TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects

Administrative Review

Date: March 10, 2023

To: Jason Plourde, Chair - Zoning Board of Adjustment

From: Lincoln Daley, Community Development Director

Subject: **Case #2023-01 689 North Main Street, LLC and Salt Creek Properties, LLC. for the property located at Tax Map 43, Lot 20-2. Special Exception Application**

The applicants are before the Board of Adjustment seeking a Special Exception from the Milford Zoning Ordinance, Article VI, Sections 6.02.6.A and B to disturb approximately 2,299 square feet of wetlands area and 7,202 square feet of wetland buffer area to allow the construction gas station store, pump stations, access driveway and parking areas, and related stormwater water management structures for a property located in the Commercial and Limited Commercial Zoning Districts. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
   a. The subject property is approximately two acres (87,120 sq. ft.) with approximately 324 feet of frontage on South Street and 234 linear feet of frontage on Nathaniel Drive. The property is undeveloped with a substantial forested area along the rear easter portion the property.

   b. The property would be serviced by municipal water and sewer.

   c. The subject property is primarily zoned Commercial with the remaining easterly portion falling in the Integrated Commercial Industrial Zoning District. The property is situated within the Town's southerly commercial corridor and close proximity to the Route 101 bypass (1,500 linear feet). To the north, the subject property abuts an existing commercial store, Electric Supply and undeveloped property. To the east, the property abuts undeveloped property and to the west, Kincaid Auto. To the south, the subject parcel abuts undeveloped land across Nathaniel Drive and to the southwest, a single-family residence.

   d. The property falls within the Level 1 Groundwater Protection District. The purpose of the district is to preserve, maintain, and protect from contamination existing and potential groundwater supply areas.

2. On March 9, 2023, the applicants appeared before the Milford Conservation Commission to present the proposal and receive input and comments. The Conservation Commission tabled the discussion seeking additional site information contained in the wetland permit. Members are scheduling an upcoming site walk. See attached email from Conservation Commission Coordinator dated 3/10/23.

3. The proposal calls for the construction of a 6,500 square foot gas station store w/drive-through, 7 gas pump stations, three underground storage tanks, 23 parking spaces and associated internal paved travel ways, stormwater management design, and two access/egress drives off of South Street and Nathaniel Drive. In order to create/construct said project, this requires the disturbance of approximately 2,299 square feet of wetland resource areas and 7,202 square feet of wetland buffer area. See attached site plan dated 2/16/23.

   A gas filling station is a permitted use within the Commercial Zoning District. The applicant is before Board seeking a Special Exception for the impacts to the wetland resource areas and related wetland buffers.

4. The disturbance of wetland and wetland buffer areas are permitted by Special Exception pursuant to Section 6.02.6. so long as the applicant, pursuant to Section 6.02.7.A, demonstrates by plan or example that the following factors have been considered in their design:

    1. The need for the proposed project;
    2. The plan proposed is the alternative with the least impact to the wetlands, surface waters and/or their associated buffers;
    3. The impact on plants, fish and wildlife;
    4. The impact on the quantity and/or quality of surface and ground water;
    5. The potential to cause or increase flooding, erosion, or sedimentation;
    6. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland, wetland complex and/or buffer area were also permitted alterations to the wetland and buffer proportional to the extent of their property rights;
    7. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

    Included in their application, the applicant has provided responses to each of the criteria. See attached.

5. Staff Comments:

    a. The applicant should explain what alternatives designs and or layouts of the proposed driveways and site were considered to minimize the overall impact to both the delineated wetland resource area and buffer.

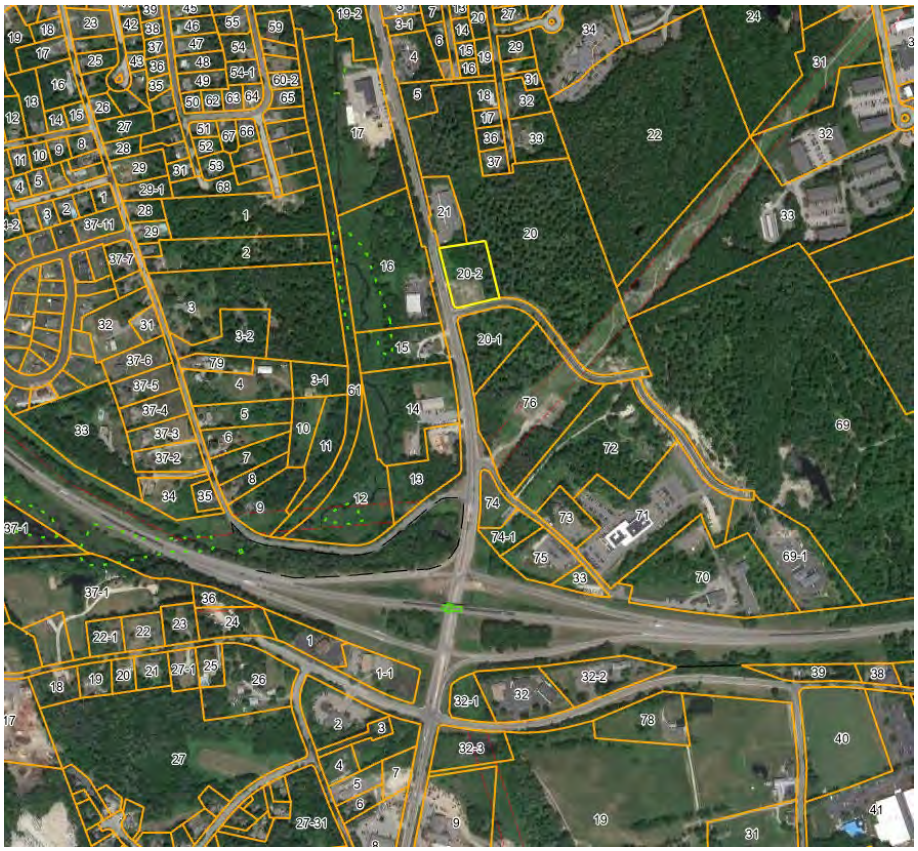
    b. The applicant should explain what stormwater management design alternatives were considered to (1) minimize the overall impact to both the delineated wetland resource area and buffer and (2) manage the existing stormwater volume and flow from the abutting parcels.

    c. The applicant should explain how the project will ensure the continued protection of the Town's groundwater.

    d. In addition to requiring a Special Exception, the project will also require approval by the Planning Board for a major site plan application and subdivision application (lot line adjustment). It is recommended that the Board request formal input from the Planning Board.

    e. In addition to local permitting, the project will require both a Wetlands Permit and Alteration of Terrain Permit from NHDES.

Aerial Photos of Subject Property:



Zoning Map

Town of Milford, NH

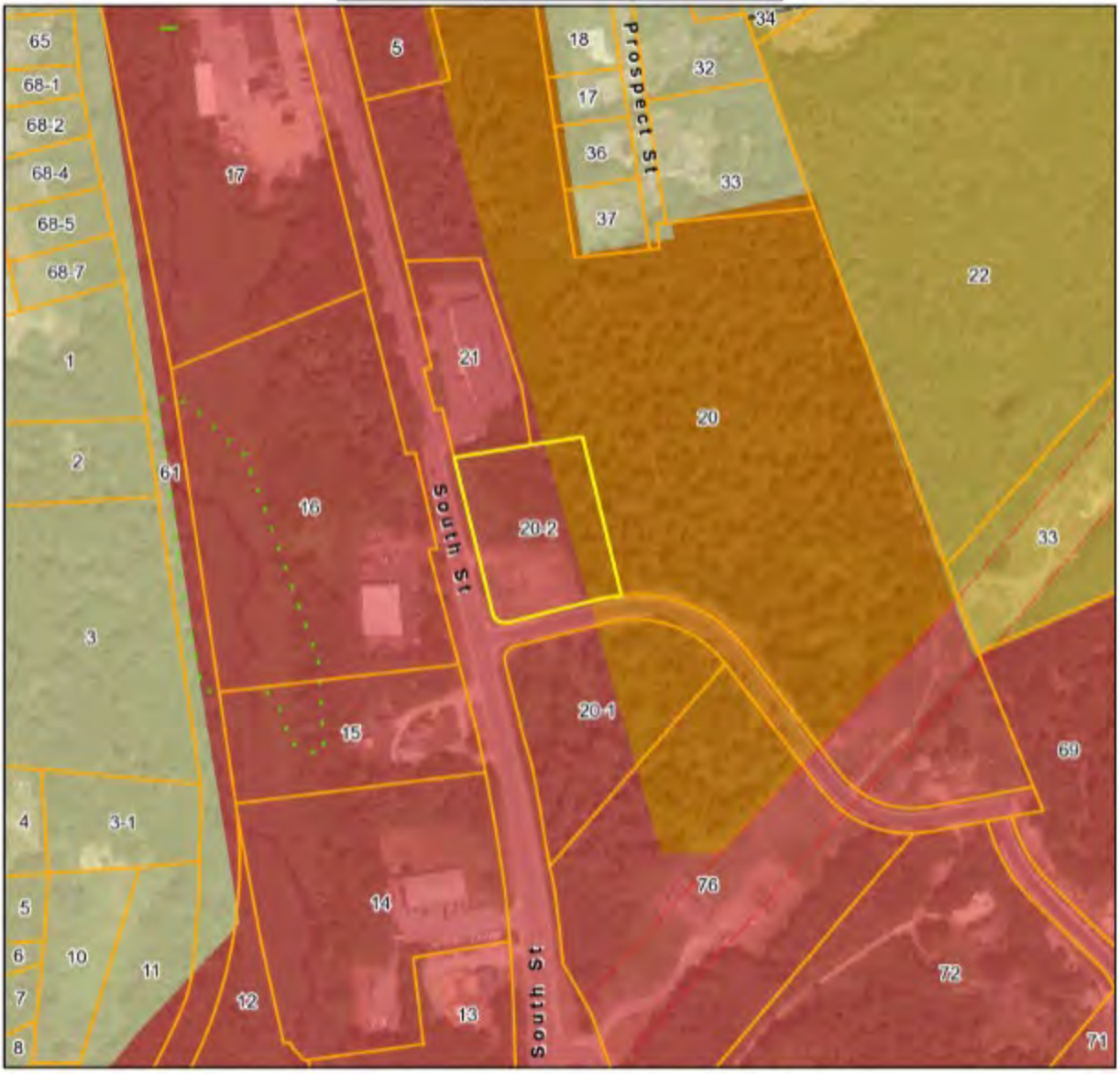
1 inch = 300 Feet

CAI Technologies

www.cai-tech.com

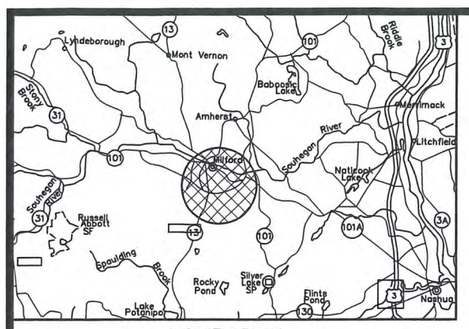
March 13, 2023

0 300 600 900



Parcel - Poly	Wetland	Limited Commercial
Street Names	Right of Way	Residence A
Private Road	Utility	Residence B
Property Line	Bridge	
Public Road	Commercial	

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.

