



Date: January 12, 2021

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: Andrea Morais (applicant/owner), Tax Map 48, Lot 30, 37-39 Federal Hill Road – Review for acceptance and consideration of final approval for the conversion of an existing duplex into a two unit condominium in the Residential R zoning district.

BACKGROUND:

The applicant is before the Board seeking approval of a minor subdivision plan to convert an existing two-family residence into two condominiums. The parcel is located in the Residential R zoning district and is abutted by residential uses to the north, south, and west and commercial uses (Hampshire Hills and Mile Away restaurant) to the east. 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 January 8, 2021. The Board will need to vote on Regional Impact.

PROPOSAL:

The applicant is proposing a minor subdivision to convert an existing two-family residence into two condominiums. 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 a two-family residence. The only change will be the type of ownership.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: Plans must identify the floor layouts on the plan.

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 of Condominium, 37 & 39 Federal Hill Road Condominiums submitted in conjunction with this application. Staff will continue to work with the applicant to

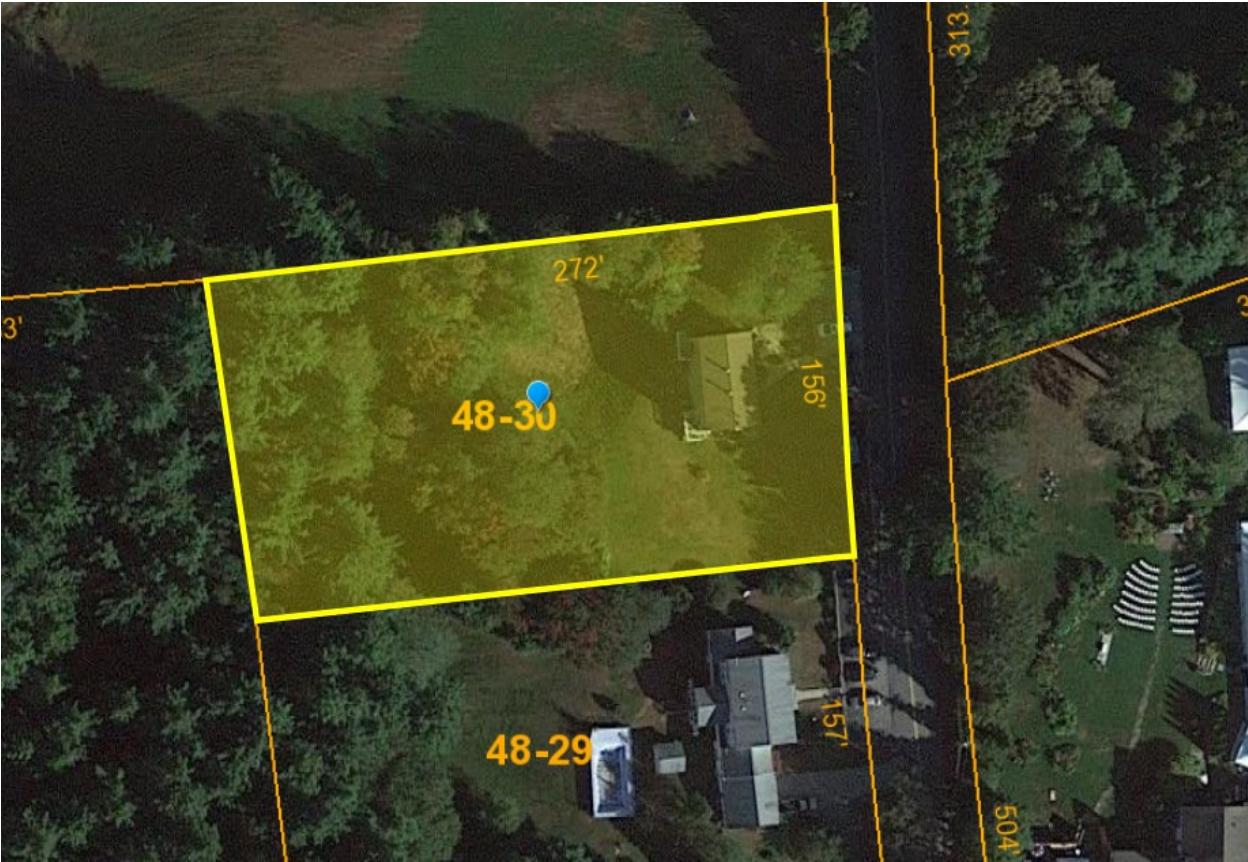
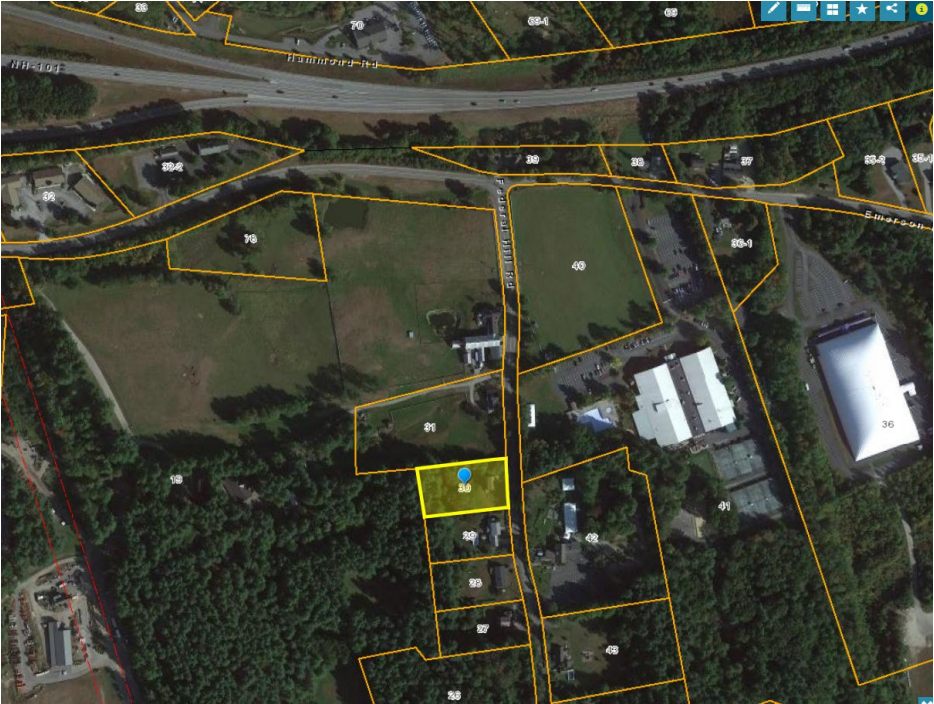
finalize the document prior to subdivision recordation. Staff recommends that prior to subdivision recordation, the applicant provide written authorization/approval of the condominium declaration from the Attorney General's office.

