

# TOWN OF MILFORD

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



**Date:** November 23, 2020  
**To:** Planning Board  
**From:** Lincoln Daley, Community Development Director  
**Subject:** Issuance of Building Permit for Single-Family Residence  
Robert Kokko - Tax Map 9 Lot 2, 0 Mont Vernon Street

The purpose of this memorandum is to discuss the potential issuance of a building permit pursuant to RSA 674:41 for a lot of record without legal frontage on a Class V roadway or better. In accordance with the RSA, the Planning Board is required to review and provide comments to the Board of Selectmen prior to their formal vote to authorize the issuance of a building permit for the erection of the proposed single-family residence on the Tax Map 9, Lot 2 accessed by a private driveway (access/egress easement).

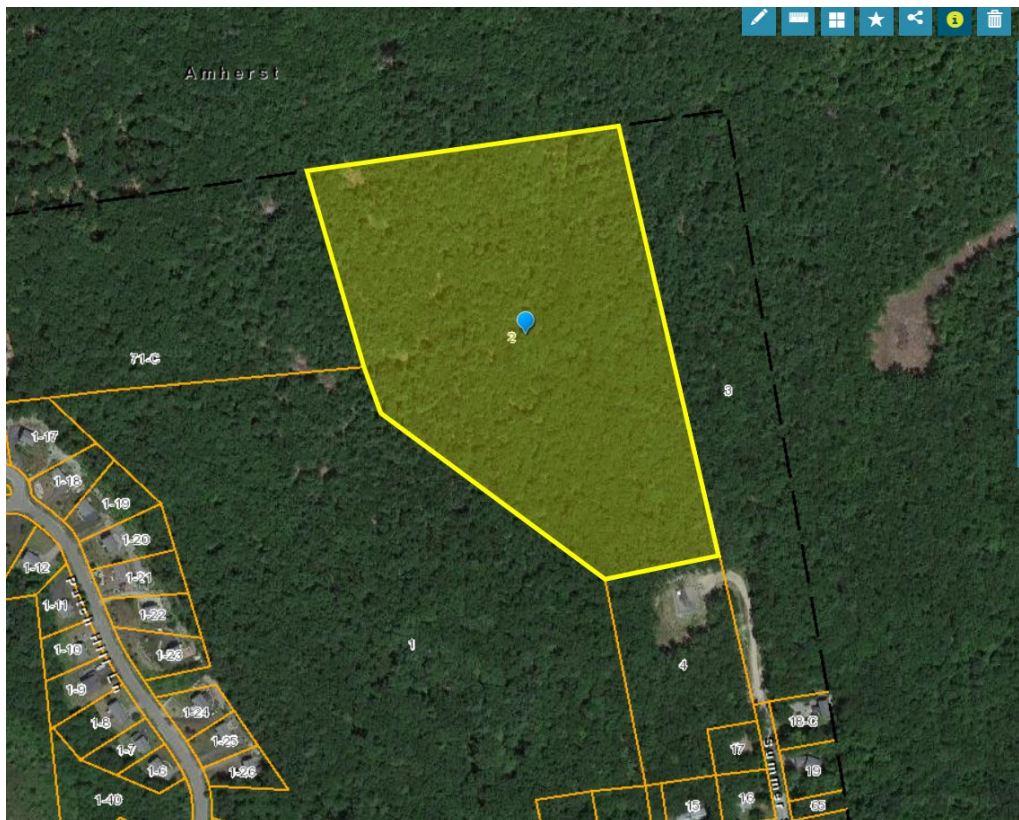
In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
  - a. The subject property is approximately 11 acres of undeveloped land with no linear frontage on a Class V roadway or better.
  - b. Access to the property is by way of an easement (to be defined) across abutting property, Tax Map 9 Lot 3 onto Summer Street. (See HCRD Book 2005, Page 149, dated 10/30/68)
2. The applicant is seeking to build a single-family residence on the 11 acre parcel with no legal frontage. The dedicated access easement providing access to subject property does not qualify a frontage. Lot will be serviced by private well and septic.
3. The premises conforms to all site and dimension requirements of the Zoning Ordinance with the exception that the subject property does not contain the required 150 linear feet of frontage on a Class V or better required under Section 5.02.4.B.
4. The applicant has provided a preliminary driveway design and layout plan from Summer Street, across Map 9 Lot 3 to the approximately location of the single-family residence. Said driveway access, layout, and design would be require a driveway permit from the Public Works Departments and comply with the Town's driveway regulations. The driveway may be subject to a Milford Stormwater Permit.
5. The property owner appeared before the Board of Adjustment on October 15, 2020 and received a Variance Application from the Milford Zoning Ordinance, Article V, Section 5.02.4.B to permit the construction of a single-family residence on a lot of record, Tax Map 9, Lot 2, with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the Residential 'A' district. See attached ZBA October 22, 2020 decision.