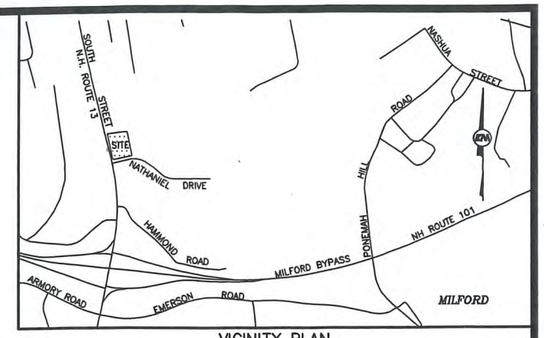


VICINITY PLAN
NOT TO SCALE

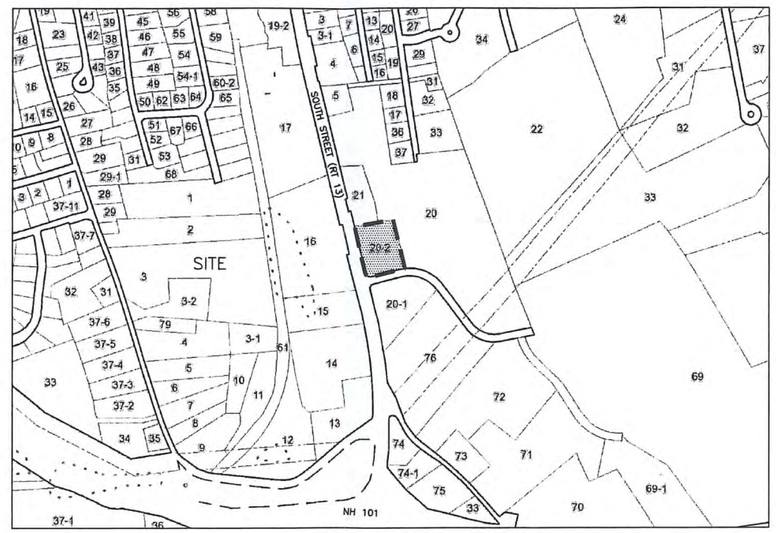
ZBA EXHIBIT IMPACT PLAN SET

MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE



VICINITY PLAN
SCALE: 1" = 1,000'±



TAX MAP PLAN
SCALE: 1" = 500'±

OWNER
SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, NEW HAMPSHIRE 03031

APPLICANT
689 NORTH MAIN STREET, LLC
689 NORTH MAIN STREET
LEOMEINSTER, MASSACHUSETTS 10453

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

DIG SAFE
811 CALL 72 HRS. BEFORE YOU DIG
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

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

FEBRUARY 16, 2023

PROJECT NO. 21-0526-1A

SHEET TITLE	SHEET No.
EXISTING CONDITIONS PLAN	1
WETLAND IMPACT PLAN	2
NON-RESIDENTIAL SITE PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL DETAILS	5

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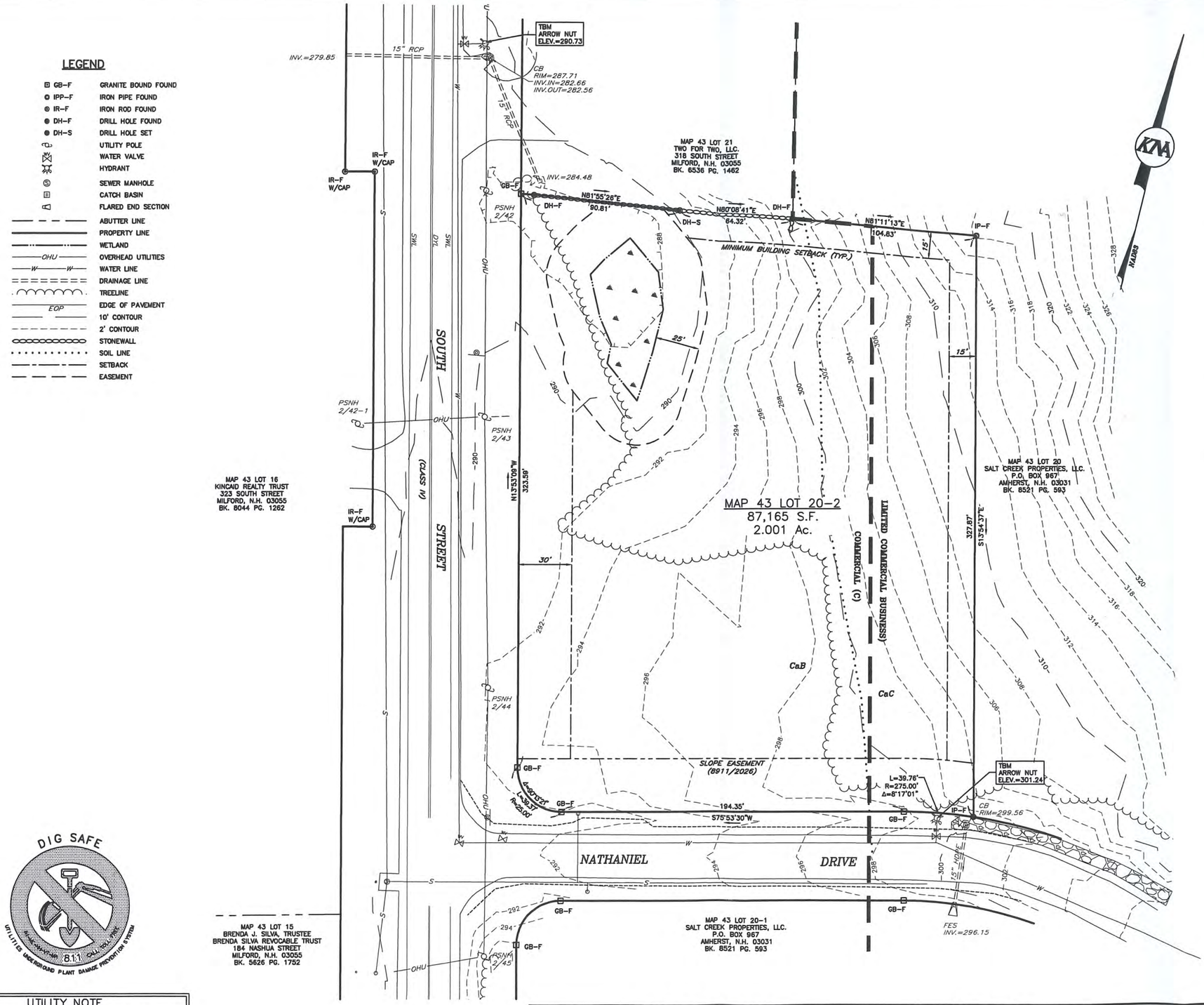
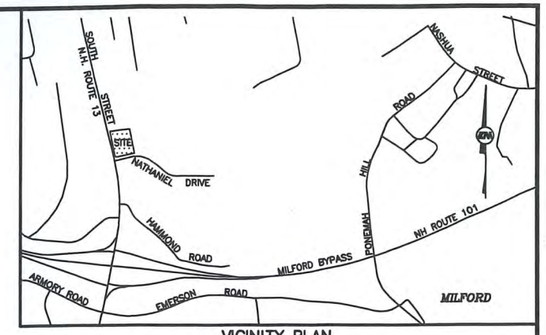


LEGEND

GB-F	GRANITE BOUND FOUND
IPP-F	IRON PIPE FOUND
IR-F	IRON ROD FOUND
DH-F	DRILL HOLE FOUND
DH-S	DRILL HOLE SET
	UTILITY POLE
	WATER VALVE
	HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	FLARED END SECTION
	ABUTTER LINE
	PROPERTY LINE
	WETLAND
OHU	OVERHEAD UTILITIES
W	WATER LINE
	DRAINAGE LINE
	TREELINE
EOP	EDGE OF PAVEMENT
	10' CONTOUR
	2' CONTOUR
	STONEWALL
	SOIL LINE
	SETBACK
	EASEMENT



VICINITY PLAN

SCALE: 1" = 1,000'±

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 43 LOT 20-2 IN THE MILFORD, N.H.
2. EXISTING LOT AREA: 87,165 S.F. OR 2.001 ACRES.
3. OWNER OF RECORD:
   SALT CREEK PROPERTIES, LLC
   P.O. BOX 967
   AMHERST, N.H. 03031-0967
   BK. 8521 PG. 583
4. THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) AND LIMITED COMMERCIAL BUSINESS ZONING DISTRICT. DIMENSIONAL REQUIREMENTS WITH PUBLIC SEWER AND WATER ARE AS FOLLOWS:

FRONT:	30'
SIDE:	15' (30' IF BORDERING A STREET, LANE OR PUBLIC WAY)
REAR:	15'

5. HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022.
7. 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 CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 33011C0459D, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

REFERENCE PLANS:

1. "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE, N.H. ROUTE 13." SCALE: 1"=100'. DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN, INC. H.C.R.D. PLAN #27766
2. "LOT LINE ADJUSTMENT PLAN OF LAND LOT 43-69 SALT CREEK PROPERTIES, LLC." SCALE: 1"=200'. DATED: NOVEMBER 18, 2013. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #38077
3. "MINOR SUBDIVISION PLAN OF LAND LOT 43-20 SALT CREEK PROPERTIES, LLC." SCALE: 1"=100'. DATED: SEPTEMBER 21, 2015. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #39028

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS PLAN
MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967 AMHERST, N.H. 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET, LLC.
689 NORTH MAIN STREET
LEOMINSTER, MA. 10453

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

DIG SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CALL TOLL FREE 1-800-344-7233
8.1.1

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

WETLAND CERTIFICATION:

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077.
THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR — DATE

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023	SCALE: 1" = 30'
PROJECT NO: 21-0526-1A	SHEET 1 OF 5

