

STAFF MEMORANDUM

Date: December 7, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: Frederick and Celia Lorden Trust (owner) and Gio Realty LLC (applicant) – Conceptual discussion for a 48 unit residential development. The parcels are located at an unnumbered lot and 19 Ponemah Hill Road in the Residence B and Limited Commercial District. Tax Map 43, Lot 44 and Lot 45.

BACKGROUND/PROPOSAL:

Map 43, Lots 44 and 45 are located on Ponemah Hill Road in the Residential B and Limited Commercial zoning districts. Currently, lot 45 has a single family home and lot 44 is vacant land.

The applicant is before the Planning Board to discuss a conceptual site plan to construct two buildings consisting of 24 units each and 3 stories high. The applicant is proposing to do a lot line adjustment, moving the shared line between lot 44 and 45, to gain the proper frontage and access to lot 44 as it does not currently have any frontage or access on Ponemah Hill Road.

In addition to detailing the proposed improvements, the applicant will be seeking input from all Boards 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.

STAFF COMMENTS:

1. The maximum density calculation for Residence B zone for multifamily dwellings served by municipal water and sewer is five units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants.
2. Staff would recommend a traffic study be conducted for the Ponemah Hill Road and Nashua Street intersection prior to any approval of development. This intersection is currently rated "F" per DOT standard and therefore any increase in volume to this intersection should be accounted for and improvements should be considered.
3. The minimum frontage requirement is 150 feet. The applicant has shown they can comply with this by way of a lot line adjustment.
4. The maximum height requirement for Residence B District is 35 feet. The applicant should confirm the 3 story buildings are compliant with this.
5. In addition to a lot line adjustment approval, the applicant will need to receive subdivision approval due to having more than 5 units (Milford Development Regulations, Section 5.08 Open Space Conservation Developments) and per Milford Development Regulations, Article III Section 3.01 Definitions: Condominium.

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.