## Planning Board Action(s):

Following review and deliberation, the Board should direct staff to forward comments and a recommendation to the Board of Selectmen.

**Tax Map Of Subject Property:**



TOWN of AMHERST

Michachunk Development INC.

QUARRY  
71-C  
CONDOMINIUM

Proposed Driveway  
To be Determined

2

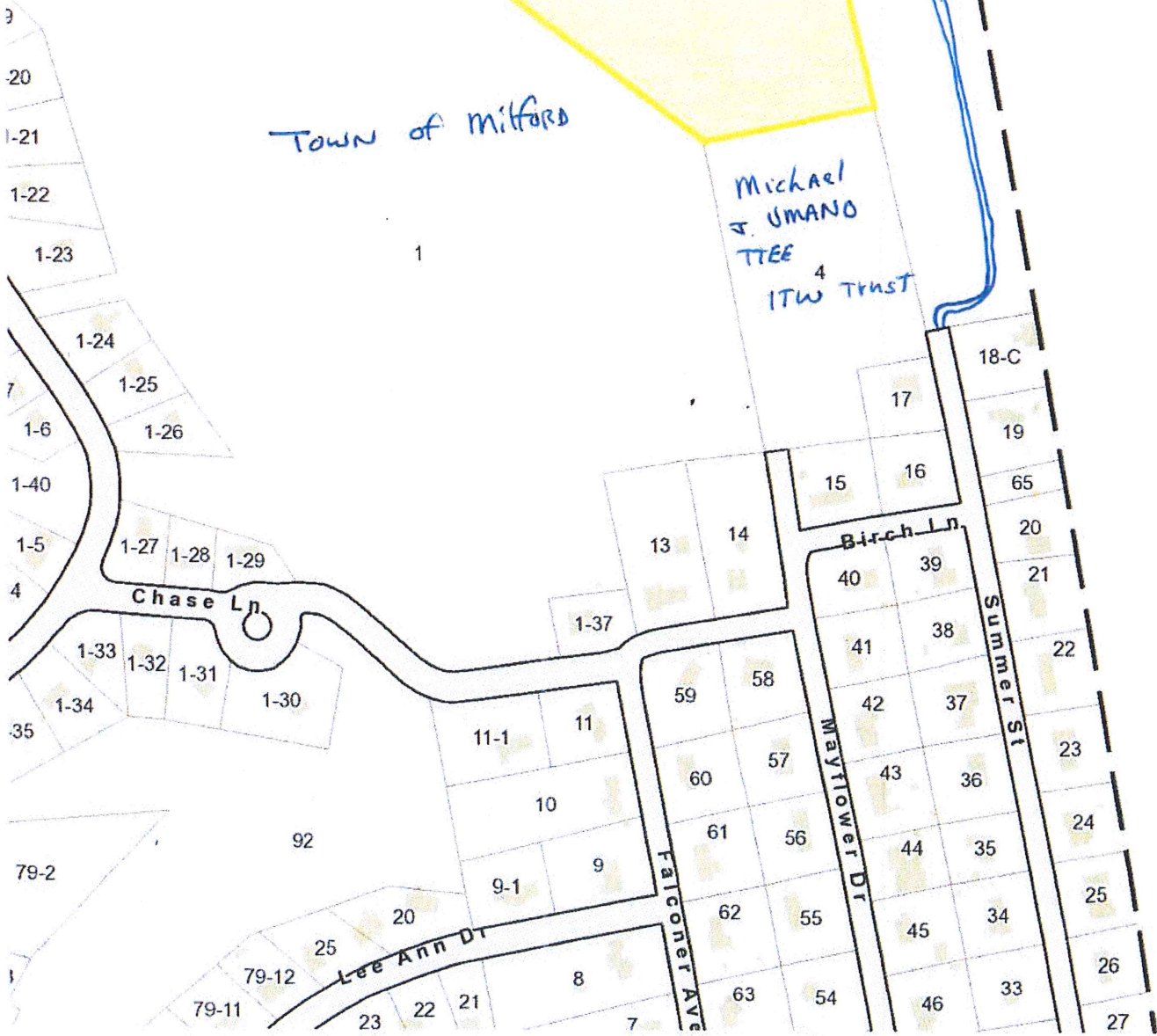
3

Amherst

TOWN of Milford

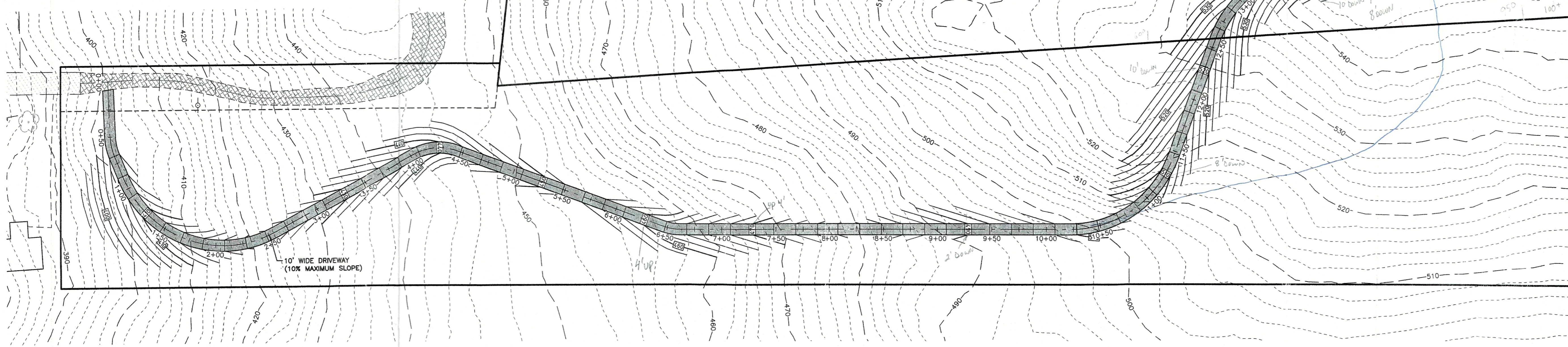
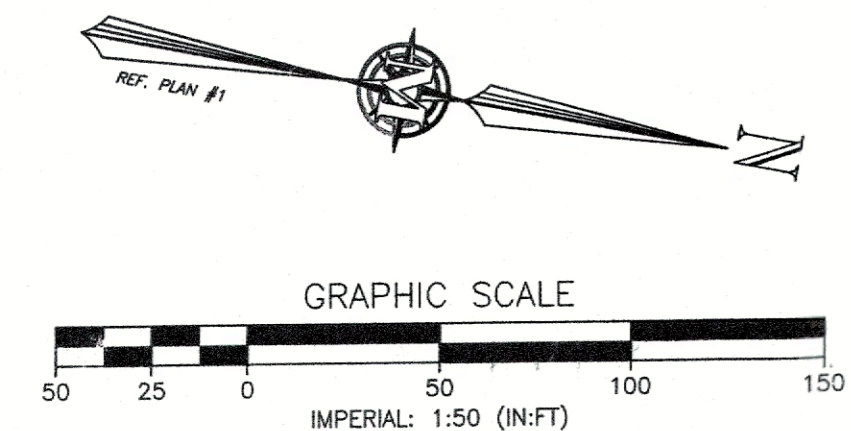