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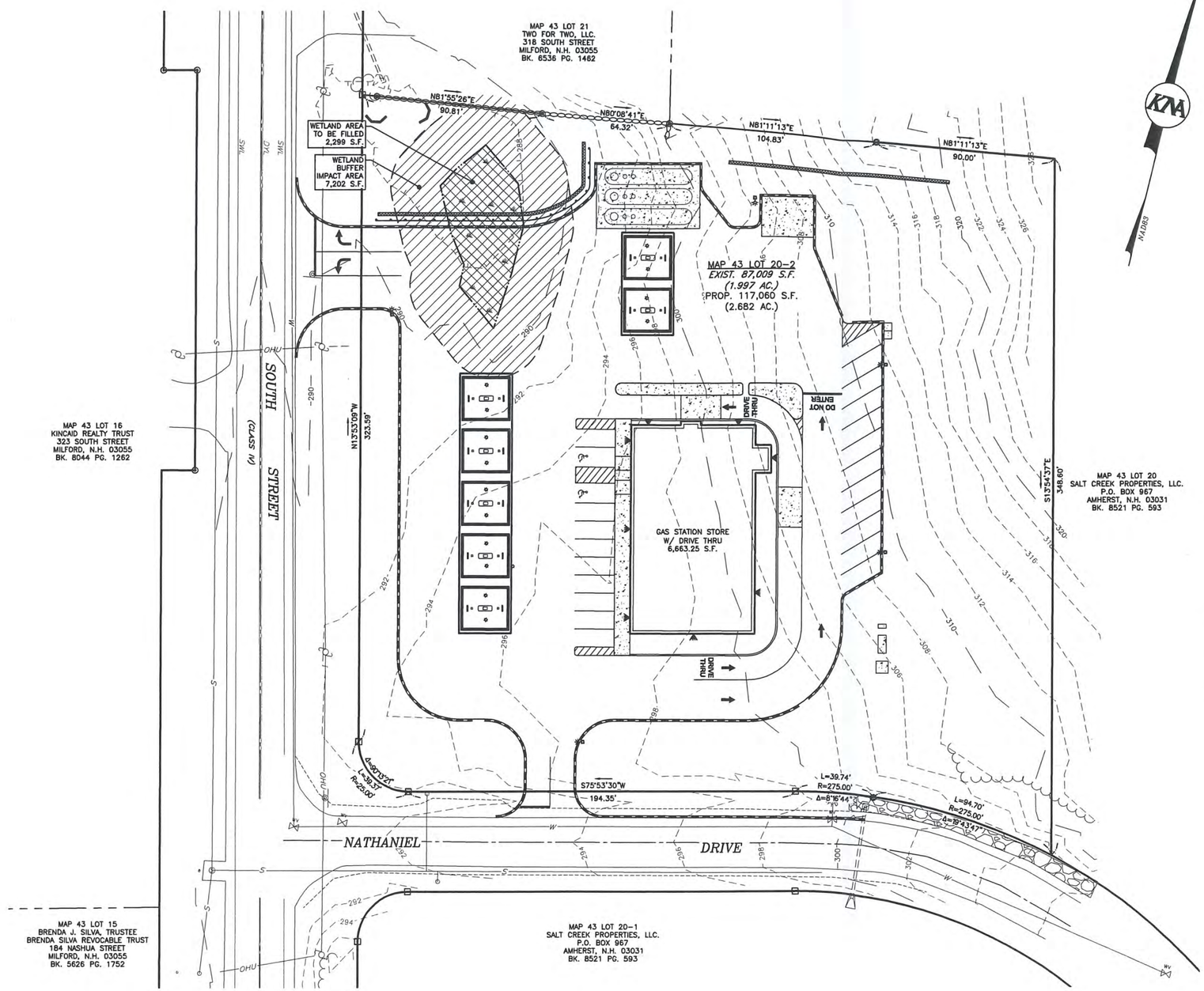

REMOVALS/DEMOLITION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED REMOVALS ASSOCIATED WITH THE DEVELOPMENT OF MAP 43 LOTS 20-2.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
3. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
4. STRIP, STOCKPILE AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
5. REMOVE ALL ASPHALT, CURBING, CONCRETE, VEGETATION, TREES, SHRUBS, LIGHT POLES, SIGNAGE AND STRUCTURES WITHIN THE HATCHED AREA, UNLESS OTHERWISE NOTED.
6. EXISTING ASPHALT REMOVED FROM THE SITE AS PART OF THIS SITE PLAN SHALL BE GROUND AND REUSED AS FILL OR TRUCKED OFFSITE AND DISPOSED OF BY AN APPROVED METHOD.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LEGEND

GB-F	GRANITE BOUND FOUND
IPP-F	IRON PIPE FOUND
IR-F	IRON ROD FOUND
DH-F	DRILL HOLE FOUND
DH-S	DRILL HOLE SET
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OHU	OVERHEAD UTILITIES
	TREELINE
EOP	EDGE OF PAVEMENT
	10' CONTOUR
	2' CONTOUR
	STONEWALL
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED TREELINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED BITUMINOUS CURB
	PROPOSED GUARDRAIL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft

WETLAND IMPACT PLAN
MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET LLC
689 NORTH MAIN STREET
LEOMINSTER, MA 10453

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

DIG SAFE
811 CALL TOLL-FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

WETLAND CERTIFICATION:

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077.
THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023	SCALE: 1" = 30'
PROJECT NO: 21-0526-1A	SHEET 2 OF 5

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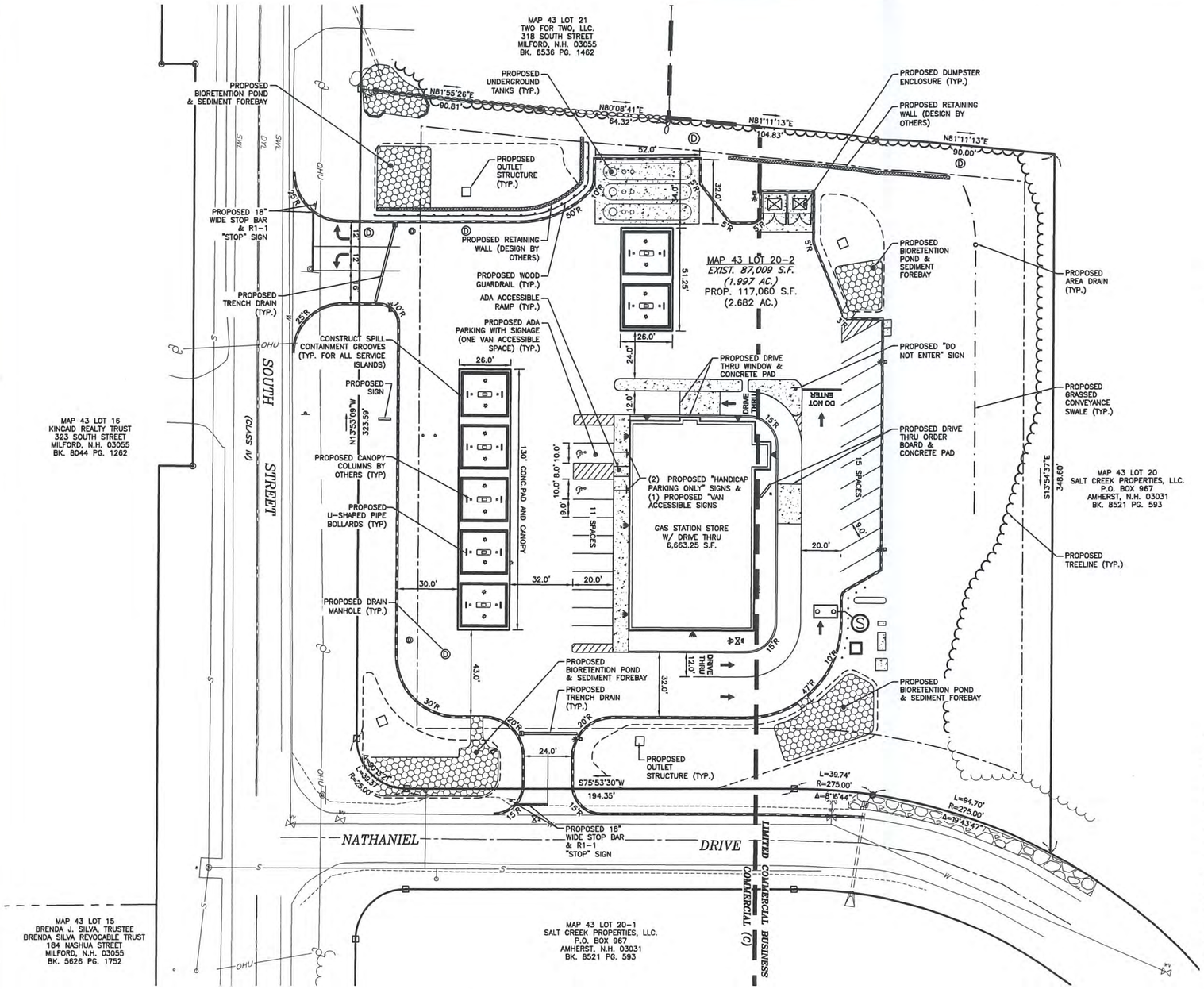

GENERAL NOTES:

A. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A GAS STATION AND RETAIL STORE WITH DRIVE-THRU WINDOW ON MAP 43 LOT 20-2.

1. MAP 43 LOT 20-2 INDICATES TOWN OF MILFORD, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
2. AREA OF PARCEL:
   EXISTING: MAP 43 LOT 20-2 = 87,009 SF, OR 1.997 ACRES
   PROPOSED W/ LLA FROM LOT 20 = 117,060 SF, OR 2.682 ACRES
3. PRESENT OWNER OF RECORD:
   SALT CREEK PROPERTIES, LLC
   P.O. BOX 967
   AMHERST, NH 03031
   BK. 8521 PG. 593
4. THE SUBJECT PARCEL IS LOCATED WITHIN THE LIMITED COMMERCIAL BUSINESS, AS WELL AS THE COMMERCIAL (C) SZONING DISTRICT AND IS PARTIALLY LOCATED WITHIN THE LEVEL I GROUNDWATER PROTECTION AREA AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
   MINIMUM LOT REQUIREMENTS (FOR UNITS SERVED BY WATER AND SEWER) ARE AS FOLLOWS:
   - MINIMUM LOT AREA: 20,000 SF
   - MINIMUM LOT FRONTAGE: 150 FEET (CLASS V OR BETTER)
   - MAXIMUM BUILDING HEIGHT: 35 FEET (RESIDENTIAL STRUCTURES)
   MINIMUM BUILDING SETBACKS:
   - FRONT: 30 FEET
   - SIDE: 15 FEET (30 FEET BORDERING A STREET)
   - REAR 15 FEET
   - WETLAND: 25 FEET (50 FEET FOR NAMED POND OR STREAM)
   MINIMUM OPEN SPACE 30%
5. SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022.
7. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
8. SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY THOMAS CARR, CSS#018, OF MERIDIAN LAND SERVICES, INC. OF AMHERST, NH ON NOVEMBER 21 & 29, 2022.
9. WETLAND MAPPING WAS PERFORMED BY WETLAND SCIENTIST CHRISTOPHER K. DANFORTH, NO. 077, OF KEACH NORDSTROM ASSOCIATES OFFICE, IN AUGUST OF 2022.
10. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD, MAP NUMBER 33011C0459D, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
11. THE LOCATION OF ANY 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 CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
12. OPEN SPACE CALCULATIONS:
    2.682 ACRES x 30% OPEN SPACE (MINIMUM) = 0.805 ACRES REQUIRED
    2.682 ACRES TOTAL - 1.381 ACRES OF IMPERVIOUS = 1.301 ACRES (48.5%) OPEN SPACE PROPOSED
13. PARKING CALCULATIONS: AUTOMOTIVE SERVICES (GAS STATION) = 1 PER EMPLOYEE + 1 PER 1,000 SF OR 4 PER BAY
    REQUIRED = 14 BAYS x 4 = 56 SPACES
    PROPOSED = 196 SPACES (INCLUDES 10 HANDICAP SPACES)
14. THIS PROJECT REQUIRES THE FOLLOWING STATE, FEDERAL, AND LOCAL PERMITS:

