



Date: February 8, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: Housing Initiatives of New England Corporation (applicant/owner) – Tax Map 26, Lot 169, 54 School Street. Discussion for a Major Site Plan to utilize/reuse the existing historic Milford Cabinet Building and construct an 18 unit multi-family, affordable senior housing development and associated site improvements.

BACKGROUND/PROPOSAL:

The site is the current location of the Milford Cabinet Building property, Tax Map 26, Lot 169 totaling 0.52 acres. The property is located in the Commercial Zoning District and Oval Sub district and is served by municipal water and waste water.

The applicant is before the Board to discuss a Major Site Plan to utilize/reuse the existing historic Milford Cabinet Building and create an 18 unit multi-family, affordable senior housing development and associated site improvements. The applicant will be presenting two concepts of the proposed multi-family development for initial comments and input. The concepts are summarized below. See attached elevations.

- Both concepts are 18 units and provide 18 on-site parking spaces.
- Both concepts involve the demolition of the current warehouse portion of the property to the west.
- Concept A shows an addition on the northern side of the building, while Concept B shows an addition on the western side.
 - Under Concept A's scheme—the new addition to the north would eliminate the later additions to the existing historic structure along Bridge Street.
 - Concept B carries over a lot of the same ideas from Concept A, with the real variation being that the massing is to the rear of the historical structure. Additionally, the later additions to the main historic building would remain intact.

In addition to detailing the proposed conceptual elevations and site improvements, the applicant will be seeking input from the 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, Planning Board, and/or Board of Adjustment.

ZONING:

The parcel is located within the Commercial 'C' and Oval Districts. The intent of this Commercial District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. Pursuant to Section 5.05.1 of the Zoning Ordinance, A multi-family (consisting of 3 or more units) and their accessory uses and structures, with their respective related conditions set forth in Residence "B" is a permitted use in the Commercial 'C' District.

Regarding the calculation of density, Section 5.03.4 Allowable Density stipulates that the multi-family shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. Based on the existing parcel acreage, the allowable density would be 2.6 units. As such, the project would require a Variance for relief from this section.

The Oval district exempts all permitted uses from the open space and yard requirements contained within the Commercial 'C' zoning district with the exception of multi-family residences. As such, additional relief from the Board of

Adjustment may be required in the form of a Special Exception for encroachment within the dimensional setbacks and a Variance to deviate from the 30% open space requirement. Lastly, the applicant should discuss the approximate height of the existing building and proposed additions. The maximum height of a building in the Commercial District is forty feet.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular egress and access to the property will be from an existing and new access off of Bridge Street. Designated off street and on parking areas have been provided on the conceptual site layouts.

PARKING:

The minimum requirements set forth in Section 6.05.4 Table of off Street Parking requires 1.5 spaces per dwelling unit. The applicant is initially proposing 1 space per unit.

DRAINAGE/STORMWATER MANAGEMENT:

To be determined.

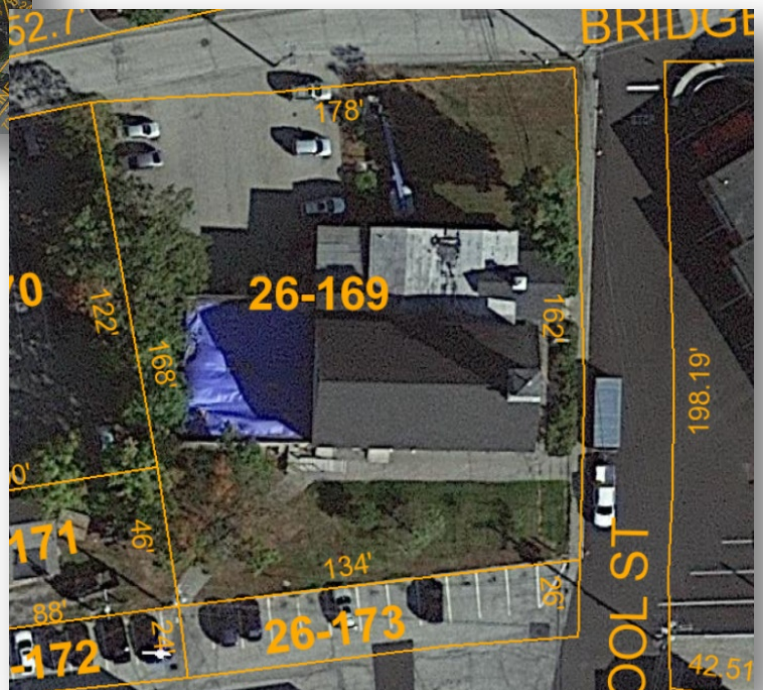
BUILDING ELEVATIONS:

See attached.

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 From Middle Street



View From Middle Street



View From School Street



View From Middle & School & Street



View From School & Bridge Street



View From Bridge Street



View From Bridge Street

MILFORD CABINET BUILDING

54 SCHOOL STREET
MILFORD, NH 03055



OWNER

HOUSING INITIATIVES OF NEW ENGLAND CORPORATION
264 U.S. ROUTE 1
BUILDING 300, SUITE 2A, SCARBOROUGH, ME 04074
P. (207) 774-8812 F. (207) 510-6366

CONSTRUCTION MANAGER

N/A

WARRENSTREET ARCHITECTS, INC.

PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, INTERIOR DESIGNERS
27 WARREN STREET, CONCORD, NH 03301
P. (603) 225-0640 F. (603) 225-0621

PROGRESS - NOT FOR CONSTRUCTION

CIVIL	LANDSCAPE	ARCHITECTURE	STRUCTURAL	MECHANICAL/PLUMBING	ELECTRICAL	OTHER	PROJECT:
N/A	N/A	WARRENSTREET ARCHITECTS, INC. 27 WARREN STREET CONCORD, NH 03301 P. (603) 225-0640 F. (603) 225-0621	N/A	N/A	N/A	N/A	MILFORD CABINET BUILDING
		CONCEPT A SITE PLAN CONCEPT A MASSING STUDY CONCEPT B SITE PLAN CONCEPT B MASSING STUDY	A01 A02 A03 A04				PROJECT NUMBER: 3677
							ISSUE: SCHEMATIC DESIGN CONCEPTS FOR 02/16/2021 ZBA / PB MEETING
							ISSUE DATE: 02/02/2021
							ARCHITECT OF RECORD

A

B

C

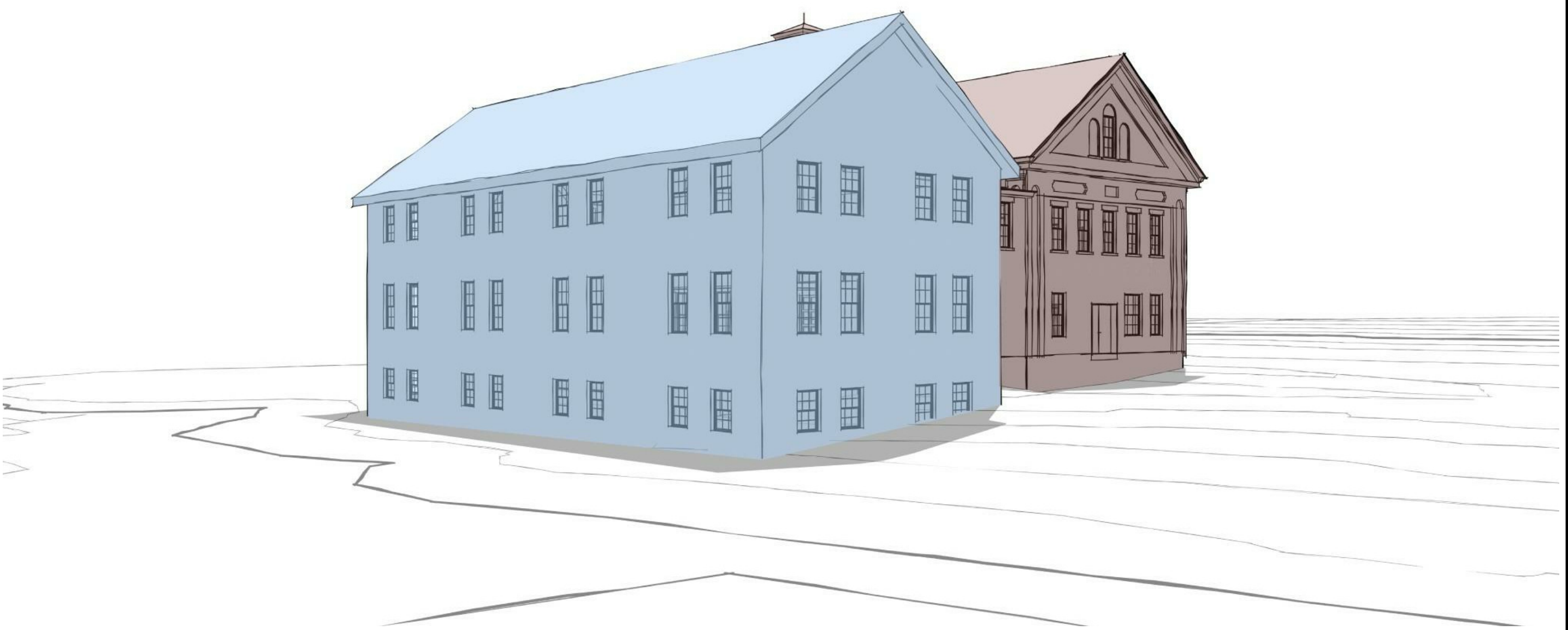
D

E

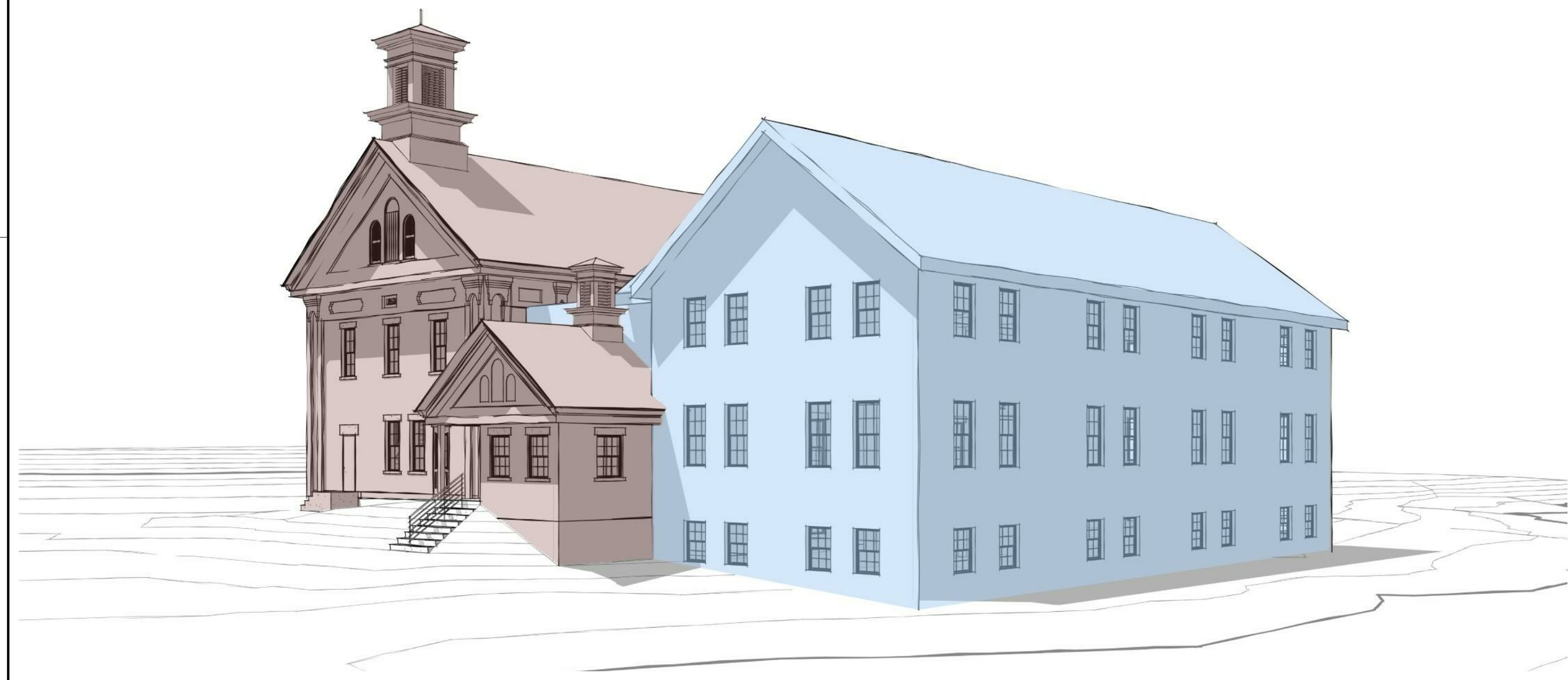
three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarter inch = one foot
one quarter inch = one foot
one eighth inch = one foot
BIM: 3610/3677 Milford Cabinet Shop/3677 MILFORD CABINET SHOP - R21.rvt
TEMPLATE DATE: 11/25/2019



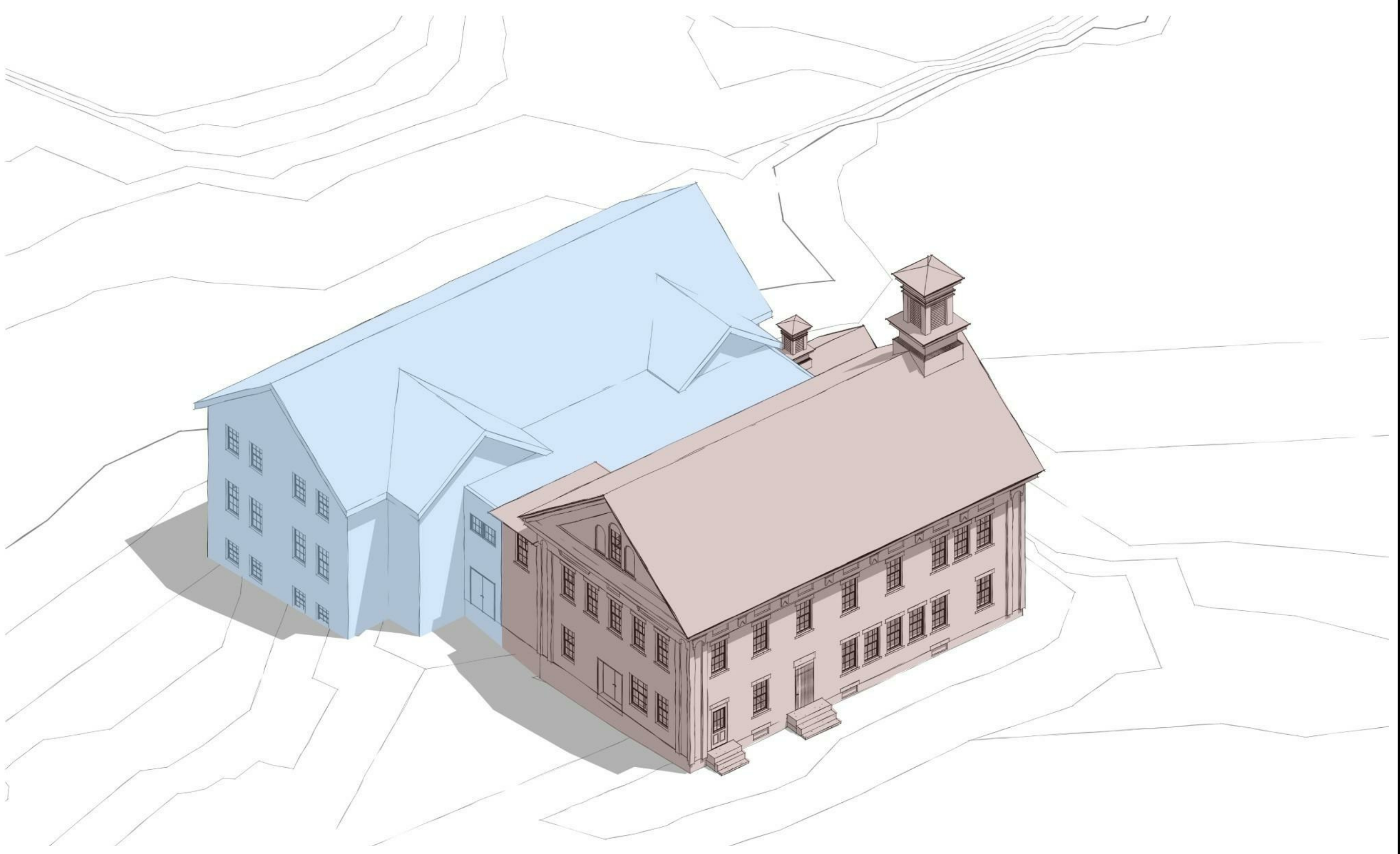
1 VIEW FROM CORNER OF MIDDLE ST. & SCHOOL ST. (SOUTHEAST OF LOT)



