



STAFF MEMORANDUM

Date: July 13, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: ASRT, LLC (owner) and MVC Eye Care (applicant) – Conceptual discussion for a site plan to construct a 5,654 square foot professional office along with associated site improvements for MVC Eye Care. The parcel is located in the Integrated Commercial Industrial District. Tax Map 44, Lot 11-1.

BACKGROUND/PROPOSAL:

Map 44, Lot 11-1 is located at an unnumbered lot off of Nashua Street in the Integrated Commercial-Industrial District. The site is currently vacant and is abutted by Cumberland Farms, Walgreens, USPS property, Ocean State Job Lot and Route 101.

The applicant is before the Planning Board to discuss a conceptual site plan to construct a 5,654 square foot professional office along with associated site improvements for MVC Eye Care. Currently, there is no access to the site. The applicant is proposing to extend a driveway off of the existing roadway located between Walgreens and Cumberland Farms via an access easement.

In addition to detailing the proposed improvements, the applicant will be seeking input from the Board regarding the next steps in the regulatory approval process and any other recommendations to assist the applicant if they decide to move forward with a formal application in the future. A conceptual review/discussion shall not bind the applicant or Planning Board.

INTERDEPARTMENTAL REVIEWS

Ambulance: No anticipated issues at this time.

Assessing: No comments.

Building: No comments.

Code Enforcement/Health: No comments.

Fire Department: See e-mail dated 7/14/20.

Heritage Commission: No comments.

Police Department: No issues.

Public Works: Who owns the easement access currently? Will this proposal be an acceptable part of the easement?

Water/Sewer Utilities: See e-mail dated 7/7/20.

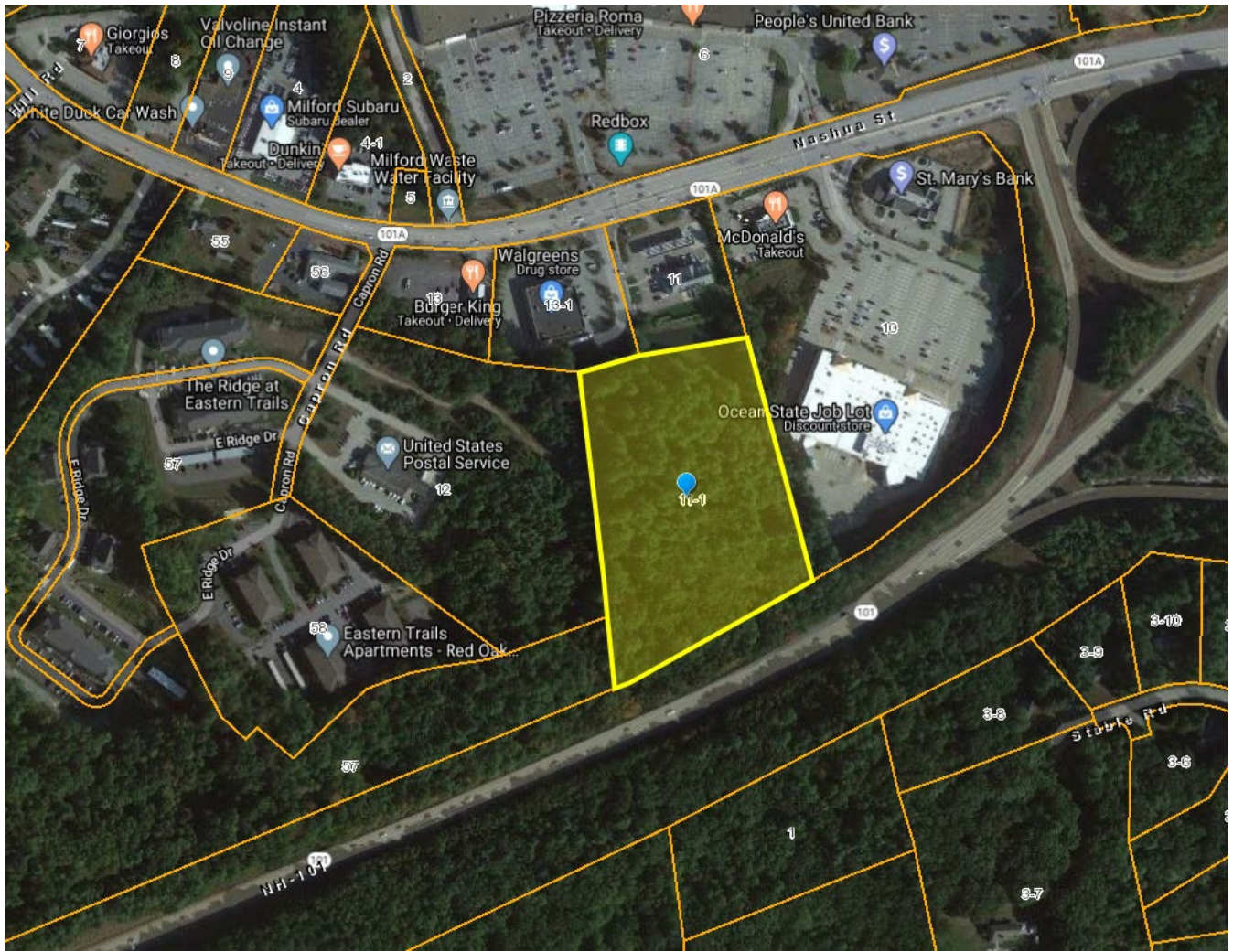
Drainage/Stormwater: When a formal application is submitted, the plans/drainage report will be sent out for review & comment.