PERMIT	STATUS	PERMIT NO.	EXPIRATION DATE
NHDES AOT	PENDING	-	-
USEPA CONSTRUCTION GENERAL PERMIT	NEEDED BEFORE CONSTRUCTION		
NHDES SEWER CONNECTION PERMIT	PENDING	-	-
NHDES MINIMUM IMPACT EXPEDITED WETLAND	PENDING	-	-

15. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
16. PLOWED SNOW FROM THE DRIVEWAYS/PARKING AREA, AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
17. WATER, SEWER, PARKING AREA AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
18. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

LEGEND

- GB-F — GRANITE BOUND FOUND
- IPP-F — IRON PIPE FOUND
- IR-F — IRON ROD FOUND
- DH-F — DRILL HOLE FOUND
- DH-S — DRILL HOLE SET
- UTILITY POLE
- WATER VALVE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU — OVERHEAD UTILITIES
- W — WATER LINE
- DRAINAGE LINE
- TREELINE
- EOP — EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SOIL LINE
- SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EASEMENT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED BITUMINOUS CURB
- PROPOSED CHAIN LINK FENCE
- PROPOSED GUARDRAIL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DIG SAFE
811 CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NON-RESIDENTIAL SITE PLAN
MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET LLC
689 NORTH MAIN STREET
LEOMINSTER, MA 10453

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

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR — DATE

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023 — SCALE: 1" = 30'
PROJECT NO: 21-0526-1A — SHEET 3 OF 5

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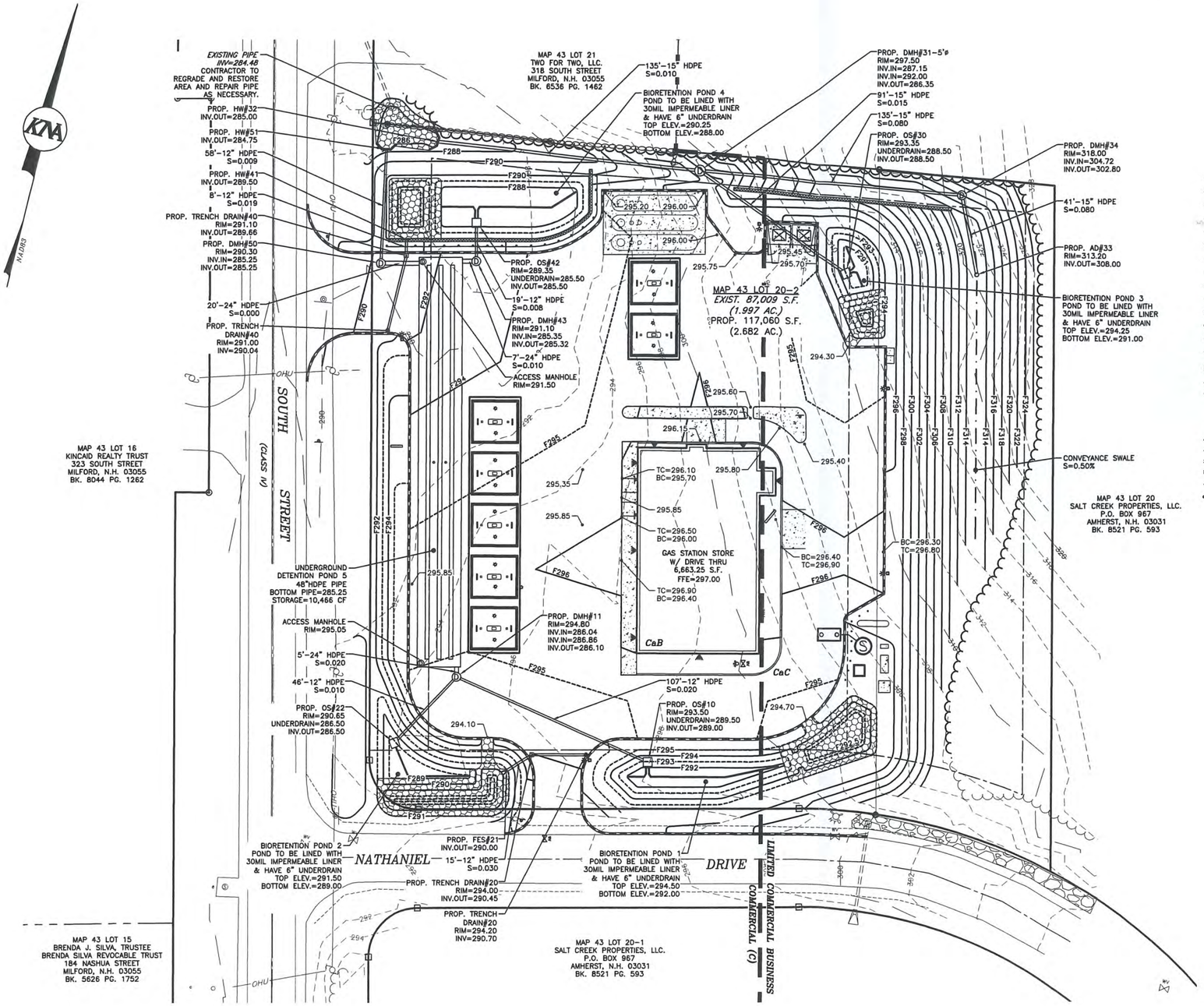

LEGEND

GB-F	GRANITE BOUND FOUND
IPP-F	IRON PIPE FOUND
IR-F	IRON ROD FOUND
DH-F	DRILL HOLE FOUND
DH-S	DRILL HOLE SET
	UTILITY POLE
	WATER VALVE
	HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	FLARED END SECTION
	ABUTTER LINE
	PROPERTY LINE
	WETLAND
OHU	OVERHEAD UTILITIES
W	WATER LINE
	DRAINAGE LINE
	TREELINE
EOP	EDGE OF PAVEMENT
	10' CONTOUR
	2' CONTOUR
	STONEWALL
	SOIL LINE
	SETBACK
	EASEMENT
	ZONE LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EASEMENT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED TREELINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED BITUMINOUS CURB
	PROPOSED CHAIN LINK FENCE
	PROPOSED GUARDRAIL

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. A QUALIFIED PROFESSIONAL SHALL BE RETAINED TO PERFORM THE INFILTRATION TESTING AT THE BIORETENTION POND POST CONSTRUCTION, AND SHALL PROVIDE THE INFORMATION AND TEST RESULTS TO THE TOWN OF MILFORD TO VERIFY THE ASSUMED INFILTRATION RATES USED IN THE STORMWATER MODEL.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DIG SAFE
CALL TOLL FREE 811
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

GRADING & DRAINAGE PLAN
MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
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REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023 | SCALE: 1" = 30'
PROJECT NO: 21-0526-1A | SHEET 4 OF 5

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TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY NO PHOSPHATE, SLOW RELEASE FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF, HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILLABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3 : 1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F. IT IS RECOMMENDED THAT THE SOIL BE TESTED PRIOR TO APPLYING ANY FERTILIZERS TO DETERMINE WHAT LEVELS AND RATES ARE NECESSARY.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

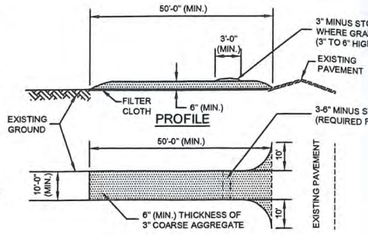
1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE NO PHOSPHORUS, SLOW RELEASE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
   - 25% CREEPING RED FESCUE
   - 25% KENTUCKY BLUEGRASS
   - 25% REDTOP
   - 25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
   - 15% BLACKWELL OR SHELTER SWITCHGRASS
   - 30% NIAGRA OR KAW BIG BLUESTEM
   - 30% CAMPER OR BLAZE LITTLESTEM
   - 15% NE-27 OR BLAZE SAND LOVEGRASS
   - 10% VIKING BIRDSFOOT TREFOIL
   - INOCULUM SPECIFIC TO BIRDSFOOT TREFOIL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
   - 30% CREEPING RED FESCUE
   - 40% PERENNIAL RYE GRASS
   - 15% REDTOP
   - 15% BIRDSFOOT TREFOIL
   - *IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3 : 1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
   - 25% CREEPING RED FESCUE
   - 15% SWITCH GRASS
   - 15% FOX SEDGE
   - 15% CREEPING BENTGRASS
   - 10% FLATPEA
   - 20% WILDFLOWER VARIETY
8. STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.
9. NATIVE PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
10. ALL WILDFLOWER SEEDING MIXES SHOULD BE FREE OF INVASIVE SPECIES.

CONSTRUCTION SEQUENCE

1. THE CONTRACTOR WILL ENSURE THAT NO MORE THAN 5 ACRES IS DISTURBED AT ANY ONE TIME.
2. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
3. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH STRAW BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
6. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
7. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
8. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
10. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
11. DEEPLY TILL THE BASE OF THE INFILTRATION BASIN TO RESTORE INFILTRATION RATES FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE INFILTRATION AREA UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
12. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
13. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
14. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
15. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
16. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
17. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
18. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION UNLESS AN ENVIRONMENTAL MONITOR IS EMPLOYED THROUGH THE DURATION OF CONSTRUCTION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FORTY-FIVE (45) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
4. EROSION CONTROL AND STABILIZATION SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CONSERVATION DISTRICT-VEGETATIVE STANDARD AND SPECIFICATIONS FOR SEEDING GRASSES AND LEGUMES FOR LONG-TERM COVER ON EXCAVATED AREAS.
5. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
6. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
7. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
9. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
10. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
11. AREAS HAVING FINISH GRADE SLOPES OF 3 : 1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION."
12. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
13. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
14. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
15. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.