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 with the following condition:

1. The applicant shall continue to work with the applicant to finalize the document and provide written authorization/approval of the condominium declaration from the Attorney General's office prior to subdivision recordation.

Aerial Photographs: Map 48 Lot 30 – 37 & 39 Federal Hill Road



Street View Photographs: Map 48 Lot 30 – 37 & 39 Federal Hill Road



View looking north



View looking west



View looking south

ABUTTERS:

OWNER:
Map 48 Lot 30
Andrea Morais
37 Federal Hill Road
Milford, NH 03055

Map 48 Lot 19
Carey R. & Sarah J. Chappell
17 Federal Hill Road
Milford, NH 03055

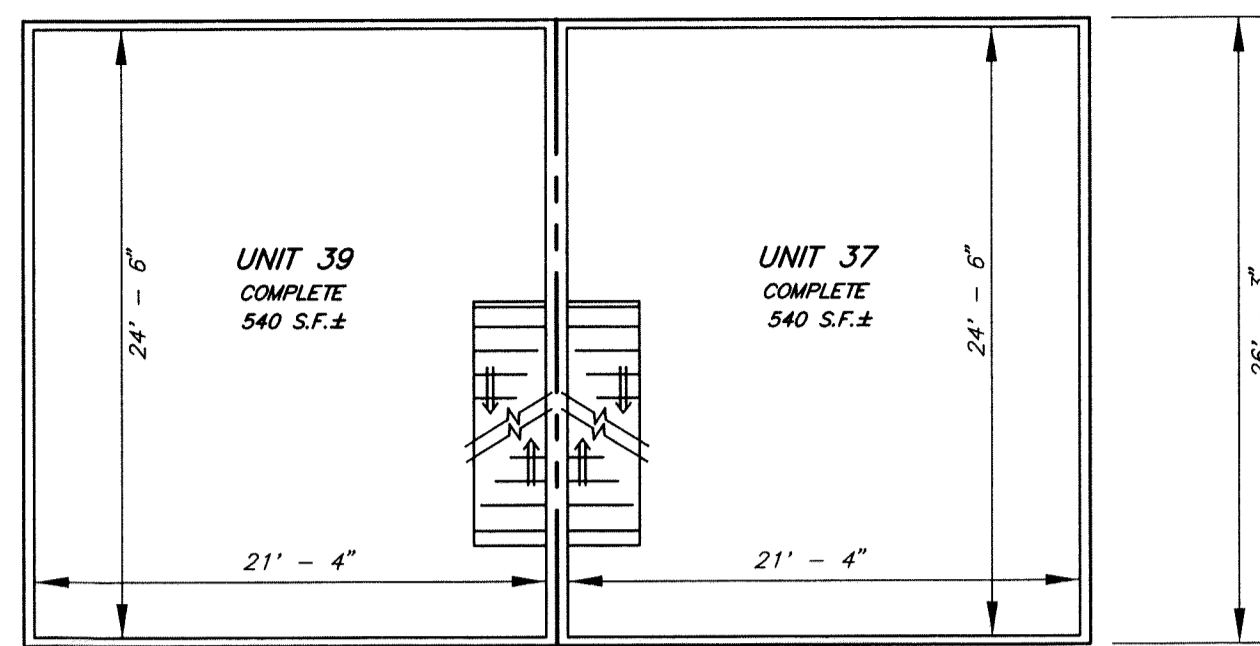
Map 48 Lot 29
Harold J. & Margaret H. Corran
43-45 Federal Hill Road
Milford, NH 03055

Map 48 Lot 31
Isaac L. & Sarah B. Bergeron
27 Federal Hill Road
Milford, NH 03055

Map 48 Lot 41
Hampshire Hills Racquet Club
50 Emerson Road, PO Box 404
Milford, NH 03055

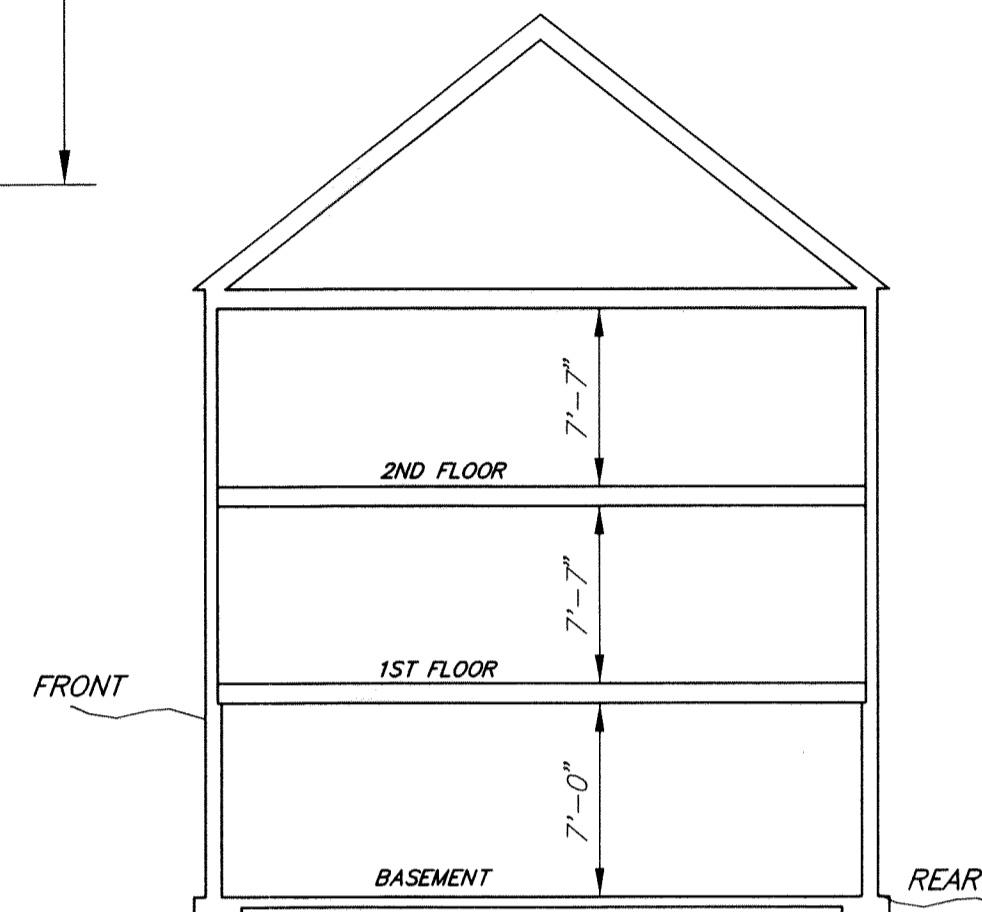
Map 48 Lot 42
Quarry Willows LLC
52 Federal Hill Road
Milford, NH 03055

