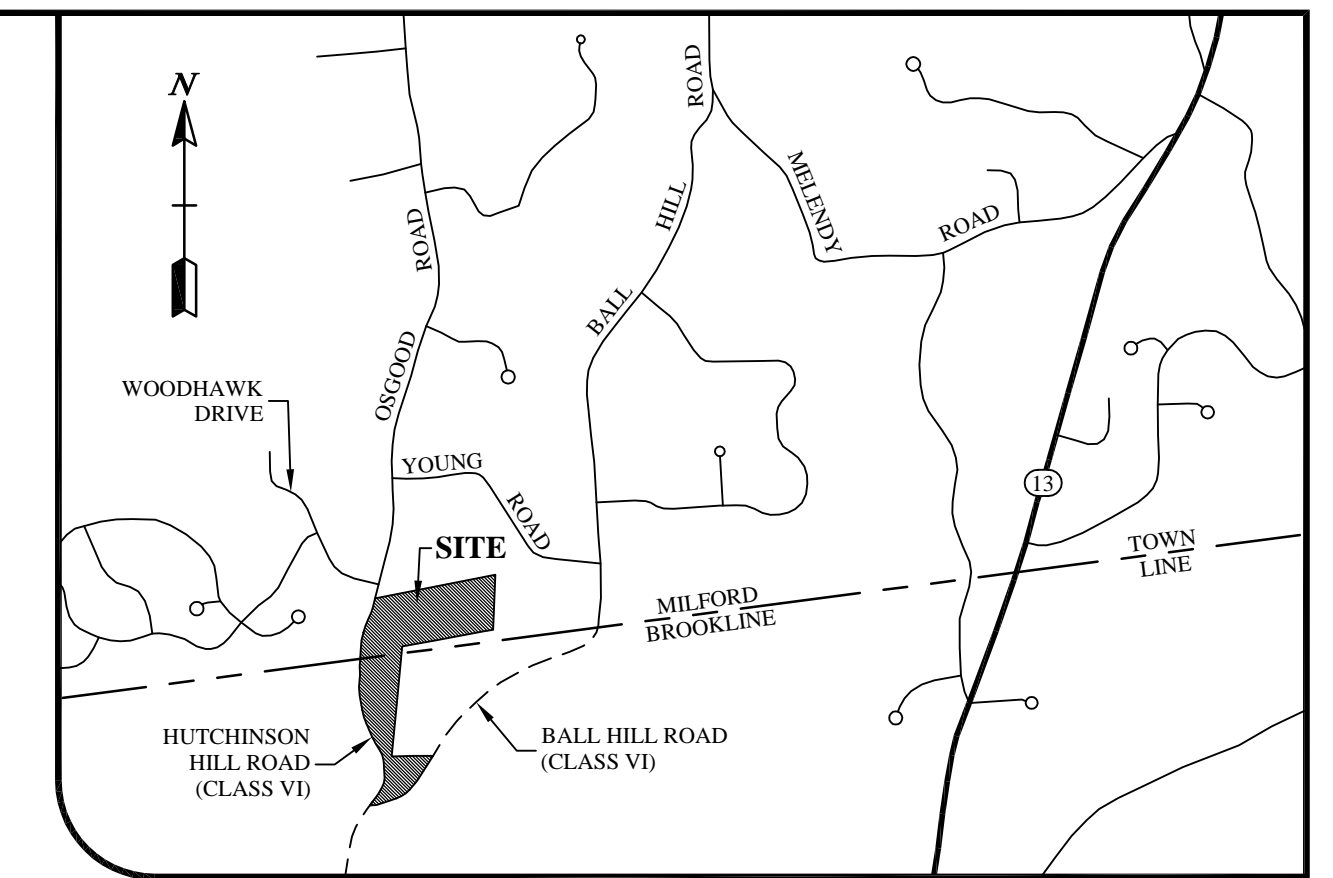
- "BOUNDARY PLAN, OSGOOD ROAD, MILFORD, NEW HAMPSHIRE AND HUTCHINSON HILL ROAD, BROOKLINE, NEW HAMPSHIRE PREPARED FOR WILLIAM M. LADD" DATED MARCH 13, 1986 AND PREPARED BY ALLAN H. SWANSON, INC. H.C.R.D. PLAN #18986.
- "EXISTING CONDITIONS PLAN, TAX MAP #51 LOT #22, OSGOOD ROAD, MILFORD, NH AS DRAWN FOR: GARY BERNIER, OWNER: MELENDY LIMITED PARTNERSHIP" DATED JUNE 8, 2001 AND PREPARED BY TURNING POINT LAND SURVEYORS & LAND PLANNERS. NOT RECORDED.