Community Development/Planning:

1. The applicant will need relief from the Zoning Board for frontage and wetland buffer impact.
2. Signage. What type of signage has been considered for the on-site and/or on-site?
3. Access easement. Staff and/or town legal counsel will need to review any proposed easements upon formal application submittal.

STAFF RECOMMENDATIONS:

Listen to the applicant's presentation; provide feedback and any recommendations for their consideration in order for them to proceed with formal applications. Please also discuss any typically required/recommended items that the Board would be expecting should a formal application be submitted in the future.



From: [Kevin Stetson](#)
To: [Kellie Walsh](#)
Subject: RE: Planning Dept. IDR - MVC Eye Care
Date: Tuesday, July 7, 2020 2:45:25 PM

Hi Kellie,

They may know this already but that site has water and sewer at the edge of the property **BUT**, the sewer service will need a private sewer pump station at the building. The “force Main” will have to be tied in at Nashua Street, it is not connected now.

From: [Jason Smedick](#)
To: [Kellie Walsh](#)
Subject: RE: Planning Dept. IDR - MVC Eye Care
Date: Tuesday, July 14, 2020 3:07:37 PM

Good afternoon Kellie,

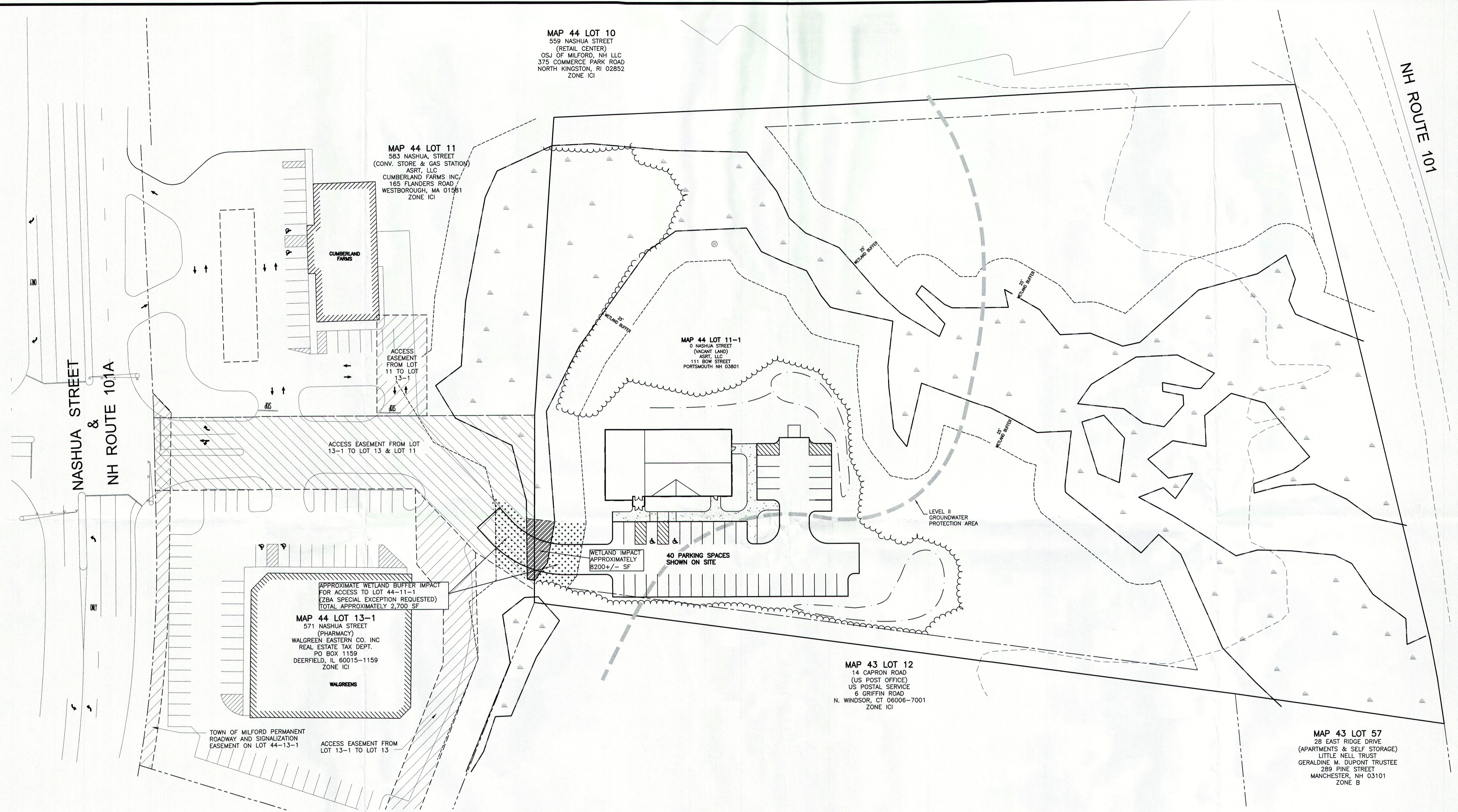