2 VIEW FROM LINSEY LANDING PARKING LOT (NORTHWEST OF LOT)



3 VIEW FROM CORNER OF MIDDLE ST. & BRIDGE ST. (NORTHEAST OF LOT)



4 ORTHOGRAPHIC VIEW FROM SOUTHWEST SKY

WA
WARRENSTREET
ARCHITECTS
27 Warren Street Concord NH 03301
T 603.225.0640 F 603.225.0621 www.warrenstreet.coop

OWNER
HOUSING INITIATIVES OF NEW ENGLAND CORPORATION
264 U.S. ROUTE 1
BUILDING 300, SUITE 2A
SCARBOROUGH, ME 04074
P. (207) 774-8812 F. (207) 510-6366
CONSTRUCTION MANAGER
N/A

PLAN KEY:

PROJECT TITLE / ADDRESS:
MILFORD CABINET BUILDING
54 SCHOOL STREET
MILFORD, NH 03055

SCALE: AS NOTED DWN BY: CC
JOB #: 3677 CHK BY: JH
PRINT DATE: 2/2/2021 11:39:46 AM
ISSUE DATE:

SCHEMATIC DESIGN CONCEPTS
FOR 02/16/2021 ZBA / PB MEETING

REVISION	DATE	COMMENTS

CONCEPT A MASSING STUDY

A02

SHEET NUMBER: 2 OF 4 ARCHITECTURAL
THE DRAWING AND ITS CONTENT IS THE INTELLECTUAL PROPERTY OF WARRENSTREET ARCHITECTS INC. WITH THE SOLE INTENT TO BUILD THE PROJECT TITLED ABOVE AT ONE LOCATION NOTED HEREIN. THE USE OF THE CONTENT FOR ANY OTHER PURPOSE IS PROHIBITED AND PROTECTED UNDER COPYRIGHT LAW.
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PROGRESS NOT FOR CONSTRUCTION