NOTES

- OWNER OF RECORD:
TAX MAP 51 LOT 23
TEG HOLDINGS, LLC
586 TURNPIKE ROAD
NEW IPSWICH, NH 03071
BK: 9302 PG: 173
- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND THE IMPROVEMENTS THEREON. WETLAND DELINEATION AND TOPOGRAPHY WAS ONLY PERFORMED FOR THAT PORTION OF THE PROPERTY LOCATED IN MILFORD.
- THE SUBJECT PARCEL IS ZONED "RESIDENCE R". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT SIZE = 2 ACRES
MINIMUM FRONTAGE = 200'
MINIMUM BUILDING SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 15'
WETLAND = 25'

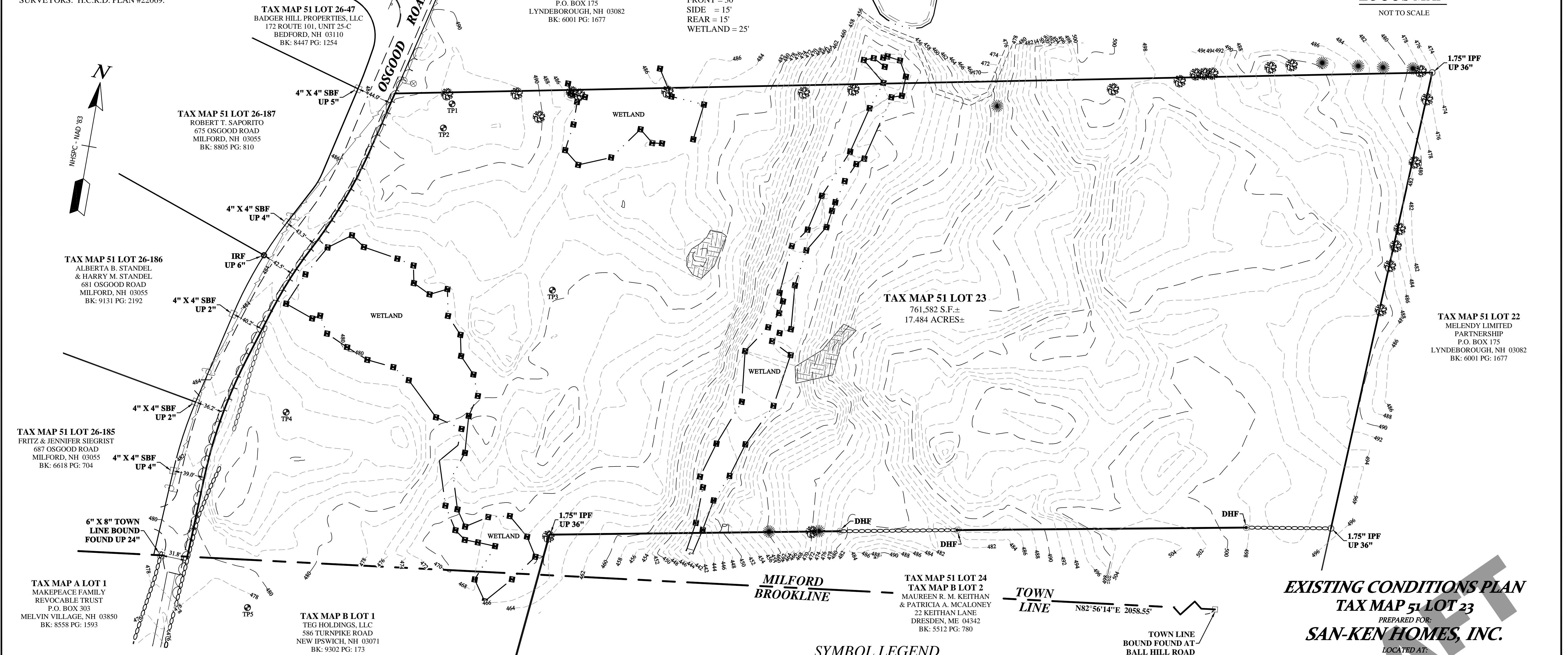
NOTES (CONTINUED)

- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN MAY & JUNE 2020.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. MAP NUMBER 33011C 0470D. EFFECTIVE DATE SEPTEMBER 25, 2009.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- OSGOOD ROAD / HUTCHINSON HILL ROAD AND BALL HILL ROAD WERE LAID OUT 2 RODS WIDE. HELD 16.5' FROM CENTERLINE WHERE NO ROAD WALLS EXIST.



LOCUS MAP

NOT TO SCALE



TAX MAP 51 LOT 26-47
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25-C
BEDFORD, NH 03110
BK: 8447 PG: 1254

TAX MAP 51 LOT 26-187
ROBERT T. SAPORITO
675 OSGOOD ROAD
MILFORD, NH 03055
BK: 8805 PG: 810

TAX MAP 51 LOT 26-186
ALBERTA B. STANDEL
& HARRY M. STANDEL
681 OSGOOD ROAD
MILFORD, NH 03055
BK: 9131 PG: 2192

TAX MAP 51 LOT 26-185
FRITZ & JENNIFER SIEGRIST
687 OSGOOD ROAD
MILFORD, NH 03055
BK: 6618 PG: 704

TAX MAP A LOT 1
MAKEPEACE FAMILY
REVOCABLE TRUST
P.O. BOX 302
MELVIN VILLAGE, NH 03850
BK: 8558 PG: 1593

TAX MAP B LOT 1
TEG HOLDINGS, LLC
586 TURNPIKE ROAD
NEW IPSWICH, NH 03071
BK: 9302 PG: 173

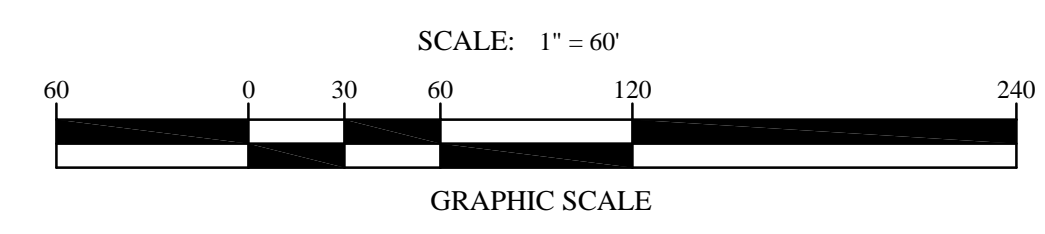
TAX MAP 51 LOT 22
MELENDY LIMITED PARTNERSHIP
P.O. BOX 175
LYNDEBOROUGH, NH 03082
BK: 6001 PG: 1677

TAX MAP 51 LOT 23
761,582 S.F. ±
17.484 ACRES ±

TAX MAP 51 LOT 24
TAX MAP B LOT 2
MAUREEN R. M. KEITHAN
& PATRICIA A. MCALONEY
22 KEITHAN LANE
DRESDEN, ME 04342
BK: 5512 PG: 780

SYMBOL LEGEND

- BOUND FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE FOUND
- ⊕ UTILITY POLE
- ⊗ GUY WIRE
- ⊕ TEST PIT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- ⊕ STONE WALL
- TREELINE
- OVERHEAD WIRES



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

LICENSED LAND SURVEYOR _____ DATE _____

EXISTING CONDITIONS PLAN
TAX MAP 51 LOT 23
PREPARED FOR:
SAN-KEN HOMES, INC.
LOCATED AT:
OSGOOD ROAD
MILFORD, NEW HAMPSHIRE

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 60' DATE: JUNE 9, 2020 FB: 31 PG: 7 TSC3 & SURVEYOR 2 JOB #2020167