We would like to see a ten foot extension of the pavement at the dumpster area and a 5 foot at the end of the main driveway.

Please let me know if you have any further questions.

Thank you.

J

Captain Jason A Smedick
Milford Fire Department
Bureau of Fire Prevention & Investigation
Deputy Health Officer
39 School Street
Milford NH 03055
603-249-0680



MAP 44 LOT 10
 559 NASHUA STREET
 (RETAIL CENTER)
 OSJ OF MILFORD, NH LLC
 375 COMMERCE PARK ROAD
 NORTH KINGSTON, RI 02852
 ZONE ICI

MAP 44 LOT 11
 583 NASHUA, STREET
 (CONV. STORE & GAS STATION)
 ASRT, LLC
 CUMBERLAND FARMS INC
 165 FLANDERS ROAD
 WESTBOROUGH, MA 01581
 ZONE ICI

MAP 44 LOT 11-1
 0 NASHUA STREET
 (VACANT LAND)
 ASRT, LLC
 111 BOW STREET
 PORTSMOUTH NH 03801

MAP 44 LOT 13-1
 571 NASHUA STREET
 (PHARMACY)
 WALGREEN EASTERN CO. INC
 REAL ESTATE TAX DEPT.
 PO BOX 1159
 DEERFIELD, IL 60015-1159
 ZONE ICI

MAP 43 LOT 12
 14 CAPRON ROAD
 (US POST OFFICE)
 US POSTAL SERVICE
 6 GRIFFIN ROAD
 N. WINDSOR, CT 06006-7001
 ZONE ICI

MAP 43 LOT 57
 28 EAST RIDGE DRIVE
 (APARTMENTS & SELF STORAGE)
 LITTLE NELL TRUST
 GERALDINE M. DUPONT TRUSTEE
 289 PINE STREET
 MANCHESTER, NH 03101
 ZONE B

REFERENCE PLAN

- "TAX LOT 44 LOT 11, SUBDIVISION PLAN, 583 NASHUA STREET (NH ROUTE 101A), MILFORD, NEW HAMPSHIRE, OWNED 7 PREPARED FOR, JOHN SAMONAS" SCALE: 1"=50', DATED FEBRUARY 19, 2012, REVISED APRIL 22, 2013