A

B

C

D

E

three inches = one foot

one and one half inches = one foot

one inch = one foot

three quarter inch = one foot

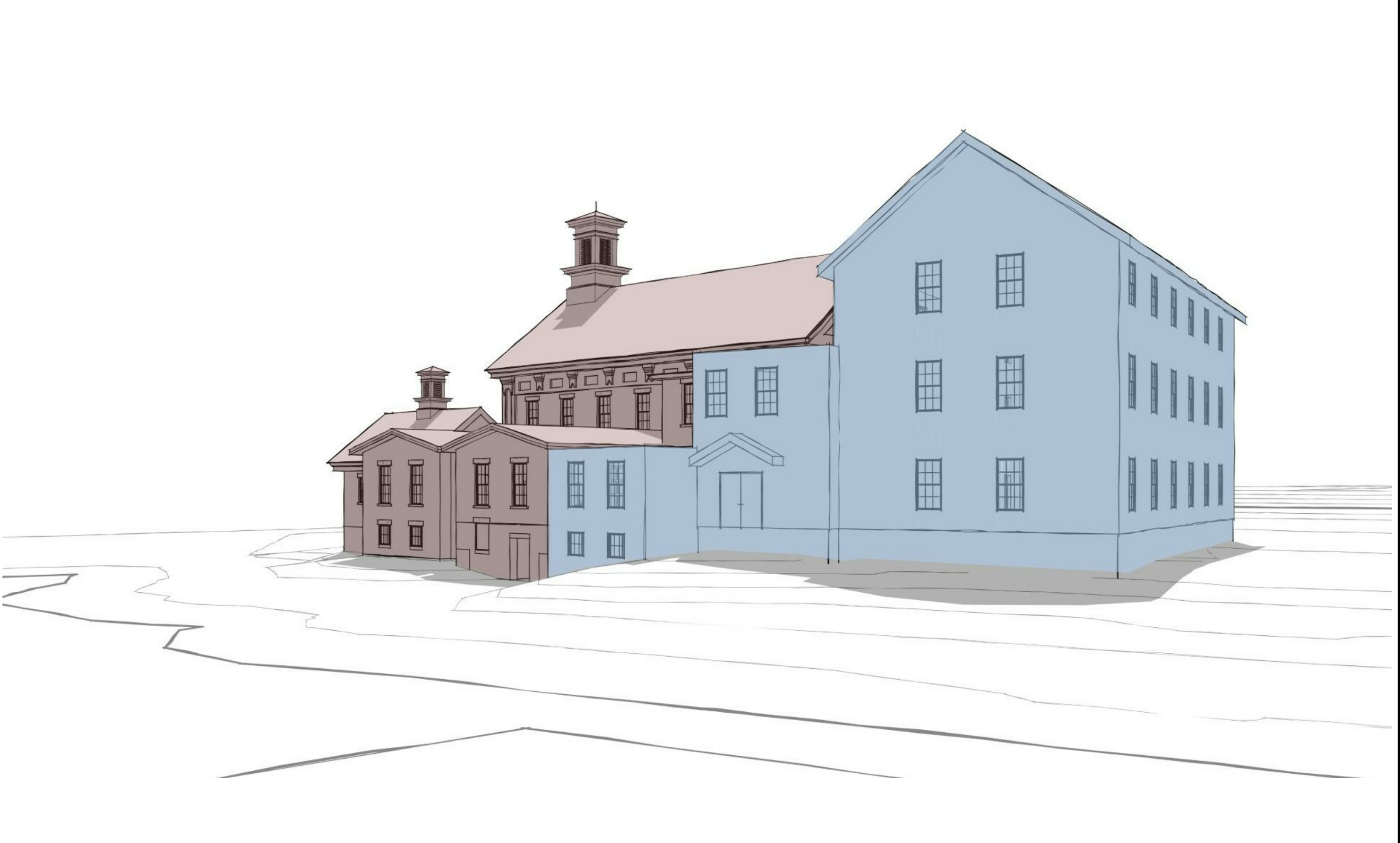
one quarter inch = one foot

one eighth inch = one foot

BIM: 3610/3677 Milford Cabinet Shop/3677 MILFORD CABINET SHOP - R21.rvt
TEMPLATE DATE: 11/25/2019



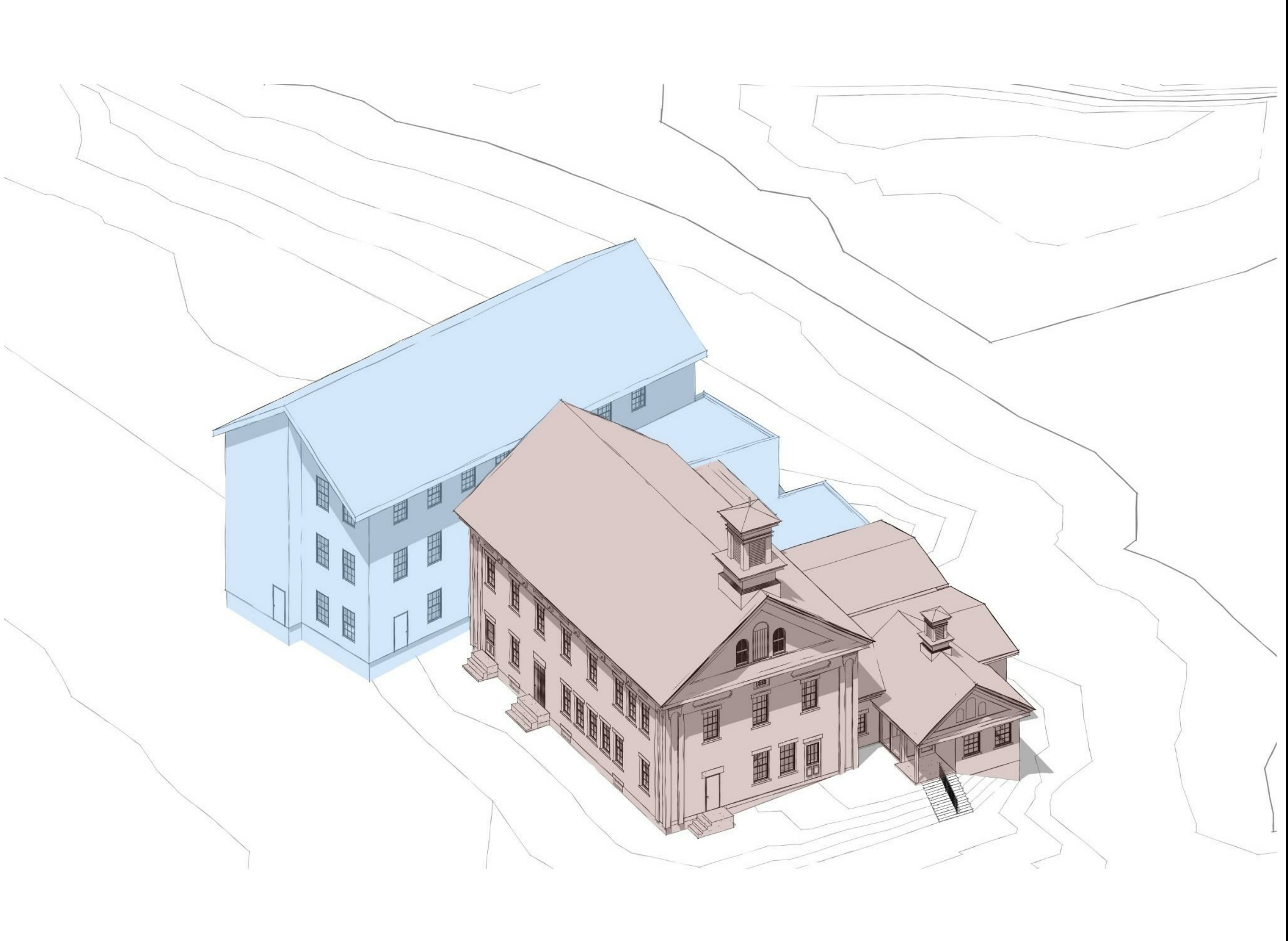
1 VIEW FROM CORNER OF MIDDLE ST. & SCHOOL ST. (SOUTHEAST OF LOT)