PLAN VIEW

STABILIZED CONSTRUCTION EXIT DETAIL

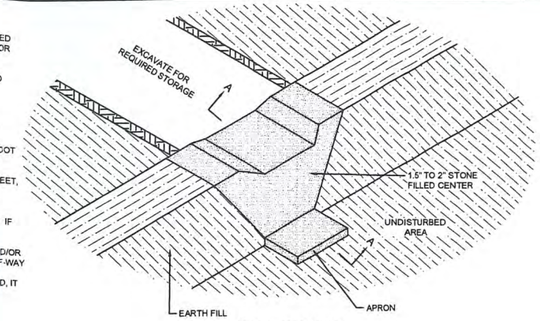
NOT TO SCALE

MAINTENANCE:

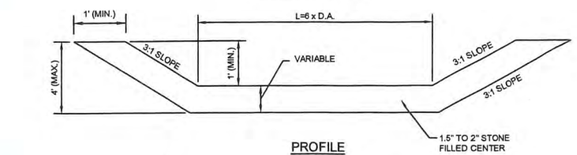
1. MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2. IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

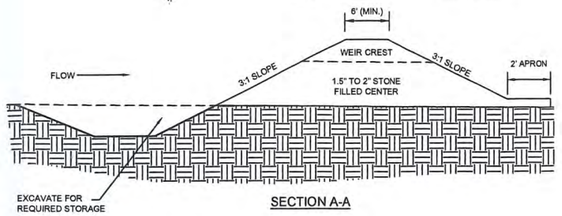
1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH MINIMUM STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. THE MOUNTABLE BERM IS REQUIRED FOR 50' LONG EXITS.



ISOMETRIC VIEW



PROFILE



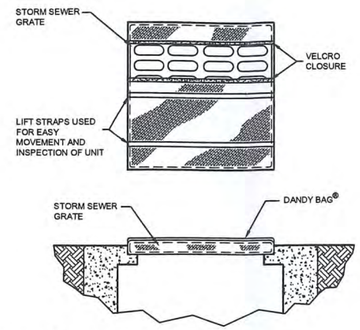
SECTION A-A

NOTES:

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE



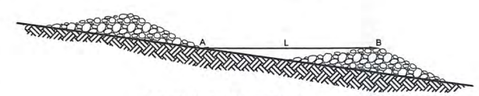
HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.82 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec^{-1}	2.1

DANDY BAG®

NOT TO SCALE

(APRIL 2010)

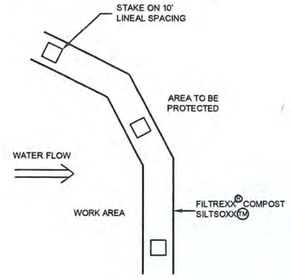


L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION, OR FOR FLAT SLOPES L = 75' MAXIMUM

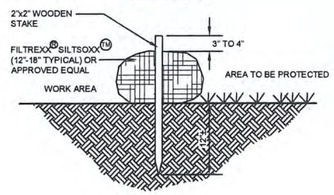
STONE CHECK DAM SPACING DETAIL

NOT TO SCALE

(MARCH 2008)



PLAN VIEW



SECTION VIEW

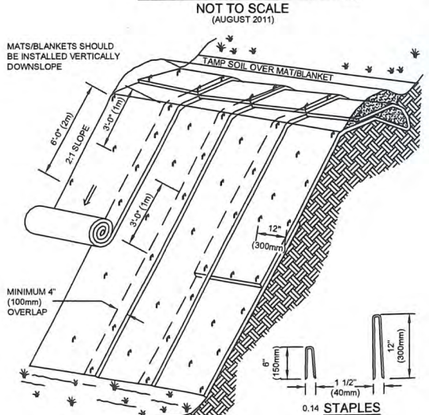
NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILTSOXX™ COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX™ DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILTSOXX™ DETAIL

NOT TO SCALE

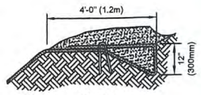
(AUGUST 2011)



ISOMETRIC VIEW

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. EROSION BLANKETS TO BE A BCN150 OR AN APPROVED ALTERNATIVE WHICH MUST CONSIST OF ALL NATURAL FIBERS.

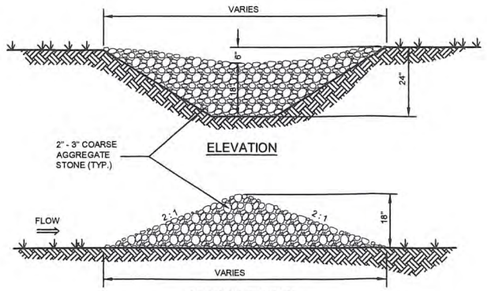


BERM

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE

(AUGUST 2011)



CROSS-SECTION

STONE CHECK DAM DETAIL

NOT TO SCALE

(MARCH 2008)

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

EROSION CONTROL DETAILS

MILFORD RASHID GAS STATION

MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET LLC
689 NORTH MAIN STREET
LEOMINSTER, MA 10453

KNA 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: FEBRUARY 16, 2023 | SCALE: 1" = 30'
PROJECT NO: 21-0526-1A | SHEET 5 OF 5

N:_project\2105261A\dwg\Production Drawings\2105261A-WETLAND-IMPACT.dwg, WETLAND IMPACT, 2/16/2023 8:46:54 AM

KNA KEACH-NORDSTROM ASSOCIATES, INC.

February 16, 2023

TOWN OF MILFORD RECEIVED FEB 16 2023 PB ___ ZBA ___ Office ___

Town of Milford
Planning Development
Zoning Board of Adjustments
1 Union Square
Milford, New Hampshire 03055

Re: Variance & Special Exception Application
Route 13 Gas Station - Tax Map 43; Lot 20-2
Corner of South Street (Route 13) & Nathaniel Drive
Milford, New Hampshire 03101 - KNA Project # 21-0526-1A

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Variance and Special Exception from the Milford Zoning Board. The property is located at the corner of South Street and Nathaniel Drive. The variance requested is from **Article VI Overlay Districts; Section 6.01.3 Uses; B.7.a Prohibited Uses** to allow for the retail sale of petroleum projects and Special Exceptions are from **Article VI Overlay Districts; Section 6.02.6.A & B Special Exception is Required for** to fill the existing wetland pocket and wetland buffer areas on the parcel for site circulation. The included documents outline the applicants request for this variance and Special Exception. All required information has been included within the submittal package. KNA will be present to further discuss the variance at the scheduled hearing,

Enclosed is the following material for your review and approval:

1. Applications for 1 Variance & 2 Special Exceptions.
2. Application fee:
   Total Fee's Submitted:

ZBA Base Fee (Counts):	**= $225.00**
Abutters @ 4.75 per (20 abutters)	**= $95.00**
Total Fee:	**= $320.00**

3. 5 sets of Variance & Special Exception application.
4. Variance letter, Abutter's list & Label, Tax Map, Property Card, and ZBA exhibits

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

ZBA Application

MILFORD ZONING BOARD OF ADJUSTMENT

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

Date Received:
Case Number:
Application Number :
Hearing Date:
Decision Date:
Decision: PB ZBA Office

TOWN OF MILFORD RECEIVED FEB 16 2023

PROPERTY INFORMATION	
Street Address: South Street	
Tax Map / Parcel #: 43-20-2	Lot Size: 2.001

PROPERTY CURRENTLY USED AS

Vacant Land

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: Salt Creek Properties, LLC
Address: P.O. Box 967
City/State/Zip: Amherst, NH 03031
Phone: ( )
Email:

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

☐ SAME AS OWNER

Name: 689 North Main Street, LLC
Address: 689 North Main Street
City/State/Zip: Leomeinster, MA 10453
Email:
Phone: ( )1-978-549-2222 | Cell: ( )

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

Property Owner's signature *Date:*

Zoning District *(check one):*

- ☐ Residence A
- ☐ Residence B ☐ Residence R
- ■ Commercial
- ☐ Limited Commercial
- ☐ Industrial
- ☐ Integrated Commercial-Industrial
- ☐ Integrated Commercial-Industrial-2

Overlay District *(check any that apply):*

- ☐ West Elm Street Overlay
- ☐ Nashua/Elm Street Overlay
- ☐ Commerce & Community Overlay
- ☐ Open Space & Conservation
- ☐ Wetlands Conservation
- ■ Groundwater Protection
- ☐ Floodplain Management

APPLICATION FEES

Application Fee:	$75.00
Abutters Fee: $4 x 20	95.00
Amount received:	170.00
Date Received:	CL1058

Check ✓ Cash ____

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.

Milford, NH

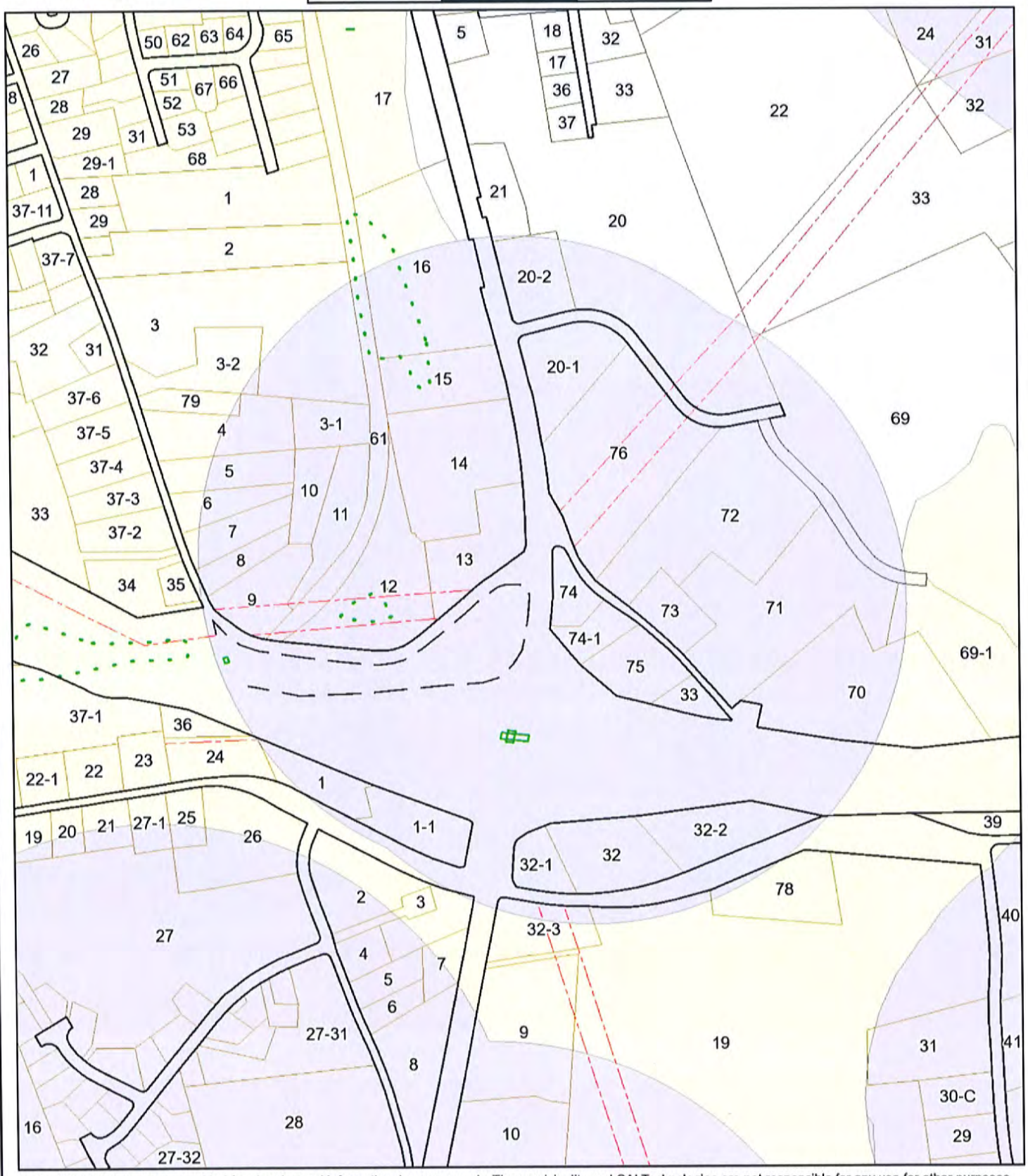
1 inch = 552 Feet

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

February 16, 2023

0 552 1104 1656



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.

