

TOWNOFMILFORD, NH OFFICEOFCOMMUNITYDEVELOPMENT

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Date: December 7, 2020
To: Planning Board

From: Kellie Walsh, Town Planner

Subject: 61 Tonella Road LLC (owner/applicant) – Review for acceptance and consideration of final approval

for a condominium conversion of a previously approved 16 unit multifamily development. The parcels are located at an unnumbered parcel and 61Tonella Road in the Residence B District. Tax Map 43, Lots

25 and 25-1.

BACKGROUND:

The applicant is before the Board seeking approval of a minor subdivision plan to convert the 16 unit Tonella Townhomes multifamily development into condominiums. The parcel is located in the Residential B zoning district and is abutted by residential and industrial uses. This will be the first public hearing for this application.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on December 3, 2020.

PROPOSAL:

The applicant is proposing a minor subdivision to convert the previously approved Tonella Townhome development into condominiums. The sixteen unit development was approved by the Planning Board in 2018 as a multifamily/apartment development, the applicant would like to convert the units to condominiums and has provided the proper plan and declaration. In accordance with NHRSA 356-B:5 this application could be denied only if the condominium conversion would affect the land use. The land use in this instance will continue to be 16 residential dwelling units. The only change will be the type of ownership.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: Plans must identify common areas and limited common areas.

Building Department: No comments

Code Enforcement/ Health: No comments.
Conservation Commission: No comments

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

1. Planning Staff and the Town Assessor have reviewed the Declaration for Quarry Town Condominiums submitted in conjunction with this application. Staff will continue to work with the applicant to finalize the document prior to subdivision recordation.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval.