2 VIEW FROM LINSEY LANDING PARKING LOT (NORTHWEST OF LOT)



3 VIEW FROM CORNER OF MIDDLE ST. & BRIDGE ST. (NORTHEAST OF LOT)



4 ORTHOGRAPHIC VIEW FROM SOUTHEAST SKY

WA
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JOB #: 3677 CHK BY: JH

PRINT DATE: 2/2/2021 11:39:47 AM

ISSUE DATE:

SCHEMATIC DESIGN CONCEPTS
FOR 02/16/2021 ZBA / PB MEETING

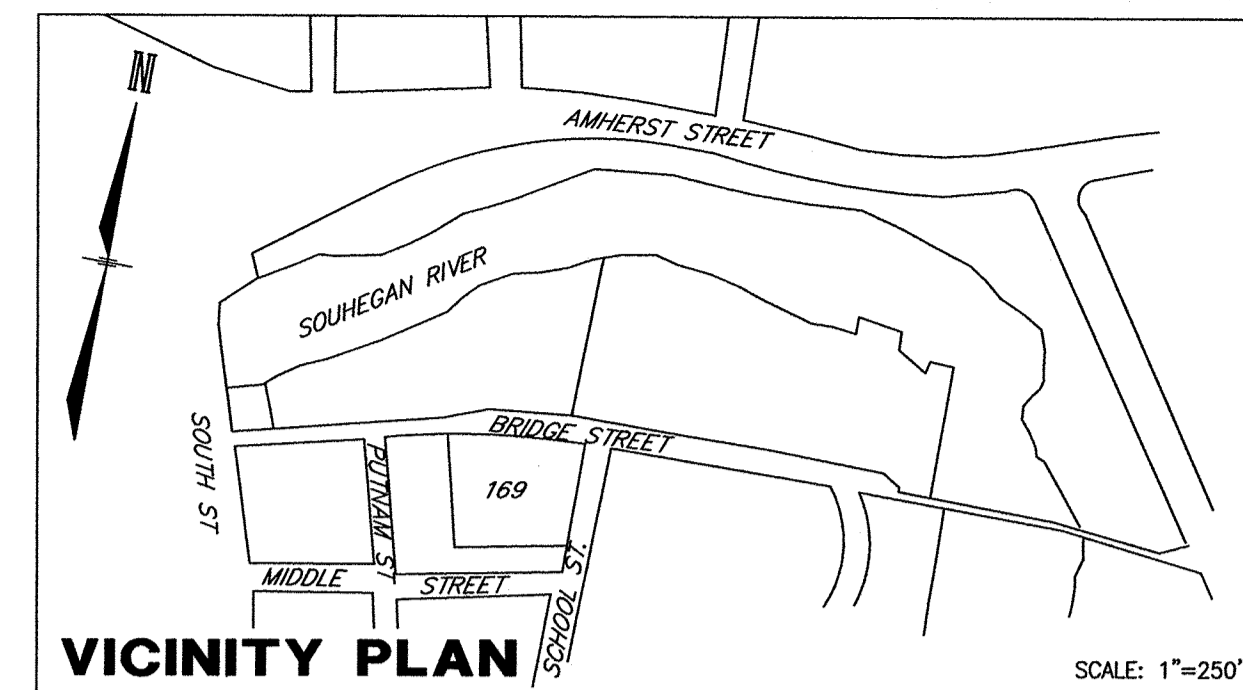
REVISION	DATE	COMMENTS

CONCEPT B MASSING STUDY

A04

SHEET NUMBER: 4 OF 4 ARCHITECTURAL
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PROGRESS NOT FOR CONSTRUCTION



REFERENCE PLANS

- SUBDIVISION PLAN OF LAND, MILFORD TEXTILE CORP., SAMUEL GOLDMAN - HELEN N. GOODWIN (GUARDIAN), BRIDGE STREET, MILFORD, NEW HAMPSHIRE, SCALE 1"=20', DATED JANUARY 1974 BY ALLAN H. SWANSON, INC AND RECORDED AS PLAN #7432 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- MILL PROPERTY IN MILFORD-AS SOLD MAURICE A. GOLDMAN, 1916 BY S.H. ABBOT, SURVEYOR.
- PART OF BRICK SCHOOL HOUSE PROPERTY, MILFORD, NH, CONVEYED TO JOHN T. SMITH, SURVEYED OCT. 1, 1929 BY LL JUNKINS, SURVEYOR, SCALE 30 FT=1 INCH, RECORDED AS PLAN #581 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- 6K PROPERTIES SUBDIVISION PLAN OF LAND OF TOWN OF MILFORD ON BRIDGE ST., PINE ST. AND SCHOOL ST., MILFORD, NEW HAMPSHIRE, SCALE: 1"=30', DATED AUGUST 25, 1989 (LAST REVISED 10/11/89) BY REISLAND ASSOCIATED, INC., RECORDED AS PLAN #23865 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- MIDDLE ST., MILFORD, DATED 1922, BY S.H. ABBOT, SURVEYOR, SCALE 40' = 1 INCH.
- SITE PLAN SOUHEGAN NATIONAL BANK, MILFORD, N.H., SCALE: 1"=20', DATED MARCH 7, 1980 (LAST REVISED 4/18/80) BY THOMAS F. MORAN INC., RECORDED AS PLAN #13100 AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