Milford, NH

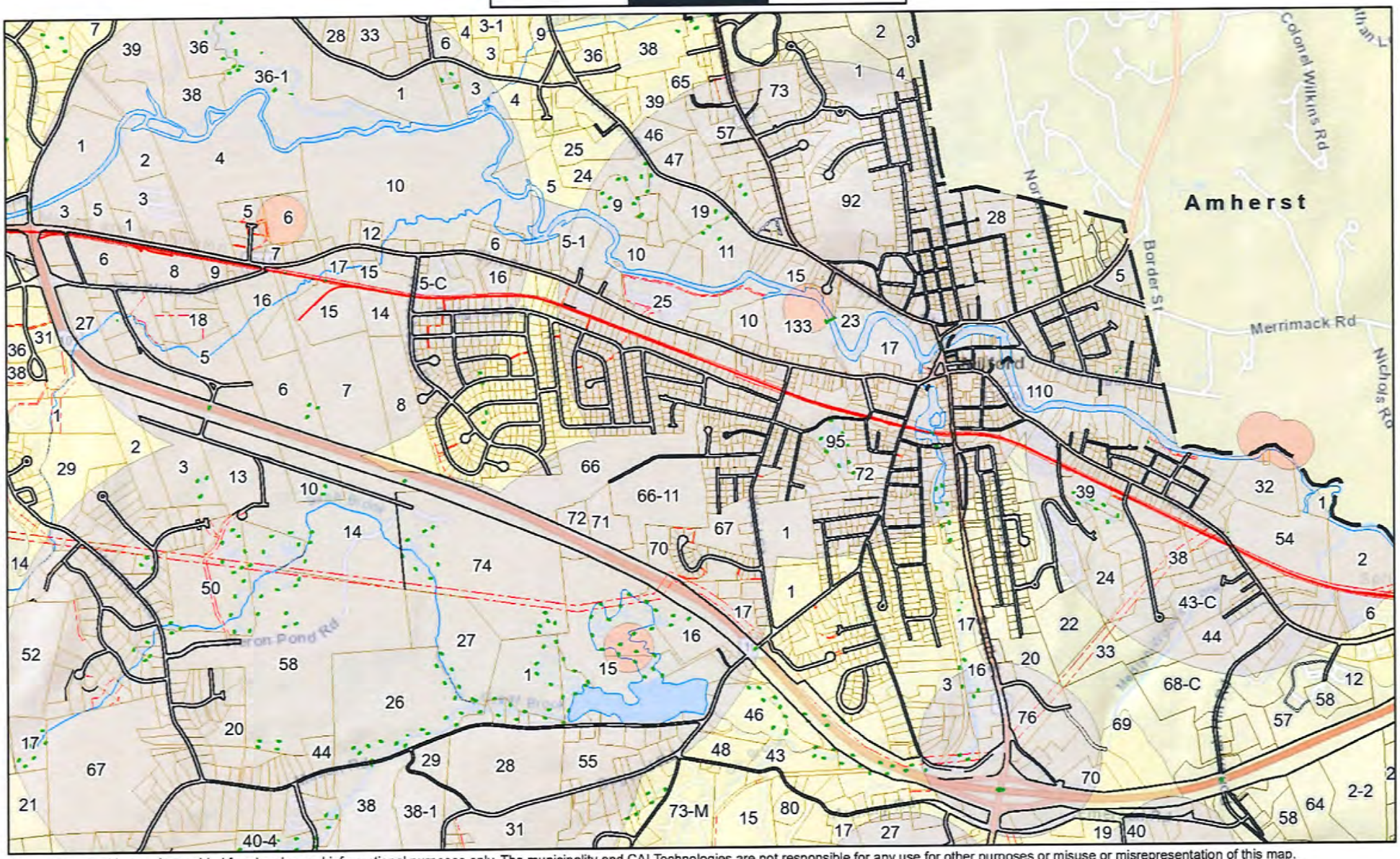
1 inch = 2210 Feet

February 16, 2023

0 2210 4420 6630

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



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.

ZBA Application – Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

*Date Received:*_____
*Case Number:*_____
*Application #:*_____
*Date Complete:*_____
*Hearing Date:*_____
*Decision Date:*_____
*Decision:*_____

PROPERTY INFORMATION

Street Address: South Street

Tax Map / Parcel #: Tax Map 43; Lot 20-2

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board of Adjustment. Most special exceptions have a list of additional criteria that must be met in order for the ZBA to approve the application.

***Note that in addition to the specific criteria that may be listed for a particular special exception, all special exceptions are subject to the general criteria in Section 10.02.1 of the Zoning Ordinance.**

What section of the Zoning Ordinance are you applying under?

Article VI Section 6.02.6.A & B

Describe the **use** you are proposing under the above section of the Ordinance.

Proposed Gas Station

Application for (check all that apply):

- ☐ Change/Expansion of Non-conforming Use/Structure (2.03.1.C)
- ☒ Wetland Buffer Impact (6.02.6)
- ☐ Accessory Dwelling Unit (10.2.6)
- ☐ Office in Res-A & B (10.2.7)
- ☐ Home Business (7.12.6)
- ☐ Side/Rear Yard Setback Reduction (Zoning District Specific)
- ☐ Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

Impact to Wetlands and Buffer

Explain how the proposal meets the general criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

See enclosed letter

B. The specific site is an appropriate location for the proposed use because:

See enclosed letter

C. The use as developed will not adversely affect the adjacent area because:

See enclosed letter

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

See enclosed letter

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

See enclosed letter

ZBA Application – Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section:
WETLAND AND WETLAND BUFFER IMPACT 6.02.6
1. Has the need for the project been addressed? Please explain. See enclosed letter
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain. See enclosed letter
3. Has the impact on plants, fish and wildlife been addressed? Please explain. See enclosed letter
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain. See enclosed letter
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain. See enclosed letter
6. Has the cumulative impact if all parties owning or abutting the affected wetland were allowed to alter or impact the wetland or buffer area in the same way? Please explain. See enclosed letter
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain. See enclosed letter
8. Has a comment from the Milford Conservation Commission been solicited? Yes___ No X Date of Conservation Commission Meeting attended: Pending

HOME BUSINESS CRITERIA 7.12.6
1. Is the Home Business located in the Residential 'A', Residential 'B', or Residential 'R' Zoning District?
2. Please explain if the Home Business is conducted entirely within the dwelling or accessory structure.
3. A sign of not more than six (6) square feet is allowed and shall not advertise in such a way that would encourage customers or salespersons to come to the property without an appointment. Please provide the dimensions, design, and approximate location of the sign.
4. There shall be no more than two (2) non-resident employees of the Home Business. Please provide the total number of non-resident employees.
5. The Home Business shall not be more than 25% of the combined floor area of all structures on the property. Please detail the total combined floor area of all structures on the property used for Home Business.

Section continued on next page.

ZBA Application – Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

HOME BUSINESS CRITERIA 7.12.6 (Continued)
6. Retail sales of goods incidental to Home Business are allowed. Please explain if there will be retail sales of goods incidental to Home Business.
7. There shall be not more than sixteen (16) clients or deliveries per day. If applicable, please provide the anticipated number of clients or deliveries per day.
8. There shall be no parking of or deliveries by vehicles with more than two (2) axles. Only one (1) commercial vehicle may be parked on the property in conjunction with the Home Business. Please summarize the anticipated size of the delivery vehicles and number of commercial vehicles serving the Home Business.
9. A Home Business shall not be conducted in a way that is perceptible in external effects (such as but not limited to noise, odors, traffic) from beyond the lot line between the hours of 9:00 p.m. and 7:30 a.m. Please explain the hours of operation.
10. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts commonly found in a dwelling. The use shall not involve the use or storage of toxic substances. If applicable, please explain if there will be the storage of hazardous, flammable or explosive, or toxic substances associated with the Home Business and its location on the property.

ACCESSORY DWELLING UNITS 10.02.6
1. Is the property going to be Owner Occupied?
2. Has a Building Permit application been made? Copy of permit application attached?
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence?
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit?
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood?
6. Is there adequate off-street parking? How many spaces?
7. Are any additional curb cuts being proposed?
8. Are all necessary additional entrances or exits located to the side or rear of the building to the maximum extent possible? Please note on the plan.

Section continued on next page.

ZBA Application – Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6 (Continued)
1. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.
2. Is there only one (1) ADU on the property?
3. Is the ADU no more than 750 square feet gross floor area? How many square feet is the ADU?
4. Does the ADU have no more than two (2) bedrooms? Please show on plans.
5. If inside the existing dwelling, is there at least one common wall with a door between the two spaces at least 32 inches wide? Please show on plans.
6. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.
7. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.
8. Is the ADU incompliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?
9. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7
1. Is the specific site of the proposed office use located in an existing building that is an appropriate location for the proposed use and ancillary to the Residential Use permitted by right? Please explain.
2. Will the use as proposed adversely affect adjacent Residential areas? Please explain.
3. Will there will be any nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting associated with this use? Please explain.
4. Will there be any outside storage? Please explain.
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)? Yes ___ No ___ Date of hearing:_____

KNA KEACH-NORDSTROM ASSOCIATES, INC.

