

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: August 23, 2018

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: Ponderosa Holdings, LLC / Datron Dynamics, 119 Emerson Road, Tax Map 48, Lot 32. Public Hearing for an amendment to the major site plan approved April 4, 1996 to construct a 1,080 square foot storage building with associated site improvements within the Integrated Commercial Industrial zoning district. (*New Application*)

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for a major site plan application to construct a 27' x 40' sq.f.t (1,080 sq.ft) storage building located between the existing center and eastern manufacturing buildings in the northeastern portion of the property. The proposed building will allow the company to repurpose/convert storage space within the current buildings to additional offices and manufacturing. The 18' tall structure will strictly be used for storage purposes only. The storage structure will be serviced by propane for heating and electricity will be connected to allow for lighting. This will be the first public hearing for the project. Attached please find project narrative, elevations, and amended site plan showing the site improvements.

EXISTING USE/CONDITIONS:

Map 48 Lot 32 is a developed parcel containing the Datron Dynamics campus consisting of three buildings. The property is accessed from Emerson Road and contains over 350 linear feet of frontage. To the north and east lies Route 101 and State owned property. A residential property is located to the south and pest removal company to the west. The property is serviced by municipal water and private septic. Stormwater is managed onsite via a closed loop system consisting of two detention areas located along the frontage of the property. The site is primarily level, however, the property slopes upward approximately 10 feet in the rear.

LOT AREA:

Map 48, Lot 32 = ±2.22 acres (96,703 sq.ft.)

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on August 17, 2018.

WAIVERS:

No waivers have been requested.

ZONING DISTRICTS:

The intent of the Integrated Commercial-Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This district is intended to be the area in which vehicular oriented business can occur. The proposed accessory structure is a permitted use in the district.

TRAFFIC AND ACCESS MANAGEMENT:

The project would eliminate approximately 3 parking spaces. However, the reduction from 55 spaces to 52 spaces meets the requirements of the Development Regulations where 25 spaces are required for manufacturing operations.

DRAINAGE/STORMWATER MANAGEMENT:

The drainage and stormwater management was reviewed by Town Staff. Staff determined that given the size/scope of the project, minimal increase in impervious surface and location of the building, the impact of the stormwater will be negligible and contained on site. Staff currently has no further comments.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments

Assessing: No comments.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: No comments

Environmental Coordinator: No comments.

Fire Department: No comments

Police Department: No comments

Public Works: No comments

Water/Sewer Utilities: No comments

Community Development / Planning:

1. Please clarify if a dumpster is currently located in the area of the proposed structure? If yes, please modify the plans to show to new dumpster area.
2. Given the proximity of the storage building to the property boundary and abutting property to the east, the applicant should revised the plans to provide visual buffering.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, staff, and public pertaining to the Site Plan Final Design and revise the plans/information accordingly. Barring any comments or concerns raise by the Planning Board, Staff recommends approving the Site Plan subject to the following conditions:

1. The Applicants shall submit any/all revised plans, reports, and associated information to the Community Development Office for review and approval by the Town and its agents.

Aerial Imagery of the Map 43 Lot 32.



