



Date: January 28, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: B33 Lordens Plaza, LLC. (applicant/owner) – Tax Map 44, Lot 6, 586 Nashua Street. Discussion for a Minor Subdivision to create a 30,921 square foot lot and Major Site Plan to construct a 2,250 square foot drive-thru coffee shop and associated site improvements.

BACKGROUND/PROPOSAL:

The site is the current location of the Lorden's Plaza property, Tax Map 44, Lot 6 totaling 17.28 acres. The property is located in the Commercial Zoning District and is served by municipal water and waste water.

The applicant is before the Board to discuss a Minor Subdivision to subdivide a 30,921 square foot lot from the parent lot, Tax Map 44, Lot 6 and Major Site Plan to construct a 2,250 square foot drive-thru coffee shop and associated site improvements.

In addition to detailing the proposed subdivision and site 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.

ZONING:

The parcel is within the Commercial district. The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. The proposed drive-thru coffee shop and associated site improvements are permitted within said district.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular egress and access to the property will be from a new proposed access drive off of the western main entrance into the primary lot. A secondary entrance/egress drive will be located at the northwest portion of the property and an egress drive will be situated at the southeasterly corner. Designated parking areas have been provided internally on site.

PARKING:

The minimum requirements set forth in Section 6.05.4 Table of off Street Parking requires .06 spaces per seat and 1 per employee. The site plan shows 20 spaces for the new commercial operation. The applicant will revise the plan and parking calculation once the number of seats has been finalized. The applicant has provided a parking calculation table for both the current parcel and the impact of the proposed subdivided lot. It would appear that post subdivision, the parent lot would meet the minimum requirement for parking.

OPEN SPACE/LANDSCAPING:

As per Section 5.05.6 of the Zoning Ordinance, open space shall be provided for all uses, other than single-family and two-family dwellings in an amount equal not less than thirty (30) percent of the total lot area. The plan states that both lots will meet the minimum open space requirements.

The applicant should be prepared to discuss conceptually the landscape plan for the site and whether they plan to utilize existing landscaping.

DRAINAGE/STORMWATER MANAGEMENT:

To be determined.

BUILDING ELEVATIONS:

None provided at this stage. The Board should provide general guidance on the preferred building design.

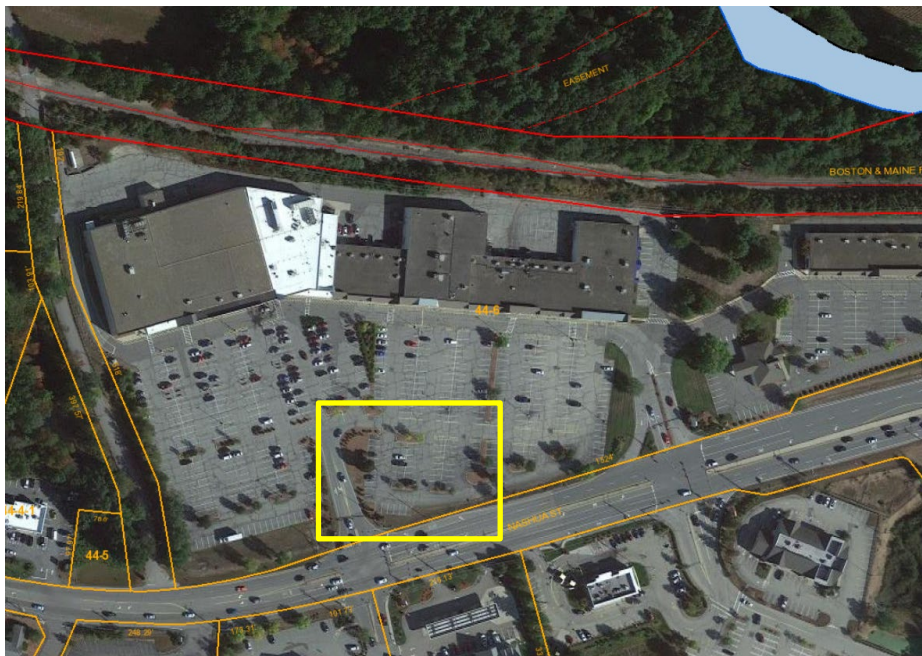
SIGNAGE:

A signage plan will be required as part of the submitted site plan application.