Surveyor:
Maynard & Paquette Eng. Associates
31 Quincy Street
Nashua, NH 03060



SECOND FLOOR PLANS

SCALE: 1/8" = 1'0"

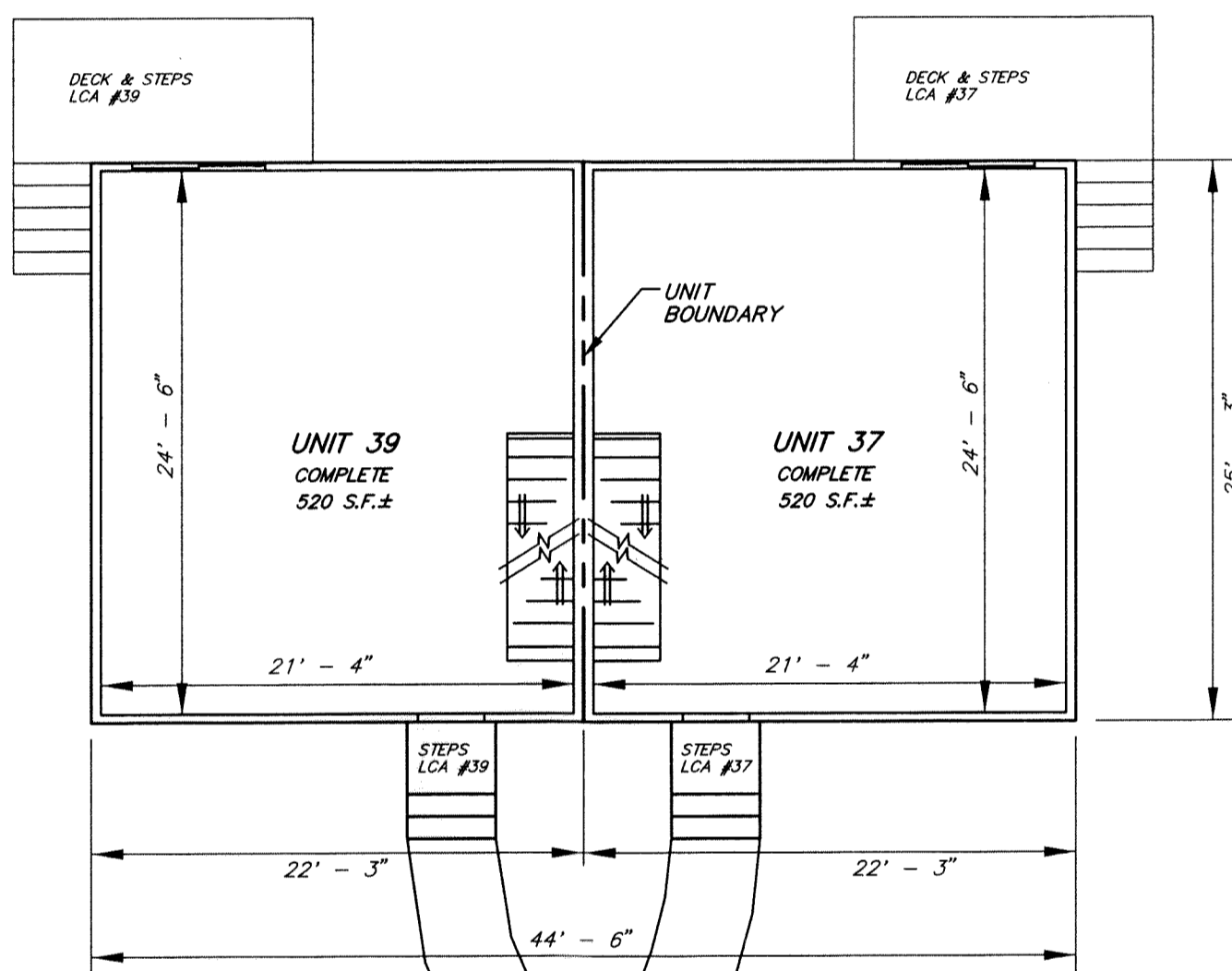


CROSS-SECTION

Not to Scale