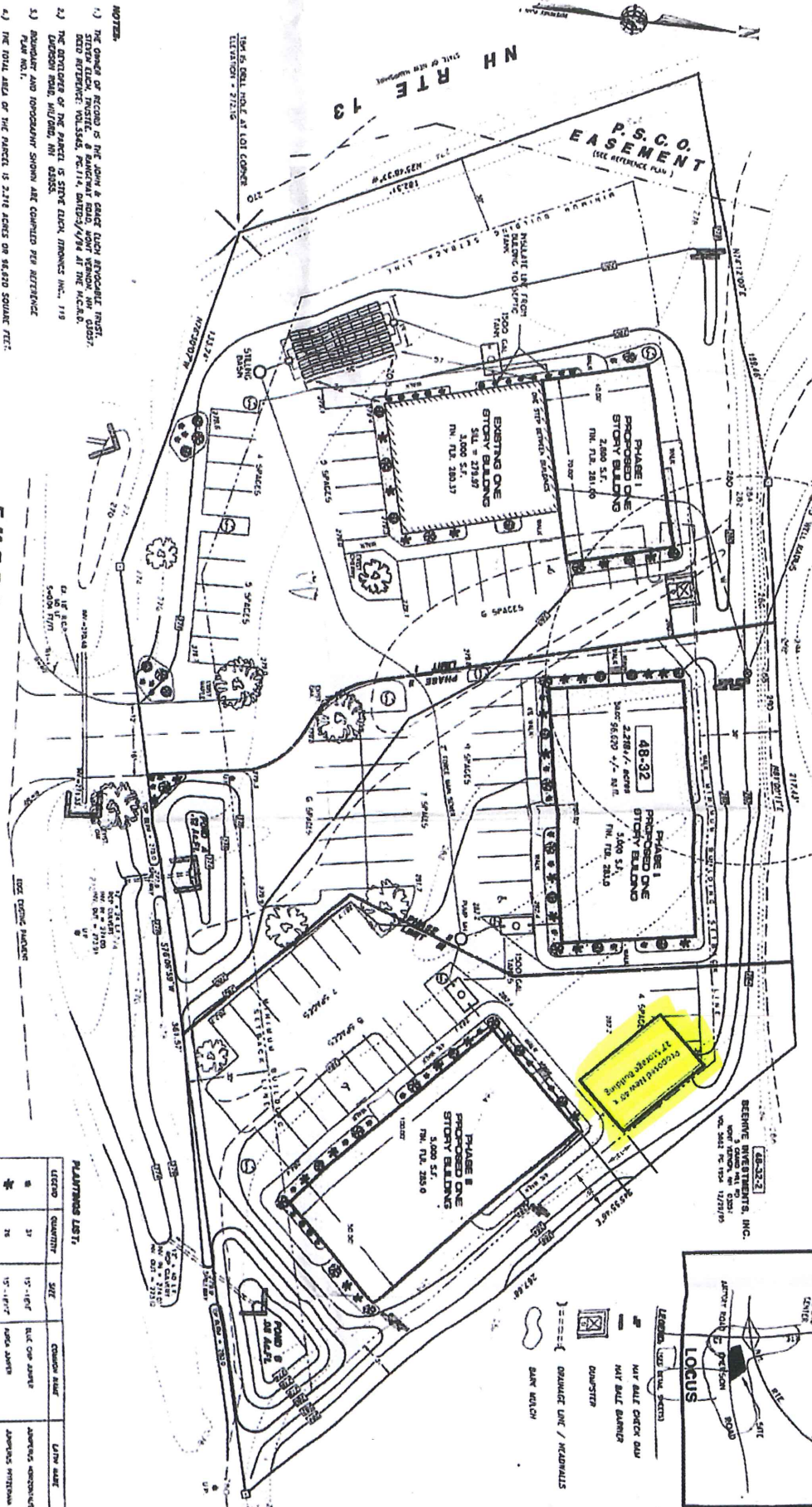
August 13, 2018

PROJECT: Construction of Storage Building

SCOPE OF WORK

- 1,000 square foot building to be constructed strictly for storage purposes only
- Crating material, stock CNC machines, trade show furniture, etcetera will be stored
- No occupancy or manufacturing will be performed in the building
- The building will be on a free floating monolithic (Alaskan) slab
- Power services will be run to the building for lighting, outlets and heat only
- Propane services will be run to the building for heat only
- No plumbing required
- There will be no windows other than an entrance door and roll-up door
- Building needs fork lift access
- Building construction and finishes to match existing 3 building structures

PROPOSED PLAN
 MAP OF LOT 32 - SEVERSON PLAN - PREPARED FOR - 6000 SQUARE FEET
 DATE OF PLAN: 1988, DATE OF RECORD: 1988, PREPARED BY
 S. J. BROWN, INC.



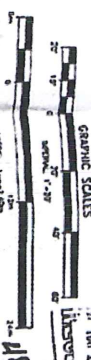
- NOTES:**
- 1) THE OWNER OF RECORD OF THE ZONING & STATE ZONING REGULATIONS, PART 600, CHAPTER 100, SECTION 100.00, HAS REVIEWED THIS PLAN AND HAS GRANTED APPROVAL FOR THE PROPOSED DEVELOPMENT VOLUNTARILY, PER 100:100, CHAPTER 100, SECTION 100.00, AT THE M.L.R.D. LOCATION FOR THE PROJECT IS STATE ZONING REGULATIONS, PART 600, CHAPTER 100, SECTION 100.00.
 - 2) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.
 - 3) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.
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 - 14) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.
 - 15) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.
 - 16) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.
 - 17) THE TOTAL AREA OF THE PARCEL IS 2.12 ACRES OR 92,420 SQUARE FEET.

- NOTES CONTINUED:**
- 12) SERVICES, PARKING AND UTILITIES WILL BE PAID UPON COMPLETION OF EACH PHASE.
 - 13) THERE IS ONE OPEN SPACE (SEE REQUIRED) AT COMPLETION OF ALL PHASES.
 - 14) ARCHITECTURAL EXAMINERS OF PHASE I BUILDING WILL BE FILED SEPARATELY AND WILL BE CONSIDERED AS PART OF THIS PLAN. ANY SIGNIFICANT SITE CHANGES TO PHASES 1 AND 2 MUST BE APPROVED BY THE PLANNING BOARD.
 - 15) UNDER VARIOUS DEVELOPMENT, ALL UNDEVELOPED AREAS SHALL BE COVERED WITH GRASS AND SEEDS.
 - 16) ALL UTILITIES ON SITE IS TO BE DEMONSTRATED.
 - 17) NEIGHBOR APPROVALS REQUIRED.