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.

Aerial Photograph(s) of Subject Property:



Street View(s) of Subject Property:



View Looking Northwesterly



View Looking Southeasterly





SITE INFORMATION

1. APPLICANT:
B33 LORDENS PLAZA, LLC
1109 1ST AVENUE, SUITE 205
SEATTLE, WA 98101
2. OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVENUE
LAS VEGAS, NV 89117
3. PARCEL:
MAP 44, LOT 6
586 NASHUA STREET
TOWN OF MILFORD
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

ZONING ANALYSIS TABLE (OVERALL SITE)

ZONING DISTRICT	COMMERCIAL ZONE	N/A - NOT APPLICABLE
OVERLAY DISTRICT	N/A	N/S - NOT SPECIFIED
REQUIRED PERMIT	PLANNING BOARD SITE PLAN REVIEW	(V) - VARIANCE REQUESTED
ZONE CRITERIA	REQUIRED	EXISTING
MIN. LOT AREA	20,000 SF	752,706± SF
MIN. LOT WIDTH	150 FT	-
MIN. LOT FRONTAGE	150 FT	1,587.7± FT
MIN. FRONT SETBACK	30 FT	117.6± FT
MIN. SIDE SETBACK	15 FT	31.2± FT
MIN. REAR SETBACK	15 FT	36.8± FT
MAX. BUILDING HEIGHT	40 FT	-
MIN. OPEN SPACE	30%	-
PARKING SPACES	545 SPACES	656 SPACES
ACCESS, PARKING SPACES	11 SPACES	24 SPACES
PARKING STALL CRITERIA	USE/CATEGORY:	RETAIL SHOPPING CENTERS
STANDARD: 9 FT x 18 FT	REQUIRED PARKING:	0.49,999 SF = 4 SPACES PER 1,000 SF
SHOPPING CENTERS: 10 FT x 18 FT	CALCULATION:	+50,000 SF = 3.5 SPACES PER 1,000 SF
ACCESS: 10 FT x 20 FT		TOTAL BUILDING AREA = 148,495± SF
		49,999 SF X 4 SPACES PER 1,000 SF = 200 SPACES
		98,495 SF X 3.5 SPACES PER 1,000 SF = 345 SPACES
		TOTAL SPACES REQUIRED = 545 SPACES
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-600 SPACES = 9 MIN. ACCESSIBLE SPACES
	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	601-1,000 SPACES = MIN. 2% OF TOTAL
	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000
	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES	
	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES	
	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES	
	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES	
	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	
		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

ZONING ANALYSIS TABLE (PROP. LOT)