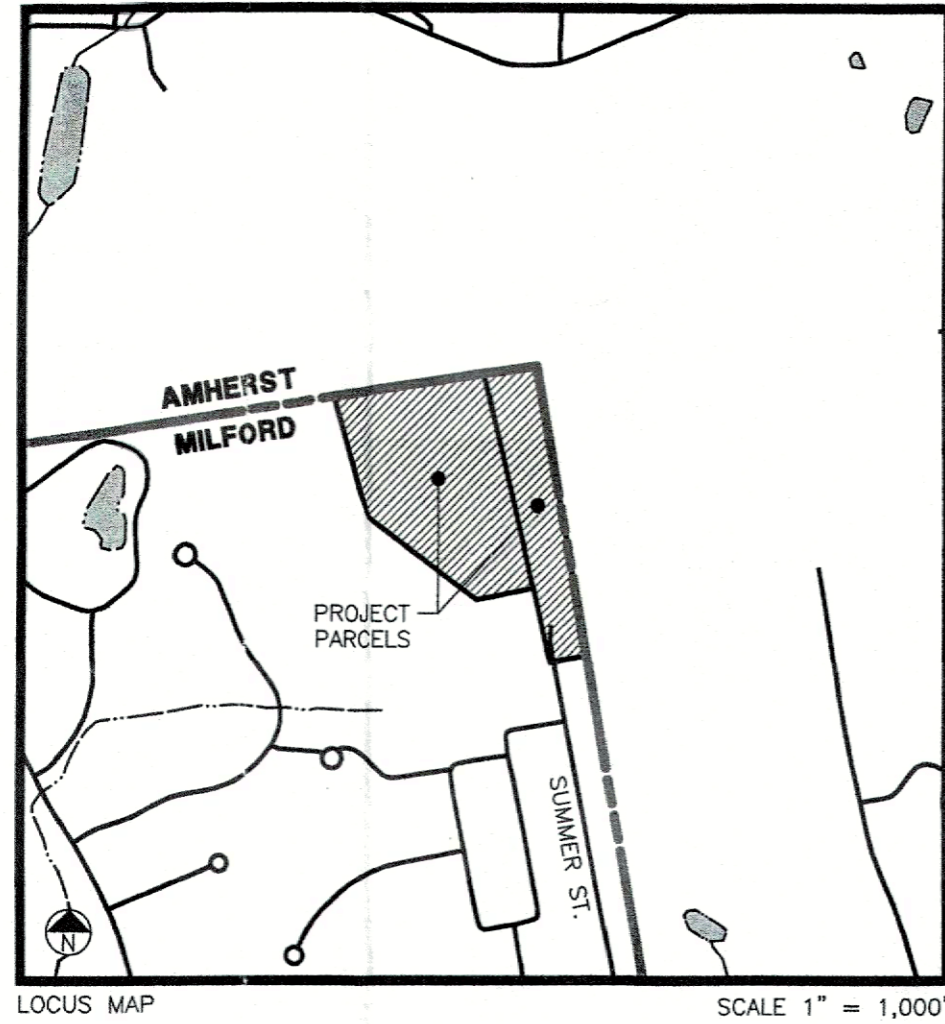
Michael  
& UMANO  
TREE  
ITW TRUST

1



**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DRIVEWAY COMPLYING WITH THE TOWN OF MILFORD DRIVEWAY PERMIT REGULATIONS.
2. OWNER OF RECORD:  
 MAP 9 LOT 2  
 PATCH HILL DEVELOPMENT, LLC.  
 307 ELM STREET  
 MILFORD, NH 03055-4766  
  
 MAP 9 LOT 3  
 MICHACHUNK DEVELOPMENT, INC.  
 P.O. BOX 330265  
 WEST HARTFORD, CT 06133
3. REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, MAP 3 LOT 2 IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT AND MAP 3 LOT 3 IS LOCATED WITHIN THE RESIDENCE "A" DISTRICT.
4. RESIDENCE "R" DISTRICT DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE 2 ACRES (SINGLE FAMILY)  
 MINIMUM FRONTAGE 4 ACRES (TWO FAMILY)  
 200 FT (SINGLE FAMILY)  
 300 FT (TWO FAMILY)  
 FRONT SETBACK 30 FT  
 SIDE/REAR SETBACK 15 FT  
 ACCESSORY STRUCTURES 6 FT  
 SIDE/REAR SETBACK (LESS THAN 120 SF)  
 MAXIMUM BUILDING HEIGHT 35 FT  
  