PLANNING BOARD
 TOWN OF MILFORD, NH
 SIE PLAN F-0-558-2-1
 DATE APPROVED: 3/16/88
 SIGNED: [Signature]

PLANNING LIST:

LEGEND	QUANTITY	SIZE	COMMON NAME	UTILITY NAME
1	37	15' x 15'	Blue Chip Joints	AMERICAN OVERSEAS
2	38	15' x 15'	Blue Chip Joints	AMERICAN OVERSEAS
3	25	7'-2 1/2' x 11'-0"	Blue Chip Joints	AMERICAN OVERSEAS
4	17	7'-2 1/2' x 11'-0"	Blue Chip Joints	AMERICAN OVERSEAS
5	8	37' x 45'	Blue Chip Joints	AMERICAN OVERSEAS
6	127	12" x 12"	Blue Chip Joints	AMERICAN OVERSEAS

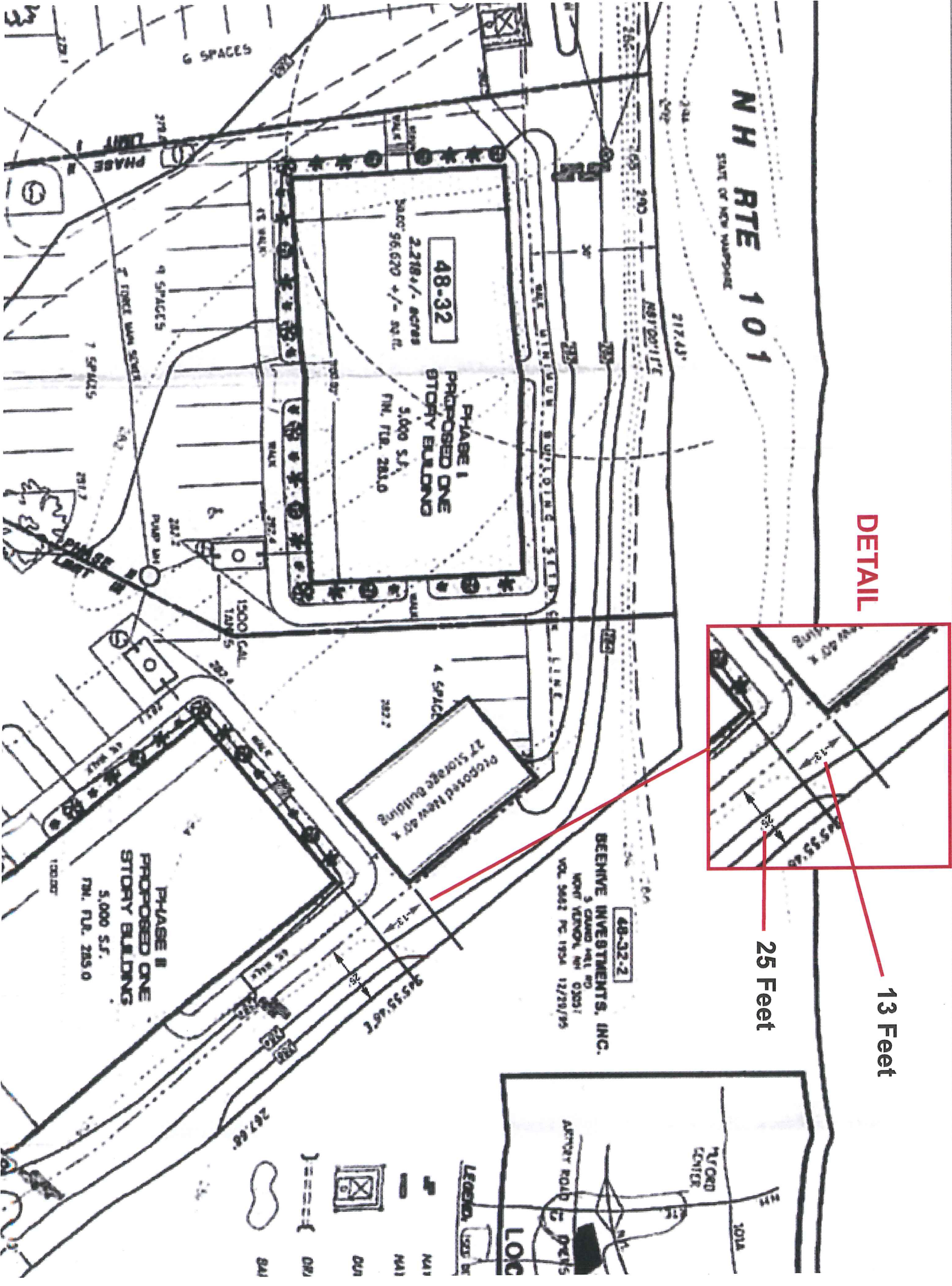


MERIDIAN
 Land Services, Inc.
 29 HUNTER ROAD, MILFORD, NH 03055
 TEL: 603-673-4441 FAX: 603-673-1504