NOTES

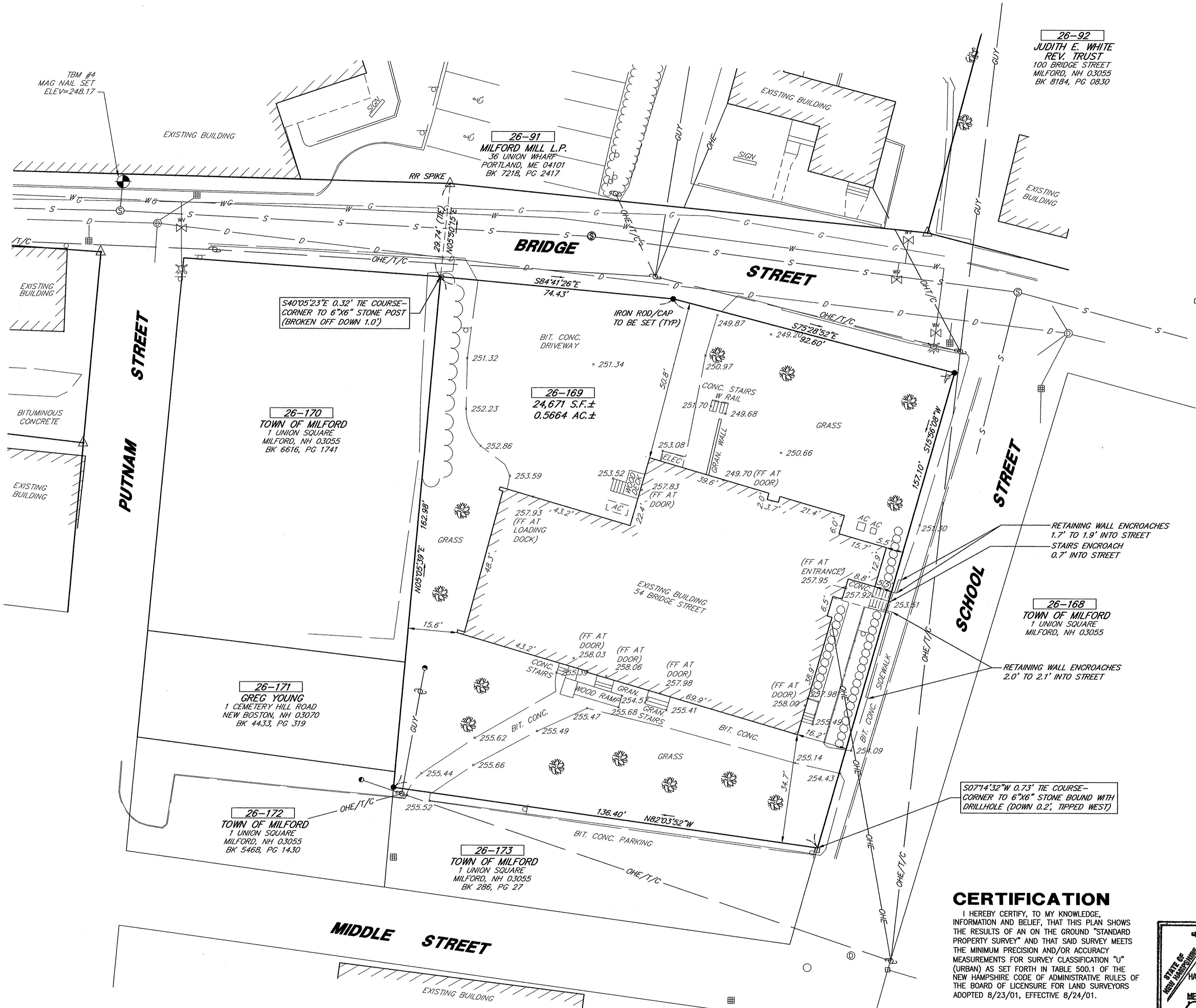
- OWNER OF RECORD OF MAP 26 LOT 169: MCLEAN COMMUNICATIONS, INC., 54 SCHOOL STREET, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BOOK 7441, PAGE 1471.
AREA OF MAP 26, LOT 169 = 24,671 S.F.± OR 0.5664 ACRES±
- [26-169] INDICATES TAX MAP AND LOT NUMBER.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33011C0459D, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- BENCHMARK USED: USGS DISK G-1 #1934 MOUNTED VERTICALLY IN THE NORTHWEST CORNER OF THE TOWN HALL (5'± ABOVE SIDEWALK). ELEV.=262.53 (NGVD 1929).
BENCHMARKS SET: AS NOTED
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- CURRENT ZONING DISTRICT: COMMERCIAL
MIN. LOT SIZE: 20,000 S.F.
MIN. LOT FRONTAGE: 150'
MIN. BUILDING SETBACKS ARE N/A FRONT, N/A SIDE AND N/A REAR.
MAX. BUILDING HEIGHT: 40'
(SEE ZONING ORDINANCE SECTION 5.057 FOR EXEMPTION FROM YARD AND OPEN SPACE REQUIREMENTS FOR THE SUBJECT PREMISES WITHIN OVAL SUBDISTRICT.)
- TOWN OF MILFORD STREET RECORDS DEFINE BRIDGE STREET AS A CLASS V HIGHWAY, "33 FEET WIDE AT SWINGING BRIDGE TAPERING TO 26 FEET WIDE AT JUNCTION WITH UNION SQUARE".
TOWN OF MILFORD STREET RECORDS DEFINE SCHOOL STREET AS A CLASS V HIGHWAY, APPROXIMATELY 30' WIDE FROM BRIDGE STREET SOUTHERLY TO THE NORTHEAST CORNER OF MIDDLE STREET.
STREET LINES AS ESTABLISHED BY THIS SURVEY ARE BASED UPON REFERENCE PLANS 1, 2, 3 AND 6.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