ZONING DISTRICT	COMMERCIAL ZONE	N/A - NOT APPLICABLE
OVERLAY DISTRICT	N/A	N/S - NOT SPECIFIED
REQUIRED PERMIT	PLANNING BOARD SITE PLAN REVIEW	(V) - VARIANCE REQUESTED
ZONE CRITERIA	REQUIRED	EXISTING
MIN. LOT AREA	20,000 SF	N/A
MIN. LOT WIDTH	150 FT	-
MIN. LOT FRONTAGE	150 FT	N/A
MIN. FRONT SETBACK	30 FT	N/A
MIN. SIDE SETBACK	15 FT	N/A
MIN. REAR SETBACK	15 FT	N/A
MAX. BUILDING HEIGHT	40 FT	N/A
MIN. OPEN SPACE	30%	N/A
PARKING SPACES	TBD SPACES	N/A
ACCESS, PARKING SPACES	1 SPACE	N/A
PARKING STALL CRITERIA	USE/CATEGORY:	FAST FOOD
STANDARD: 9 FT x 18 FT	REQUIRED PARKING:	0.6 PER SEAT, PLUS 1 PER EMPLOYEE
SHOPPING CENTERS: 10 FT x 20 FT	CALCULATION:	TBD TOTAL SEATS, TBD EMPLOYEES
ACCESS: 10 FT x 20 FT		TBD EMPLOYEES X 1 SPACE PER EMPLOYEE = TBD SPACES
		TBD SEATS X 0.6 SPACES PER SEAT = TBD SPACES
		TOTAL SPACES REQUIRED = TBD SPACES
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-600 SPACES = 9 MIN. ACCESSIBLE SPACES
	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	601-1,000 SPACES = MIN. 2% OF TOTAL
	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000
	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES	
	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES	
	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES	
	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES	
	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	
		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: W2012388
DRAWN BY: EKR
CHECKED BY: MKB
DATE: 01/04/2021
CAD I.D.: W201298-CVL-0

PROJECT:
SITE DEVELOPMENT PLANS
FOR
BRIDGE33 CAPITAL
PROPOSED DEVELOPMENT
MAP #44, LOT #6
586 NASHUA STREET
TOWN OF MILFORD
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

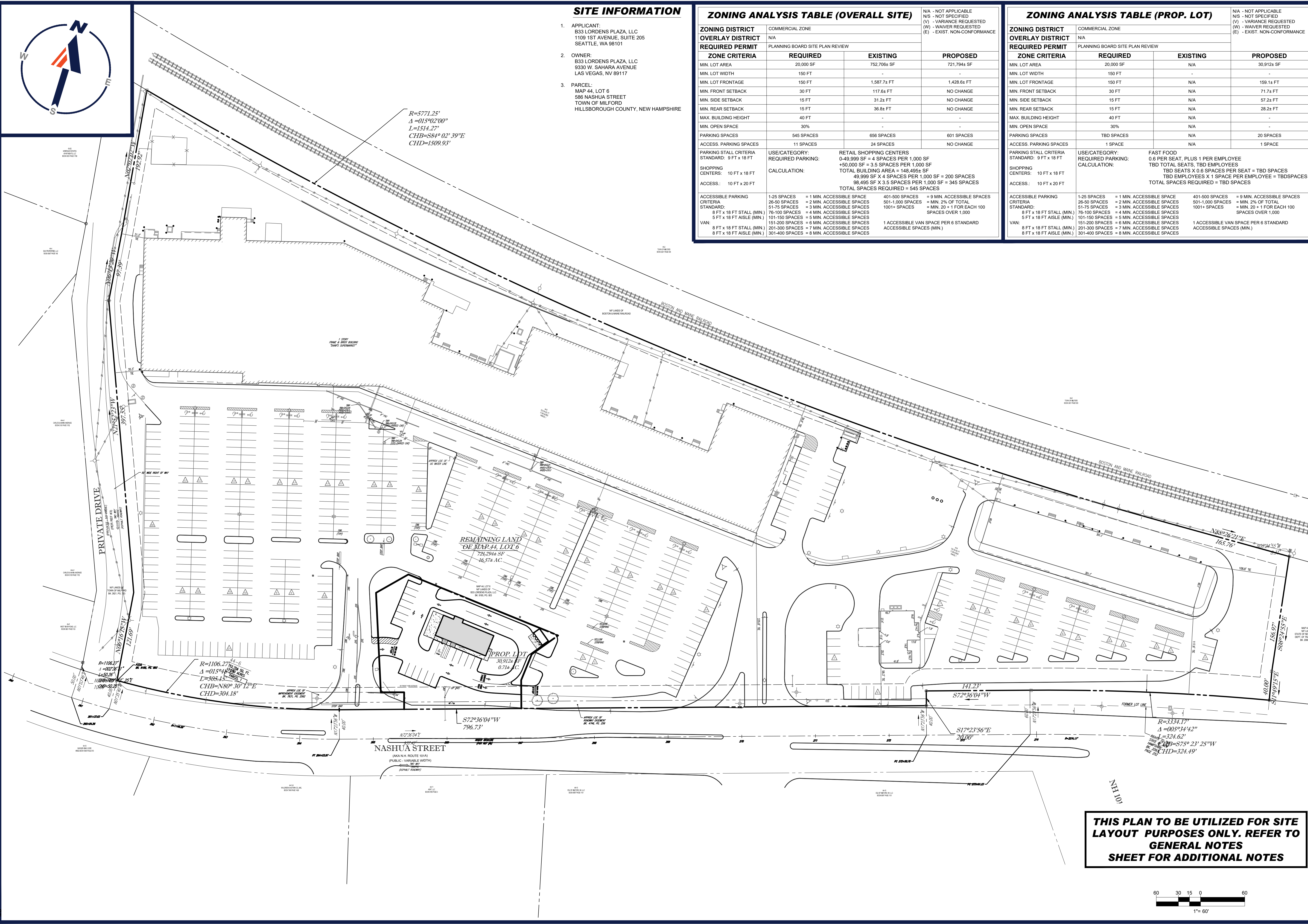
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352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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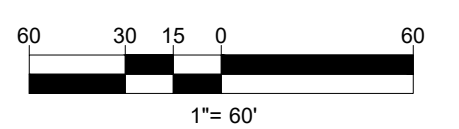
J.A. KUCICH