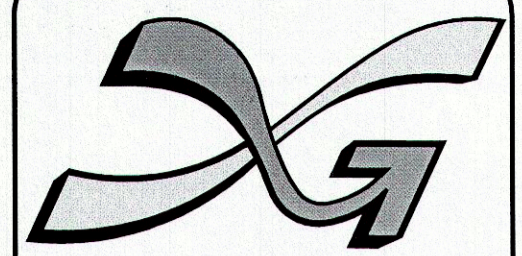
GENERAL NOTES:

- OWNER OF RECORD:
 MAP 44 LOT 11-1
 ASRT, LLC
 111 BOW STREET
 PORTSMOUTH, NH 03801
 BOOK 8769 PAGE 0003
- THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. BASE INFORMATION WAS TAKEN ENTIRELY FROM REFERENCE PLANS BY OTHERS AND THE TOWN OF MILFORD GIS. THIS PLAN IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.
- PROPOSED IS A 5,654 SF PROFESSIONAL OFFICE WITH SUPPORTING INFRASTRUCTURE FOR MVC EYE CARE.
- THE SUBJECT PARCEL 44-11-1 IS ZONED ICI - INTEGRATED COMMERCIAL-INDUSTRIAL.
- A PORTION OF LOT 44-11-1 LIES WITHIN THE LEVEL II PROTECTION AREA AS SHOWN ON THIS PLAN. REFER TO MAP ENTITLED "GROUNDWATER PROTECTION DISTRICT - MILFORD, NH", DATED OCTOBER 24, 2002 OR AS AMENDED.
- YARD REQUIREMENTS: EACH STRUCTURE SHALL BE SET BACK AT LEAST THIRTY (30) FEET FROM THE FRONT LOT LINE AND FIFTEEN (15)

FEET FROM SIDE AND REAR PROPERTY LINES. (COMPLIES) THE MINIMUM FRONTAGE REQUIRED = 150' (FRONTAGE FOR EXISTING LOT IS ON NH ROUTE 101 WITH AN ACCESS EASEMENT ACROSS LOT 44-13-1 FROM NASHUA STREET)

- THE PROPOSED SITE WILL BE SERVICED BY TOWN WATER AND TOWN SEWER. CONTRACTOR/ENGINEER WILL COORDINATE WITH UTILITY COMPANIES LOCATION AND REVISIONS TO EXISTING SERVICE LINES AND CONNECTIONS.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF MILFORD REGULATIONS. ALL STRUCTURES, AND DRAINAGE TO MEET TOWN OF MILFORD SPECIFICATIONS.
- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING OR STRUCTURE IN THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT SHALL BE FORTY (40) FEET. (COMPLIES)
- ALL OUTDOOR LIGHTING SHALL BE DOWNCAST AND SO DIRECTED AND SHIELDED THAT NO GLARE WILL SPILL OUT ONTO NEIGHBORING PROPERTIES OR ROADS.
- PARKING CALCULATIONS:
 4 PER PRACTITIONER - 2 TOTAL FUTURE PRACTITIONERS X 4 = 8 SPACES REQUIRED
 PLUS ONE PER EVERY 2 EMPLOYEES - 10 EMPLOYEES / 2 = 5 SPACES REQUIRED
 RETAIL SPACE=APPROX. 750 SF = 15 SPACES REQUIRED
 MINIMUM REQUIRED SPACES = 18
 PROPOSED ON SITE = 40 (ADDITIONAL PARKING SHOWN TO ALLOW FOR SHIFT CHANGE & ADDITIONAL EMPLOYEES)