February 16, 2023

Town of Milford
Planning Department
Zoning Board of Adjustments
1 Union Square
Milford, New Hampshire 03055

Subject: Variance & Special Exception Application
Route 13 Gas Station
Tax Map 43; Lots 69-2
Nathaniel Drive & Ponemah Hill Road
Milford, New Hampshire 03055
KNA Project No. 21-0526-1A

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Variance and Special Exception from the Milford Zoning Board. The property is located at the corner of South Street and Nathaniel Drive. The Special Exceptions are from **Article VI Overlay Districts; Section 6.02.6.A & B Special Exception is Required for** to fill the existing wetland pocket and wetland buffer areas on the parcel for site circulation. The included documents outline the applicants request for this Special Exception. All required information has been included within the submittal package. KNA will be present to further discuss the variance at the scheduled hearing,

A. The proposed use is similar to those permitted in the district because:

There have been other similar permits issued for the surrounding parcels in the district, and this wetland and buffer pocket is an isolate pocket with little to no value to the surround wetland networks or wild life due to its nature of a small runoff pocket wetland along Route 13. See enclosed plans and photo's for reference.

B. The specific site is an appropriate location for the proposed use because:

This site is located at the interchange of two major State roads which the applicant believes makes this specific site an appropriate location for the proposed use.

C. The use as developed will not adversely affect the adjacent area because:

The adjacent parcels are zoned commercial and with the current AOT design standards that this site is required to design too, the applicant believes if this use was developed on site and constructed and monitored to today's standards it would not adversely affect the adjacent area.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

The filling of the existing wetland and buffer on site to ensure a safe vehicle circulation around the site would create no nuisance or serious hazard to vehicles or pedestrians.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

Per Town and State requirements the appropriate facilities will be provided for the proper operation of the proposed use.

Criteria for Evaluations:

1. The need for the proposed project;

The need to fill the small wetland and buffer area on the lot is to create site circulation for vehicle and truck movements throughout the site, it also allows for a cleaner stormwater management design that meets NHDES AOT regulations.

2. The plan proposed is the alternative with the least impact to the wetlands, surface waters and/or their associated buffers;

Due to the nature of this isolated wetland pocket along Route 13 with no connectivity to surround wetland complexes or buffers we feel proposed filling of the wetland and buffer and installation of a stormwater drainage design would yield the least impact to surround wetland and buffers.

3. The impact on plants, fish and wildlife;

Per the wetland function-value evaluation form and information from The Natural Heritage Bureau that there are no records of threatened or endangered species in the vicinity of the project area the applicant believes this special exception will not impact plants, fish and wildlife in the area.

4. The impact on the quantity and/or quality of surface and ground water;

This site is required to obtain an NHDES Alteration of Terrain permit which reviews and makes sure all stormwater runoff is not impacting the quantity or quality of surface and ground water in the projects area. This information will be outlined in a full stormwater drainage report should the project move forward.

5. The potential to cause or increase flooding, erosion, or sedimentation.

Again the site will be designed and permitted to NHDES Alteration of Terrain standards which will ensure no potential to cause or increase flooding, erosion, or sedimentation by

filling this wetland and buffer and actually the final design will ensure a greater protection to those concerns.

6. *The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland, wetland complex and/or buffer area were also permitted alteration to the wetland and buffer proportional to the extent of their property rights.*

The applicant believes that the boards have already dealt with the majority of the cumulative impact of allowing abutting properties to impact the wetlands and buffers and I believe the area is being designed in the right manner to allow development and project the wetlands and buffers in the area. This wetland is an isolated PFO1B (Palustrine, Forested, Broad-leaved Deciduous, Saturated). There will be no impacts to abutters as the wetland doesn't travel off the property.

7. *The impact of the proposed project on the values and function of the total wetland or wetland complex.*

Again see the wetland function-value evaluation form for information related to the existing wetland, which has low function and values according to the USACE Highway Methodology

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Photo #1: looking north into wetland. 9/28/2022

Photo #2: Looking south into wetland. 9/28/2022

Photo #3: Looking east into lot. Cleared area. 9/28/2022

Photo #4: Looking north into brush area. 9/28/2022

Photo #5: Looking north on NH Route 13. 9/28/2022

Photo #6: Looking south on NH Route 13. 9/28/2022

The Highway Methodology Workbook *Supplement*

US Army Corps of Engineers®
New England District

Wetland Functions and Values
A Descriptive Approach

Wetland Function-Value Evaluation Form

Total area of wetland 2,299sf Human made? NO Is wetland part of a wildlife corridor? NO or a "habitat island"? Yes

Adjacent land use Commercial Distance to nearest roadway or other development 85 ft

Dominant wetland systems present Isolated forested Wetland (PFO1B) Contiguous undeveloped buffer zone present NO

Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin? N/A

How many tributaries contribute to the wetland? none Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. #1

Latitude 42.82261 Longitude 71.6466

Prepared by: AEC Date 2/9/2023

Wetland Impact:
Type Fill Area 2,299sf

Evaluation based on:
Office ✓ Field ✓

Corps manual wetland delineation completed? Y ✓ N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	5		Isolated Wetland
Floodflow Alteration	N	3,5,6,9		low flood storage
Fish and Shellfish Habitat	N	1,2		No fish in wetland
Sediment/Toxicant Retention	N	4		
Nutrient Removal	N	3,7,11		
Production Export	N	1		highbush blueberry
Sediment/Shoreline Stabilization	N	3		
Wildlife Habitat	N	14		
Recreation	N			Wetland is on Private Property
Educational/Scientific Value	N			Wetland is on Private Property
Uniqueness/Heritage	N	1,2,10		
Visual Quality/Aesthetics	N	11,12		
ES Endangered Species Habitat	N			No State listed threatened or endangered species present
Other				

Notes:

* Refer to backup list of numbered considerations.

Appendix A

Wetland evaluation supporting documentation; Reproducible forms.

Below is an example list of considerations that was used for a New Hampshire highway project. Considerations are flexible, based on best professional judgment and interdisciplinary team consensus. This example provides a comprehensive base, however, and may only need slight modifications for use in other projects.

GROUNDWATER RECHARGE/DISCHARGE— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

CONSIDERATIONS/QUALIFIERS

1. Public or private wells occur downstream of the wetland.
2. Potential exists for public or private wells downstream of the wetland.
3. Wetland is underlain by stratified drift.
4. Gravel or sandy soils present in or adjacent to the wetland.
5. Fragipan does not occur in the wetland.
6. Fragipan, impervious soils, or bedrock does occur in the wetland.
7. Wetland is associated with a perennial or intermittent watercourse.
8. Signs of groundwater recharge are present or piezometer data demonstrates recharge.
9. Wetland is associated with a watercourse but lacks a defined outlet or contains a constricted outlet.
10. Wetland contains only an outlet, no inlet.
11. Groundwater quality of stratified drift aquifer within or downstream of wetland meets drinking water standards.
12. Quality of water associated with the wetland is high.
13. Signs of groundwater discharge are present (e.g., springs).
14. Water temperature suggests it is a discharge site.
15. Wetland shows signs of variable water levels.
16. Piezometer data demonstrates discharge.
17. Other

FLOODFLOW ALTERATION (Storage & Desynchronization) — This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. It adds to the stability of the wetland ecological system or its buffering characteristics and provides social or economic value relative to erosion and/or flood prone areas.

CONSIDERATIONS/QUALIFIERS

1. Area of this wetland is large relative to its watershed.
2. Wetland occurs in the upper portions of its watershed.
3. Effective flood storage is small or non-existent upslope of or above the wetland.
4. Wetland watershed contains a high percent of impervious surfaces.
5. Wetland contains hydric soils which are able to absorb and detain water.
6. Wetland exists in a relatively flat area that has flood storage potential.
7. Wetland has an intermittent outlet, ponded water, or signs are present of variable water level.
8. During flood events, this wetland can retain higher volumes of water than under normal or average rainfall conditions.
9. Wetland receives and retains overland or sheet flow runoff from surrounding uplands.
10. In the event of a large storm, this wetland may receive and detain excessive flood water from a nearby watercourse.
11. Valuable properties, structures, or resources are located in or near the floodplain downstream from the wetland.
12. The watershed has a history of economic loss due to flooding.
13. This wetland is associated with one or more watercourses.
14. This wetland watercourse is sinuous or diffuse.
15. This wetland outlet is constricted.
16. Channel flow velocity is affected by this wetland.
17. Land uses downstream are protected by this wetland.
18. This wetland contains a high density of vegetation.
19. Other

FISH AND SHELLFISH HABITAT (FRESHWATER) — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat.

CONSIDERATIONS/QUALIFIERS

1. Forest land dominant in the watershed above this wetland.
2. Abundance of cover objects present.

STOP HERE IF THIS WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE

3. Size of this wetland is able to support large fish/shellfish populations.
4. Wetland is part of a larger, contiguous watercourse.
5. Wetland has sufficient size and depth in open water areas so as not to freeze solid and retain some open water during winter.
6. Stream width (bank to bank) is more than 50 feet.
7. Quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.
8. Streamside vegetation provides shade for the watercourse.
9. Spawning areas are present (submerged vegetation or gravel beds).
10. Food is available to fish/shellfish populations within this wetland.
11. Barrier(s) to anadromous fish (such as dams, including beaver dams, waterfalls, road crossing) are absent from the stream reach associated with this wetland.
12. Evidence of fish is present.
13. Wetland is stocked with fish.
14. The watercourse is persistent.
15. Man-made streams are absent.
16. Water velocities are not too excessive for fish usage.
17. Defined stream channel is present.
18. Other

Although the above example refers to freshwater wetlands, it can also be adapted for marine ecosystems. The following is an example provided by the National Marine Fisheries Service (NMFS) of an adaptation for the fish and shellfish function.

FISH AND SHELLFISH HABITAT (MARINE) — This function considers the effectiveness of wetlands, embayments, tidal flats, vegetated shallows, and other environments in supporting marine resources such as fish, shellfish, marine mammals, and sea turtles.

CONSIDERATIONS/QUALIFIERS

1. Special aquatic sites (tidal marsh, mud flats, eelgrass beds) are present.
2. Suitable spawning habitat is present at the site or in the area.
3. Commercially or recreationally important species are present or suitable habitat exists.
4. The wetland/waterway supports prey for higher trophic level marine organisms.
5. The waterway provides migratory habitat for anadromous fish.
6. Essential fish habitat, as defined by the 1996 amendments to the Magnuson-Stevens Fishery & Conservation Act, is present (consultation with NMFS may be necessary).
7. Other

SEDIMENT/TOXICANT/PATHOGEN RETENTION — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

CONSIDERATIONS/QUALIFIERS

1. Potential sources of excess sediment are in the watershed above the wetland.
2. Potential or known sources of toxicants are in the watershed above the wetland.
3. Opportunity for sediment trapping by slow moving water or deepwater habitat are present in this wetland.
4. Fine grained mineral or organic soils are present.
5. Long duration water retention time is present in this wetland.
6. Public or private water sources occur downstream.
7. The wetland edge is broad and intermittently aerobic.
8. The wetland is known to have existed for more than 50 years.
9. Drainage ditches have not been constructed in the wetland.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

10. Wetland is associated with an intermittent or perennial stream or a lake.
11. Channelized flows have visible velocity decreases in the wetland.
12. Effective floodwater storage in wetland is occurring. Areas of impounded open water are present.
13. No indicators of erosive forces are present. No high water velocities are present.
14. Diffuse water flows are present in the wetland.
15. Wetland has a high degree of water and vegetation interspersion.
16. Dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.
17. Other

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

CONSIDERATIONS/QUALIFIERS

1. Wetland is large relative to the size of its watershed.
2. Deep water or open water habitat exists.
3. Overall potential for sediment trapping exists in the wetland.