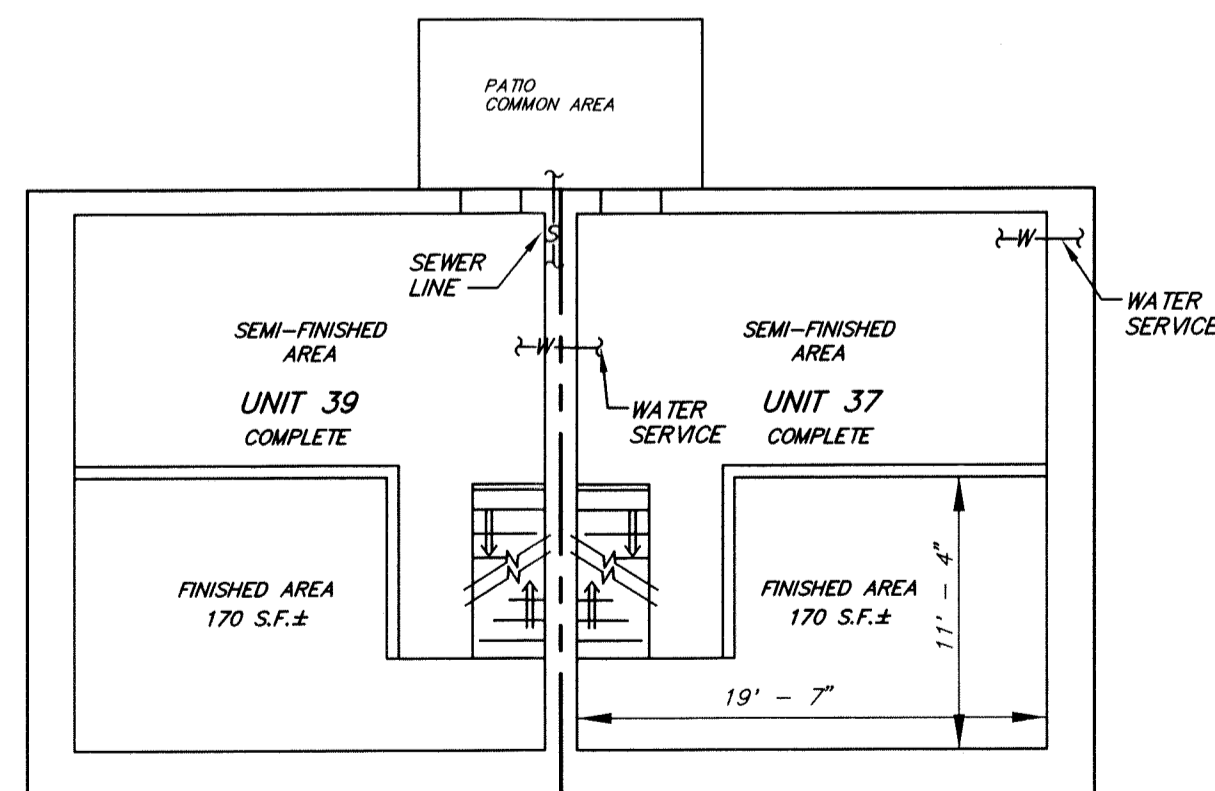
ELEVATIONS

UNIT	BASEMENT	FIRST FL.	SECOND FL.
37 FEDERAL HILL ROAD	100.0	107.6	115.9
39 FEDERAL HILL ROAD	100.0	107.6	115.9



FIRST FLOOR PLANS

SCALE: 1/8" = 1'0"