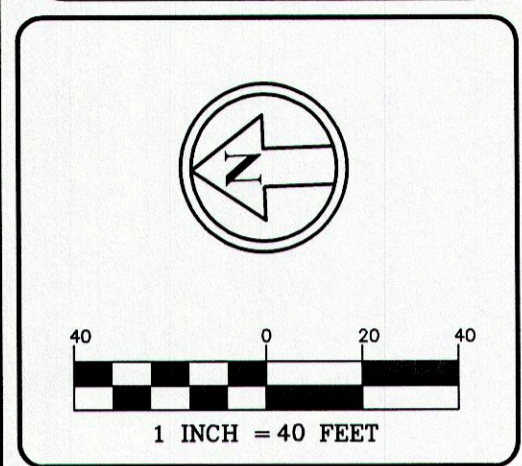
- OPEN SPACE: AN AMOUNT EQUAL TO NOT LESS THAN THIRTY (30) PERCENT OF THE TOTAL LOT AREA SHALL BE PROVIDED. MORE THAN 30% PROVIDED
- IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES GENERATED EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE BY THE PROPERTY OWNER AND DISPOSED OF AT A LEGAL DUMPING SITE.
- ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
- LOT 44-11-1 DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 33011C0458D WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
- PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE CONVEYANCE SWALES, AND, RAIN-GARDENS.
- THE PROJECT IS SUBJECT TO POLICE IMPACT FEES.
- A SPECIAL EXCEPTION IS REQUIRED FOR IMPACT OF THE 25' WETLAND BUFFER TO ACCESS THE SITE FROM AN EXISTING ACCESS EASEMENT THROUGH LOT 44-13-1. APPLICATION HAS BEEN MADE TO TOWN OF MILFORD ZONING BOARD OF ADJUSTMENT.
- A PERMIT WILL BE REQUIRED FROM THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU TO CONSTRUCT THE ACCESS DRIVE AS SHOWN ON PLAN. THE STATE PROCESS REQUIRES A REVIEW BY THE MILFORD CONSERVATION COMMISSION.



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com



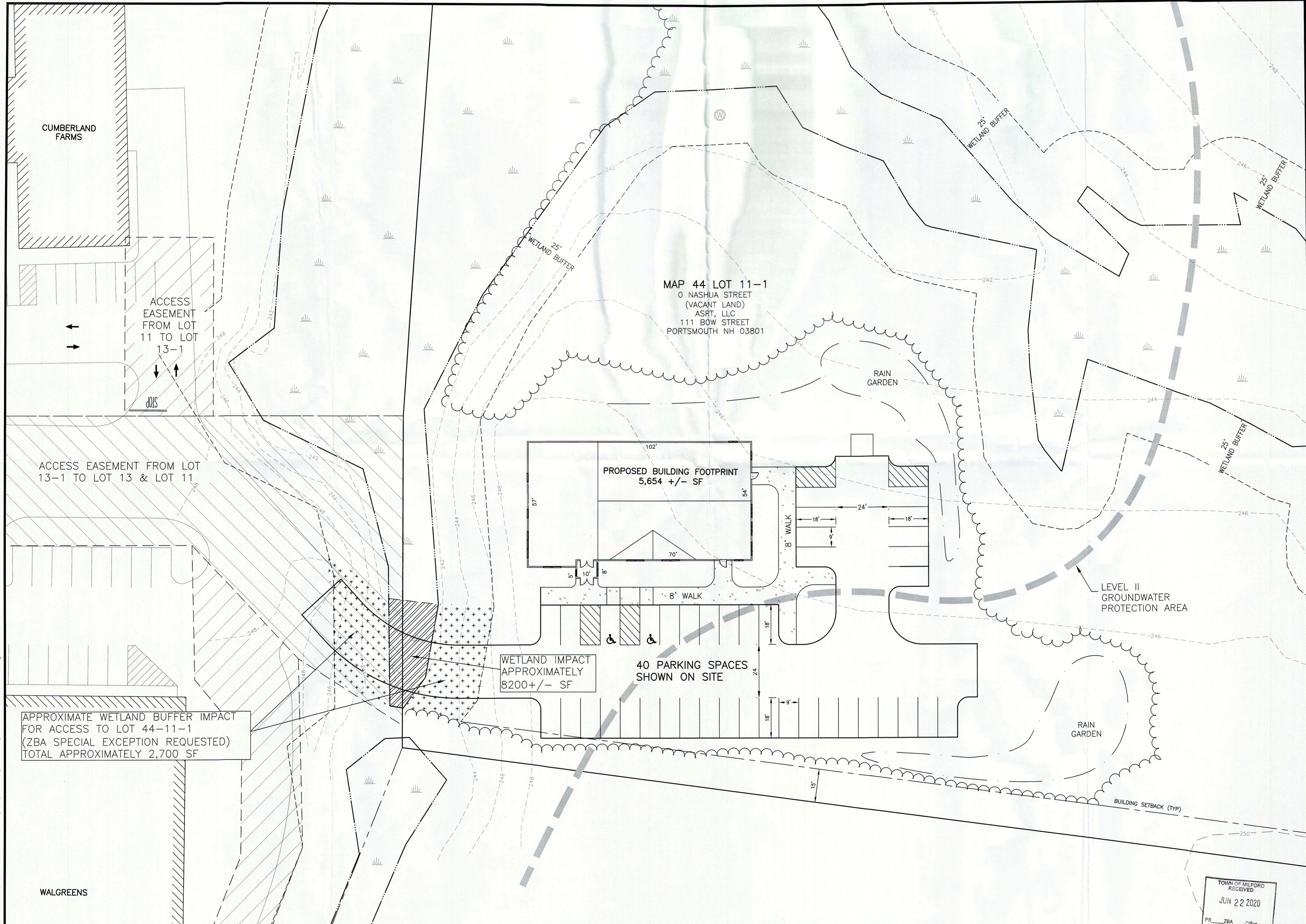
REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: REK
 CHECKED BY: DM
 DATE: JUNE 17, 2020
 SCALE: 1"=40'
 PROJECT: 44-11-1 Conceptual Plan June 22 2020
 DEED REF: -