4. Potential sources of excess nutrients are present in the watershed above the wetland.
5. Wetland saturated for most of the season. Ponded water is present in the wetland.
6. Deep organic/sediment deposits are present.
7. Slowly drained fine grained mineral or organic soils are present.
8. Dense vegetation is present.
9. Emergent vegetation and/or dense woody stems are dominant.
10. Opportunity for nutrient attenuation exists.
11. Vegetation diversity/abundance sufficient to utilize nutrients.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

12. Waterflow through this wetland is diffuse.
13. Water retention/detention time in this wetland is increased by constricted outlet or thick vegetation.
14. Water moves slowly through this wetland.
15. Other

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

CONSIDERATIONS/QUALIFIERS

1. Wildlife food sources grow within this wetland.
2. Detritus development is present within this wetland
3. Economically or commercially used products found in this wetland.
4. Evidence of wildlife use found within this wetland.
5. Higher trophic level consumers are utilizing this wetland.
6. Fish or shellfish develop or occur in this wetland.
7. High vegetation density is present.
8. Wetland exhibits high degree of plant community structure/species diversity.
9. High aquatic vegetative diversity/abundance is present.
10. Nutrients exported in wetland watercourses (permanent outlet present).
11. "Flushing" of relatively large amounts of organic plant material occurs from this wetland.
12. Wetland contains flowering plants that are used by nectar-gathering insects.
13. Indications of export are present.
14. High production levels occurring, however, no visible signs of export (assumes export is attenuated).
15. Other

SEDIMENT/SHORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

CONSIDERATIONS/QUALIFIERS

1. Indications of erosion or siltation are present.
2. Topographical gradient is present in wetland.
3. Potential sediment sources are present up-slope.
4. Potential sediment sources are present upstream.
5. No distinct shoreline or bank is evident between the waterbody and the wetland or upland.
6. A distinct step between the open waterbody or stream and the adjacent land exists (i.e., sharp bank) with dense roots throughout.
7. Wide wetland (>10') borders watercourse, lake, or pond.
8. High flow velocities in the wetland.
9. The watershed is of sufficient size to produce channelized flow.
10. Open water fetch is present.
11. Boating activity is present.
12. Dense vegetation is bordering watercourse, lake, or pond.
13. High percentage of energy-absorbing emergents and/or shrubs border a watercourse, lake, or pond.
14. Vegetation is comprised of large trees and shrubs that withstand major flood events or erosive incidents and stabilize the shoreline on a large scale (feet).
15. Vegetation is comprised of a dense resilient herbaceous layer that stabilizes sediments and the shoreline on a small scale (inches) during minor flood events or potentially erosive events.
16. Other

WILDLIFE HABITAT — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.[1]

CONSIDERATIONS/QUALIFIERS

1. Wetland is not degraded by human activity.
2. Water quality of the watercourse, pond, or lake associated with this wetland meets or exceeds Class A or B standards.
3. Wetland is not fragmented by development.
4. Upland surrounding this wetland is undeveloped.
5. More than 40% of this wetland edge is bordered by upland wildlife habitat (e.g., brushland, woodland, active farmland, or idle land) at least 500 feet in width.
6. Wetland is contiguous with other wetland systems connected by a watercourse or lake.
7. Wildlife overland access to other wetlands is present.
8. Wildlife food sources are within this wetland or are nearby.
9. Wetland exhibits a high degree of interspersion of vegetation classes and/or open water.
10. Two or more islands or inclusions of upland within the wetland are present.
11. Dominant wetland class includes deep or shallow marsh or wooded swamp.
12. More than three acres of shallow permanent open water (less than 6.6 feet deep), including streams in or adjacent to wetland, are present.
13. Density of the wetland vegetation is high.
14. Wetland exhibits a high degree of plant species diversity.
15. Wetland exhibits a high degree of diversity in plant community structure (e.g., tree/shrub/vine/grasses/mosses)
16. Plant/animal indicator species are present. (List species for project)
17. Animal signs observed (tracks, scats, nesting areas, etc.)
18. Seasonal uses vary for wildlife and wetland appears to support varied population diversity/abundance during different seasons.
19. Wetland contains or has potential to contain a high population of insects.
20. Wetland contains or has potential to contain large amphibian populations.
21. Wetland has a high avian utilization or its potential.
22. Indications of less disturbance-tolerant species are present.
23. Signs of wildlife habitat enhancement are present (birdhouses, nesting boxes, food sources, etc.).
24. Other

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[1]In March 1995, a rapid wildlife habitat assessment method was completed by a University of Massachusetts research team with funding and oversight provided by the New England Transportation Consortium. The method is called WEThings (wetland habitat indicators for non-game species). It produces a list of potential wetland-dependent mammal, reptile, and amphibian species that may be present in the wetland. The output is based on observable habitat characteristics documented on the field data form. This method may be used to generate the wildlife species list recommended as backup information to the wetland evaluation form and to augment the considerations. Use of this method should first be coordinated with the Corps project manager. A computer program is also available to expedite this process.

RECREATION (Consumptive and Non-Consumptive) — This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.

CONSIDERATIONS/QUALIFIERS

1. Wetland is part of a recreation area, park, forest, or refuge.
2. Fishing is available within or from the wetland.
3. Hunting is permitted in the wetland.
4. Hiking occurs or has potential to occur within the wetland.
5. Wetland is a valuable wildlife habitat.
6. The watercourse, pond, or lake associated with the wetland is unpolluted.
7. High visual/aesthetic quality of this potential recreation site.
8. Access to water is available at this potential recreation site for boating, canoeing, or fishing.
9. The watercourse associated with this wetland is wide and deep enough to accommodate canoeing and/or non-powered boating.
10. Off-road public parking available at the potential recreation site.
11. Accessibility and travel ease is present at this site.
12. The wetland is within a short drive or safe walk from highly populated public and private areas.
13. Other

EDUCATIONAL/SCIENTIFIC VALUE — This value considers the suitability of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened, rare, or endangered species.
2. Little or no disturbance is occurring in this wetland.
3. Potential educational site contains a diversity of wetland classes which are accessible or potentially accessible.
4. Potential educational site is undisturbed and natural.
5. Wetland is considered to be a valuable wildlife habitat.
6. Wetland is located within a nature preserve or wildlife management area.
7. Signs of wildlife habitat enhancement present (bird houses, nesting boxes, food sources, etc.).
8. Off-road parking at potential educational site suitable for school bus access in or near wetland.
9. Potential educational site is within safe walking distance or a short drive to schools.
10. Potential educational site is within safe walking distance to other plant communities.
11. Direct access to perennial stream at potential educational site is available.
12. Direct access to pond or lake at potential educational site is available.
13. No known safety hazards exist within the potential educational site.
14. Public access to the potential educational site is controlled.
15. Handicap accessibility is available.
16. Site is currently used for educational or scientific purposes.
17. Other

UNIQUENESS/HERITAGE — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

CONSIDERATIONS/QUALIFIERS

1. Upland surrounding wetland is primarily urban.
2. Upland surrounding wetland is developing rapidly.
3. More than 3 acres of shallow permanent open water (less than 6.6 feet deep), including streams, occur in wetlands.
4. Three or more wetland classes are present.
5. Deep and/or shallow marsh or wooded swamp dominate.
6. High degree of interspersion of vegetation and/or open water occur in this wetland.
7. Well-vegetated stream corridor (15 feet on each side of the stream) occurs in this wetland.
8. Potential educational site is within a short drive or a safe walk from schools.
9. Off-road parking at potential educational site is suitable for school buses.
10. No known safety hazards exist within this potential educational site.
11. Direct access to perennial stream or lake exists at potential educational site.
12. Two or more wetland classes are visible from primary viewing locations.
13. Low-growing wetlands (marshes, scrub-shrub, bogs, open water) are visible from primary viewing locations.
14. Half an acre of open water or 200 feet of stream is visible from the primary viewing locations.
15. Large area of wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
16. General appearance of the wetland visible from primary viewing locations is unpolluted and/or undisturbed.
17. Overall view of the wetland is available from the surrounding upland.
18. Quality of the water associated with the wetland is high.
19. Opportunities for wildlife observations are available.
20. Historical buildings are found within the wetland.
21. Presence of pond or pond site and remains of a dam occur within the wetland.
22. Wetland is within 50 yards of the nearest perennial watercourse.
23. Visible stone or earthen foundations, berms, dams, standing structures, or associated features occur within the wetland.
24. Wetland contains critical habitat for a state- or federally-listed threatened or endangered species.
25. Wetland is known to be a study site for scientific research.
26. Wetland is a natural landmark or recognized by the state natural heritage inventory authority as an exemplary natural community.
27. Wetland has local significance because it serves several functional values.
28. Wetland has local significance because it has biological, geological, or other features that are locally rare or unique.
29. Wetland is known to contain an important archaeological site.
30. Wetland is hydrologically connected to a state or federally designated scenic river.
31. Wetland is located in an area experiencing a high wetland loss rate.
32. Other

VISUAL QUALITY/AESTHETICS — This value considers the visual and aesthetic quality or usefulness of the wetland.

CONSIDERATIONS/QUALIFIERS

1. Multiple wetland classes are visible from primary viewing locations.
2. Emergent marsh and/or open water are visible from primary viewing locations.
3. A diversity of vegetative species is visible from primary viewing locations.
4. Wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
5. Land use surrounding the wetland is undeveloped as seen from primary viewing locations.
6. Visible surrounding land use form contrasts with wetland.
7. Wetland views absent of trash, debris, and signs of disturbance.
8. Wetland is considered to be a valuable wildlife habitat.
9. Wetland is easily accessed.
10. Low noise level at primary viewing locations.
11. Unpleasant odors absent at primary viewing locations.
12. Relatively unobstructed sight line exists through wetland.
13. Other

ENDANGERED SPECIES HABITAT — This value considers the suitability of the wetland to support threatened or endangered species.

ES

CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened or endangered species.
2. Wetland contains critical habitat for a state or federally listed threatened or endangered species.

From: Conservation Commission
To: Lincoln Daley
Subject: South Street Gas Station
Date: Friday, March 10, 2023 4:42:54 PM

Hi Lincoln,
The MCC tabled the discussion about the Gas Station on Map 43-30-2. We did not have sufficient information contained in the wetland permit and the members would like to have a site visit to the site. John will establish a site visit date. It makes sense to include the Planning Board and the ZBA if they wish to attend.

Thanks and I hope you have a great weekend,
Chris