BASEMENT FLOOR PLANS

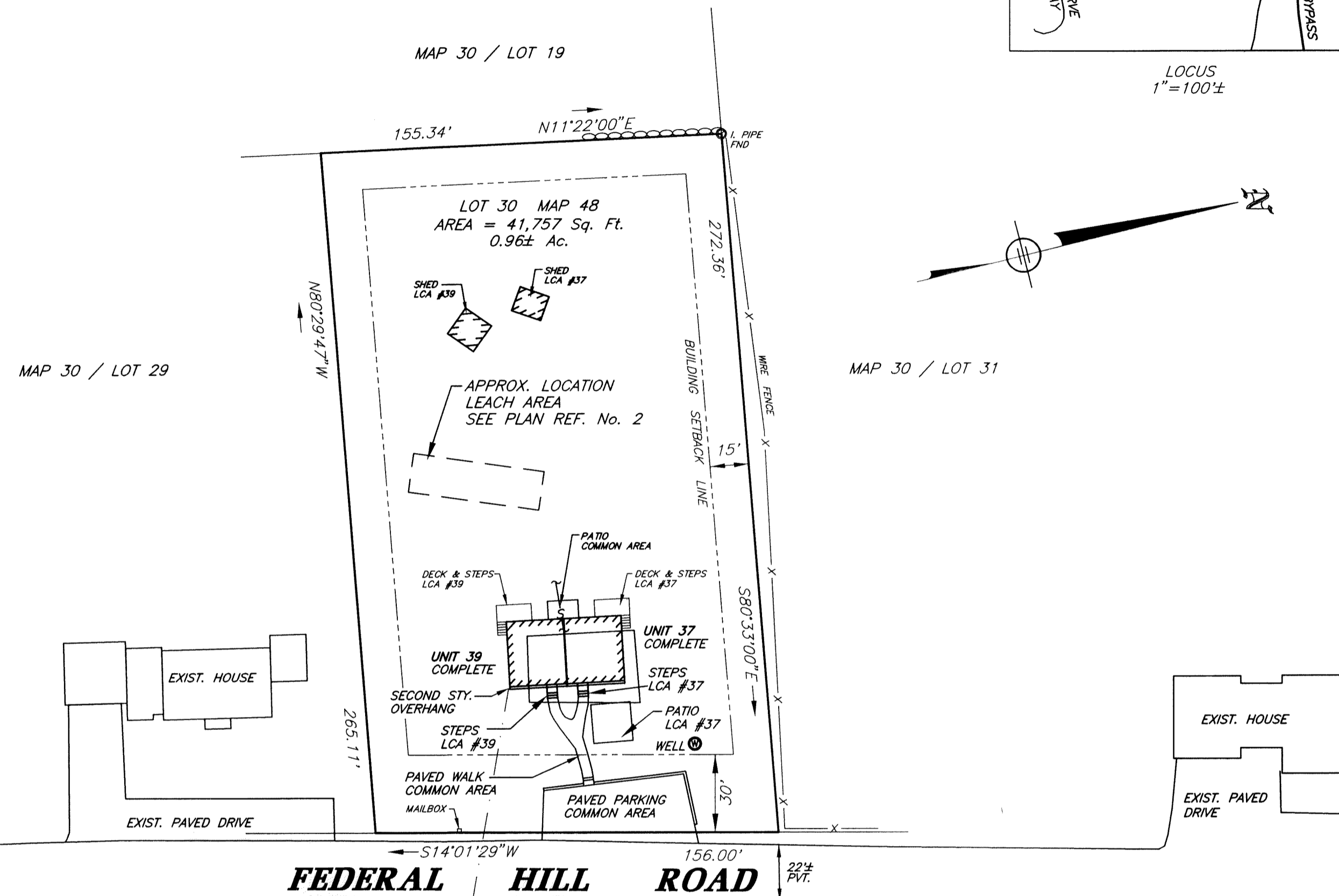
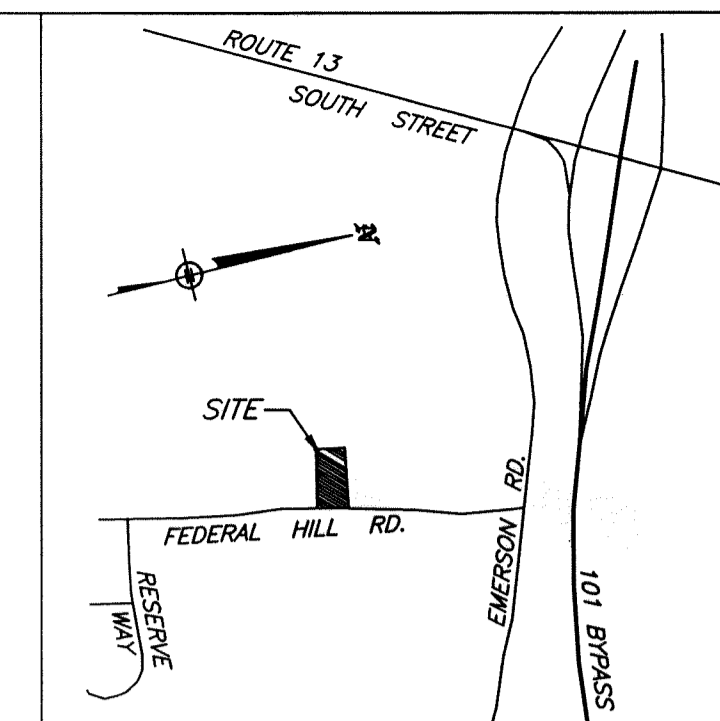
SCALE: 1/8" = 1'0"