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
NEW HAMPSHIRE LICENSE No. 15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12553

SHEET TITLE:
OVERALL SITE LAYOUT PLAN
SHEET NUMBER:
C-301
ORG. DATE - 01/04/2021



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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ZONING ANALYSIS TABLE (PROP. LOT)			
ZONING DISTRICT	COMMERCIAL ZONE		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	PLANNING BOARD SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	N/A	30,912± SF
MIN. LOT WIDTH	150 FT	-	-
MIN. LOT FRONTAGE	150 FT	-	159.1± FT
MIN. FRONT SETBACK	30 FT	N/A	71.7± FT
MIN. SIDE SETBACK	15 FT	N/A	57.2± FT
MIN. REAR SETBACK	15 FT	N/A	28.2± FT
MAX. BUILDING HEIGHT	40 FT	N/A	-
MIN. OPEN SPACE	30%	N/A	-
PARKING SPACES	TBD SPACES	N/A	20 SPACES
ACCESS, PARKING SPACES	1 SPACE	N/A	1 SPACE
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: REQUIRED PARKING CALCULATION:	FAST FOOD: 0.6 PER SEAT, PLUS 1 PER EMPLOYEE TBD TOTAL SEATS, TBD EMPLOYEES TBD EMPLOYEES X 1 SPACE PER EMPLOYEE = TBD SPACES TOTAL SPACES REQUIRED = TBD SPACES	
SHOPPING CENTERS: 10 FT x 18 FT			
ACCESS: 10 FT x 20 FT			
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.: W201298
DRAWN BY: EKR
CHECKED BY: MKB
DATE: 01/04/2021
CAD I.D.: W201298-CVL-0