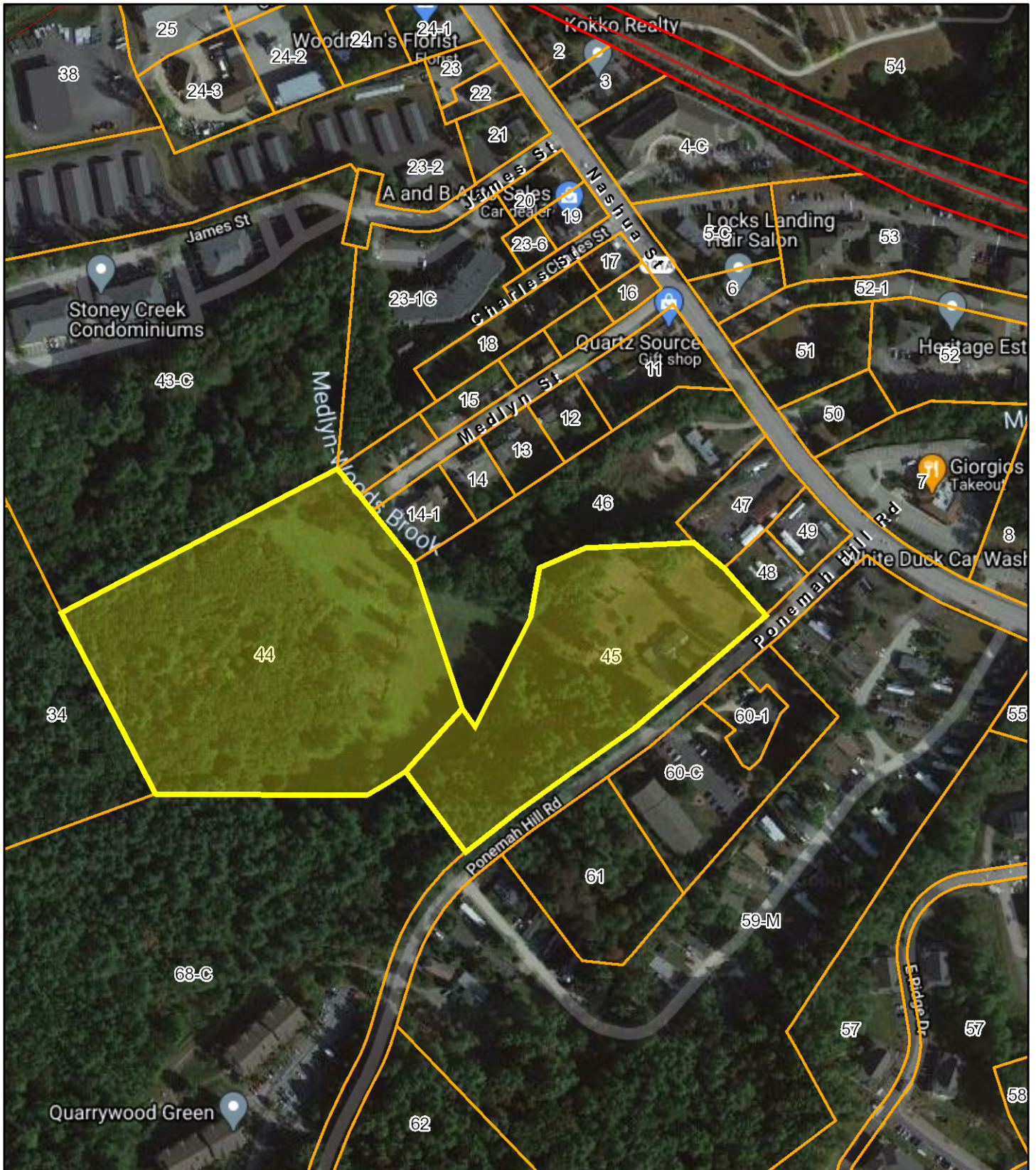


Milford, NH

1 inch = 276 Feet



December 9, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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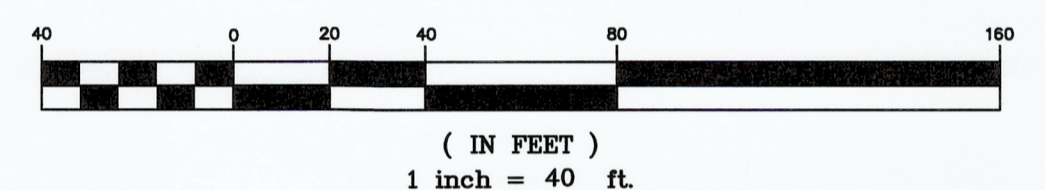
LEGEND

- NHHB-F N.H. HIGHWAY BOUND FOUND
- IPP-F IRON PIPE FOUND
- ⊙ IP-F IRON PIN FOUND
- UTILITY POLE
- ▽ SIGN
- ⊕ LIGHT POLE
- ⊙ WELL
- 36A SOIL TYPE INDICATOR
- ⊙ SHRUB
- 44.3X5 EXISTING SPOT GRADE
- ~~~~~ TREELINE
- ===== RETAINING WALL
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- PROTECTIVE WELL RADIUS
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- PROPERTY LINE
- ABUTTER LINE
- CONCRETE SURFACE

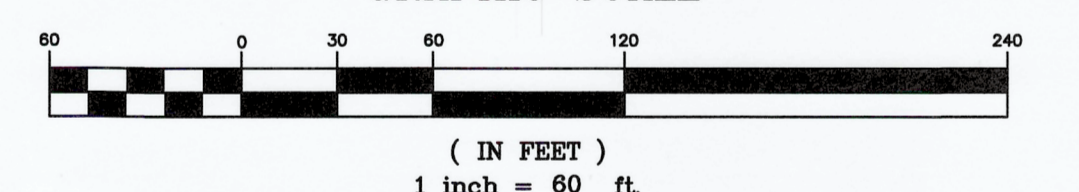
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL RESIDENTIAL LAYOUT ON THE REFERENCED PARCEL.
2. LOT AREA: 824,850 S.F. OR 14.34 ACRES.
PREPARED FOR: GIO REALTY LLC
P.O. BOX 1016
SALEM, NH. 03079
3. THE SUBJECT PARCEL IS ZONED RESIDENCE B & LIMITED COMMERCIAL BUSINESS DISTRICTS, (B & LCB).
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON TOWN GIS INFORMATION.
5. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
6. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE CARROLL COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

GRAPHIC SCALE



GRAPHIC SCALE



LOT LINE Adjustment Area (32,000SF±)

PONEMAH HILL ROAD

CONCEPTUAL LAYOUT PLAN

**GIO REALTY
RESIDENTIAL LAYOUT**
MAP 43; LOTS 44 & 45
PONEMAH HILL ROAD
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PREPARED FOR:
GIO REALTY LLC
P.O. BOX 1016
SALEM, NH 03079

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 16, 2020 SCALE: 1" = 60'
PROJECT NO: 20-0730-1 SHEET 1 OF 1



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