PLAN REFERENCE:

- SUBDIVISION PLAN OF LAND FEDERAL HILL ROAD, MILFORD NH, SURVEYED FOR EDWARD LEHOULLIER, DATED JULY 1972 BY W. ROBERT NOLTE & ASSOC. FILED HCRD AS PLAN No. 5999.
- PLOT PLAN OF LOTS 154-3 & 154-4 FEDERAL HILL ROAD, MILFORD, NH, DATED JUNE 1973. SEPTIC DESIGN PLAN WSPCD CONSTRUCTION APPROVAL No. 34031.

NOTE:

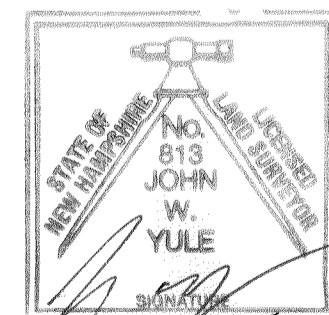
- THE PURPOSE OF THIS PLAN IS TO CONVERT AN EXISTING DUPLEX INTO CONDOMINIUM FORM OF OWNERSHIP WITH APPURTENANT COMMON AND LIMITED COMMON AREAS AS SHOWN.
- PRESENT ZONING - RESIDENCE R
- LOT IS SERVED BY INDIVIDUAL WELL AND ON SITE SEWAGE DISPOSAL.
- N.F.I.P. FIRM MAP NUMBER 33011C0459D INDICATES THAT THE SITE IS IN ZONE X AREA OF MINIMAL FLOODING HAZARD.
- THE PARCEL LIES WITHIN THE LEVEL 1 GROUNDWATER PROTECTION AREA.
- THERE IS NO DEFINED LIMITED COMMON AREA IN THE OUTSIDE YARD SPACE.



SITE PLAN

1" = 40'

I HEREBY CERTIFY THAT THE UNITS DEPICTED HEREON HAVE THE ABOVE LISTED HORIZONTAL BOUNDARIES, BASED ON AN ASSUMED DATUM. FURTHERMORE, I CERTIFY THAT THESE FLOOR PLANS ARE ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF NH RSA 356-B: 20(II) AND FURTHER CERTIFY THAT THE UNITS DEPICTED HEREON AS COMPLETE ARE SUBSTANTIALLY COMPLETE.



JOHN W. YULE, L.L.S. NO. 813
DATE: 11-20-2020

I HEREBY CERTIFY THAT:
THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO AND ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B: 20 (PARAGRAPH II). IMPROVEMENTS SHOWN LOCATED ON AUG. 12, 2020.

JOHN W. YULE, L.L.S. NO. 813
DATE: 11-20-2020

PLANNING BOARD

TOWN OF MILFORD, NH
SITE PLAN REVIEW No. _____
APPROVED: _____ DATE: _____

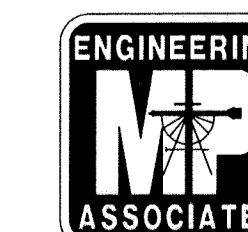
CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

OWNER - ANDREA MORAIS
DATE: 11-06-2020

37 & 39 FEDERAL HILL RD. MILFORD, NEW HAMPSHIRE

OWNER OF RECORD:
ANDREA MORAIS
37 FEDERAL HILL ROAD
MILFORD, NH 03055
Bk. 8700 Pg. 1819

SCALE: AS NOTED
DATE: SEPT. 18, 2020



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

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