SITE DEVELOPMENT PLANS

FOR
BRIDGE33 CAPITAL

PROPOSED DEVELOPMENT
MAP #44, LOT #6
586 NASHUA STREET
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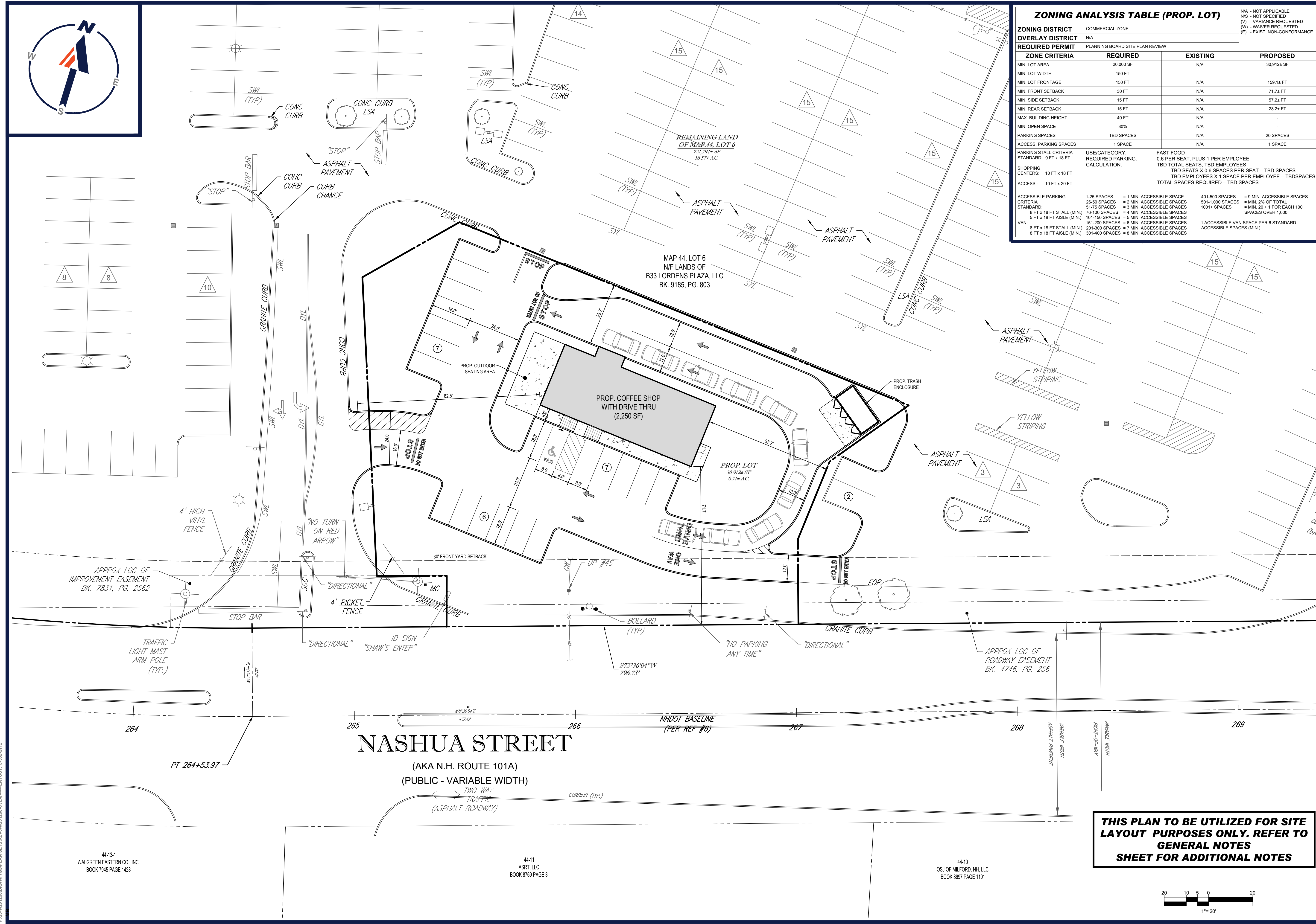
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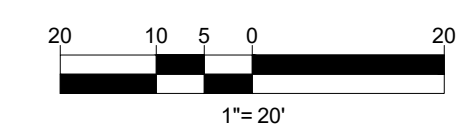
SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-302

ORG. DATE - 01/04/2021



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44-13-1
WALGREEN EASTERN CO., INC.
BOOK 7945 PAGE 1428

44-11
ASRT, LLC
BOOK 8789 PAGE 3

44-10
OSJ OF MILFORD, NH, LLC
BOOK 8697 PAGE 1101