PROJECT:
MvcEYE CARE
 MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH

FOR
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:
OVERVIEW PLAN
 TOWN OF MILFORD RECEIVED
 JUN 22 2020
 PROJECT: 44-11-1 SHEET 1 of 2



CUMBERLAND FARMS

ACCESS EASEMENT FROM LOT 11 TO LOT 13-1

ACCESS EASEMENT FROM LOT 13-1 TO LOT 13 & LOT 11

MAP 44 LOT 11-1
 0 NASHUA STREET
 (VACANT LAND)
 ASRT, LLC
 111 BOW STREET
 PORTSMOUTH NH 03801

PROPOSED BUILDING FOOTPRINT
 5,654 +/- SF

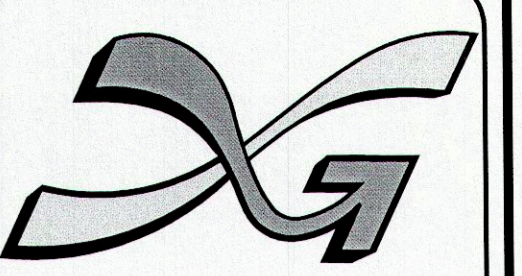
WETLAND IMPACT APPROXIMATELY 8200 +/- SF

40 PARKING SPACES SHOWN ON SITE

LEVEL II GROUNDWATER PROTECTION AREA

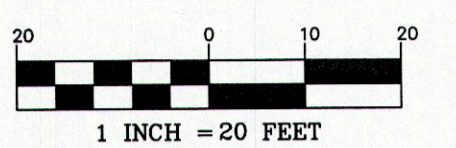
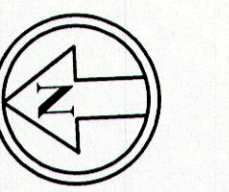
APPROXIMATE WETLAND BUFFER IMPACT FOR ACCESS TO LOT 44-11-1 (ZBA SPECIAL EXCEPTION REQUESTED) TOTAL APPROXIMATELY 2,700 SF

WALGREENS



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 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KR
 DATE: JUNE 17, 2020
 SCALE: 1"=20'
 PROJECT: Conceptual Plan June 22 2020
 DEED REF: -

PROJECT:

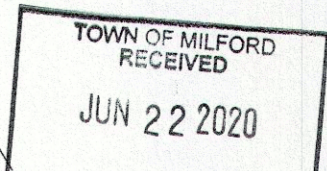


MAP 44 LOT 11-1
 NASHUA STREET
 MILFORD, NH

FOR
MVC Eye Care
 2075 SOUTH WILLOW STREET
 MANCHESTER, NH 03103

SHEET TITLE:

CONCEPTUAL SITE PLAN
JUNE 22, 2020



N:\PROJECTS\444-MVC 101A - Milford\DWG\CURRENT\444-Conceptual Plan June 22 2020.dwg