LEGEND

- IRON PIN/CAP TO BE SET ●
- RAILROAD SPIKE ▲
- GRANITE POST / BOUND □
- CURB ———
- EDGE OF PAVEMENT ———
- EDGE OF GRAVEL - - - - -
- RETAINING WALL [Hatched Box]
- RAILING [Dashed Line]
- SIGN [Symbol]
- GASGATE [Symbol]
- LIGHT POLE [Symbol]
- GROUND LIGHT [Symbol]
- HYDRANT [Symbol]
- SEWER MANHOLE [Symbol]
- DRAIN MANHOLE [Symbol]
- CATCH BASIN [Symbol]
- WATER GATE [Symbol]
- UTILITY POLE [Symbol]
- SPOT GRADE x 202.0
- BROOK, STREAM OR RIVER [Symbol]
- LIMITS OF CLEARING / TREELINE [Symbol]
- TREES [Symbol]
- SHRUBLINE [Symbol]
- RIP-RAP [Symbol]
- SEWER LINE [Symbol]
- WATER LINE (SEE NOTE 5) [Symbol]
- DRAIN LINE [Symbol]
- GAS LINE [Symbol]
- OVERHEAD UTILITIES [Symbol]
- UNDERGROUND UTILITIES [Symbol]

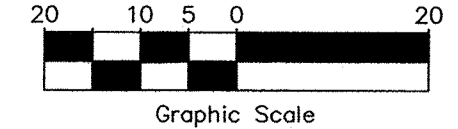
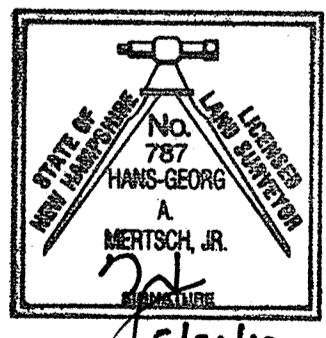


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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 26 LOT 169
BOUNDARY AND EXISTING CONDITIONS PLAN
BRIDGE STREET AND SCHOOL STREET
54 BRIDGE STREET
MILFORD, NEW HAMPSHIRE
OWNED BY
MCLEAN COMMUNICATIONS, INC.
PREPARED FOR
HOUSING INITIATIVES OF NEW ENGLAND
SCALE: 1"=20' MAY 22, 2012

FILE #	76451.20	DR	JAT	FB	2045 - 10	SHEET 2 OF 2
		CK	HGM	CADFILE	76451-20.DWG	

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

Lincoln Daley

From: Brad Turner <bturner@hinec.org>
Sent: Friday, February 5, 2021 5:10 PM
To: Lincoln Daley
Cc: 'Cyndy Taylor'; 'Caroline Corriveau'; 'Jonathan Halle'; 'Jeff Kevan'
Subject: RE: Milford Cabinet Concept Info

Hi Lincoln,

Thank you. Here is a brief description and overview of the development plan.

- The proposed project is for the adaptive reuse and renovation of the historic Milford Cabinet Building to create much needed affordable housing for independent seniors.
- The property is located at 54 School Street (Map #26 / Lot #9). The lot size is 0.52 acres. It is located in the Oval Subdistrict and within Zoning District C.
- Our Civil Engineer is Jeff Kevan from TF Moran, and our architects in developing this concept are Caroline Corriveau and Jonathan Halle from Warrenstreet Architects.
- Throughout this process, we will be working with the Planning Board, Zoning Board of Adjustment and NH Division of Historical Resources.
- The team has developed two concepts that we are putting forward for this informal discussion. We are interested in exploring which concept is best for all parties, especially the community.
- Both concepts are 18 units and provide 18 on-site parking spaces.
- Both concepts involve the demolition of the current warehouse portion of the property to the west.
- Concept A shows an addition on the northern side of the building, while Concept B shows an addition on the western side.
 - Under Concept A's scheme—the new addition to the north would eliminate the later additions to the existing historic structure along Bridge Street.
 - Concept B carries over a lot of the same ideas from Concept A, with the real variation being that the massing is to the rear of the historical structure. Additionally, the later additions to the main historic building would remain intact.

Bradley Turner | Housing Initiatives of New England | 264 US Route 1, Scarborough, ME 04074 | office: 207.774.8812 x206 | mobile: 207.245.2256 | bturner@hinec.org

From: Lincoln Daley <ldaley@milford.nh.gov>
Sent: Friday, February 5, 2021 3:57 PM
To: Brad Turner <bturner@hinec.org>