 RESIDENCE "A" DISTRICT DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE 15,000 SF (PUBLIC SEWER & WATER)  
 40,000 SF (PRIVATE SEWER & WATER)  
 MINIMUM FRONTAGE 100 FT (PUBLIC SEWER & WATER)  
 150 FT (PRIVATE SEWER & WATER)  
 FRONT SETBACK 30 FT  
 SIDE/REAR SETBACK 15 FT  
 ACCESSORY STRUCTURES 6 FT  
 SIDE/REAR SETBACK (LESS THAN 120 SF)  
 MAXIMUM BUILDING HEIGHT 35 FT
5. THE EXISTING CONDITION WAS OBTAINED FROM A TOPOGRAPHIC LIDAR SURVEY MADE BY NH GRANIT.
6. THE EXISTING AREA OF TAX MAP 9 LOT 2 IS 11 ACRES. THE EXISTING AREA OF TAX MAP 9 LOT 3 IS 7.11 ACRES.
7. MAP 9 LOTS 2 & 3 ARE LOCATED WITHIN ZONE X, PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C0459D, DATED SEPTEMBER 25, 2009.



**MERIDIAN**  
**LAND SERVICES, INC.**  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03031  
 MERIDIANLANDSERVICES.COM  
 TEL: 603-673-1441  
 FAX: 603-673-1884

REV.	DATE	DESCRIPTION	DR	CK
A				
B				
C				
D				
E				
F				
G				
H				

CONCEPTUAL DRIVEWAY  
 PLAN  
 JANUARY 31, 2019

PATCH HILL DEVELOPMENT, LLC.  
 SUMMER STREET  
 MAP 9 LOTS 2 + 3  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 50'

**P-1**  
 SHEET  
 FILE: 6509P03.dwg  
 PROJECT 6509.03  
 SHEET NO. 1 OF 2

9762  
 651

10% from Summer St.

# TOWN OF MILFORD

## Zoning Board of Adjustment



**DATE:** October 22, 2020

**TO:** Robert Kokko  
480 Nashua Street  
Milford, NH 03055


Patch Hill Development  
307 Elm Street  
Milford, NH 03055

**RE:** ZBA Case #2020-27  
Tax Map 9, Lot 2

### NOTICE OF DECISION

You are hereby notified that on October 15, 2020, the Zoning Board of Adjustment GRANTED the request for a VARIANCE from the Milford Zoning Ordinance, Article V, Section 5.02.4.B to permit the construction of a single-family residence and related site improvements on a lot of record, Tax Map 9, Lot 2, with less than the minimum required frontage (150') on a principle route of access on a Class V road or better in the Residential 'A' district.

Please note that this does not constitute Planning Board, Building Department, Board of Selectmen or any other state and/or local approvals that may be required for your project.

  
\_\_\_\_\_  
**Lincoln Daley**  
*Community Development Director & Zoning Administrator*

10/22/20  
Date

In accordance with NH RSA 677:2, any person directly affected by this decision may make an application for a rehearing in this matter. ***Any application for rehearing must be received by the Board of Adjustment prior to close of business (4:30 p.m.) on November 16, 2020.***

*In accordance with Article X, Section 10.060, this Variance is subject to expiration, if within two (2) years after the granting of a variance or special exception by the Board of Adjustment, none of the work required by a building permit covered by the variance or special exception has been executed, then such variance or special exception shall become null and void except in any case where legal proceedings relative to the variance or special exception shall have caused an undue delay in the execution of the required building permit. Only one, six-month extension may be granted for any variance or special exception. The applicant may apply for the extension at a regularly scheduled Zoning Board meeting.*

CC: Building Department  
Assessor

Planning Department  
File