ITRONICS CORP.
 SITE PLAN LOT 48 - 32
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 20' HORIZ.
 DATE: 18 MARCH 1988

NO.	DATE	DESCRIPTION	BY
1	3/18/88	ENTRANCE REVIEW / SUPER	KCC
2	3/18/88	MADE REVISIONS	KCC
3	3/18/88	REVIEWED	KCC
4	3/18/88	REVIEWED	KCC
5	3/18/88	REVIEWED	KCC
6	3/18/88	REVIEWED	KCC
7	3/18/88	REVIEWED	KCC
8	3/18/88	REVIEWED	KCC
9	3/18/88	REVIEWED	KCC
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29	3/18/88	REVIEWED	KCC
30	3/18/88	REVIEWED	KCC



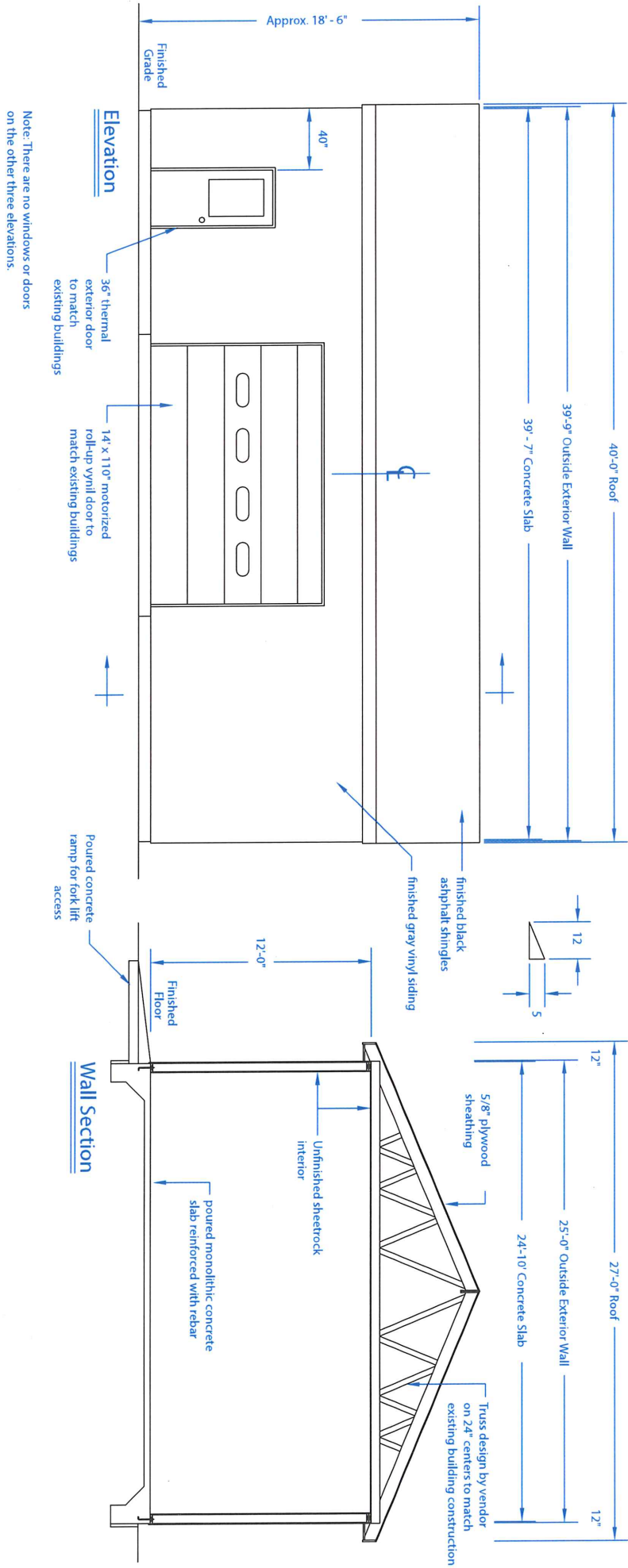


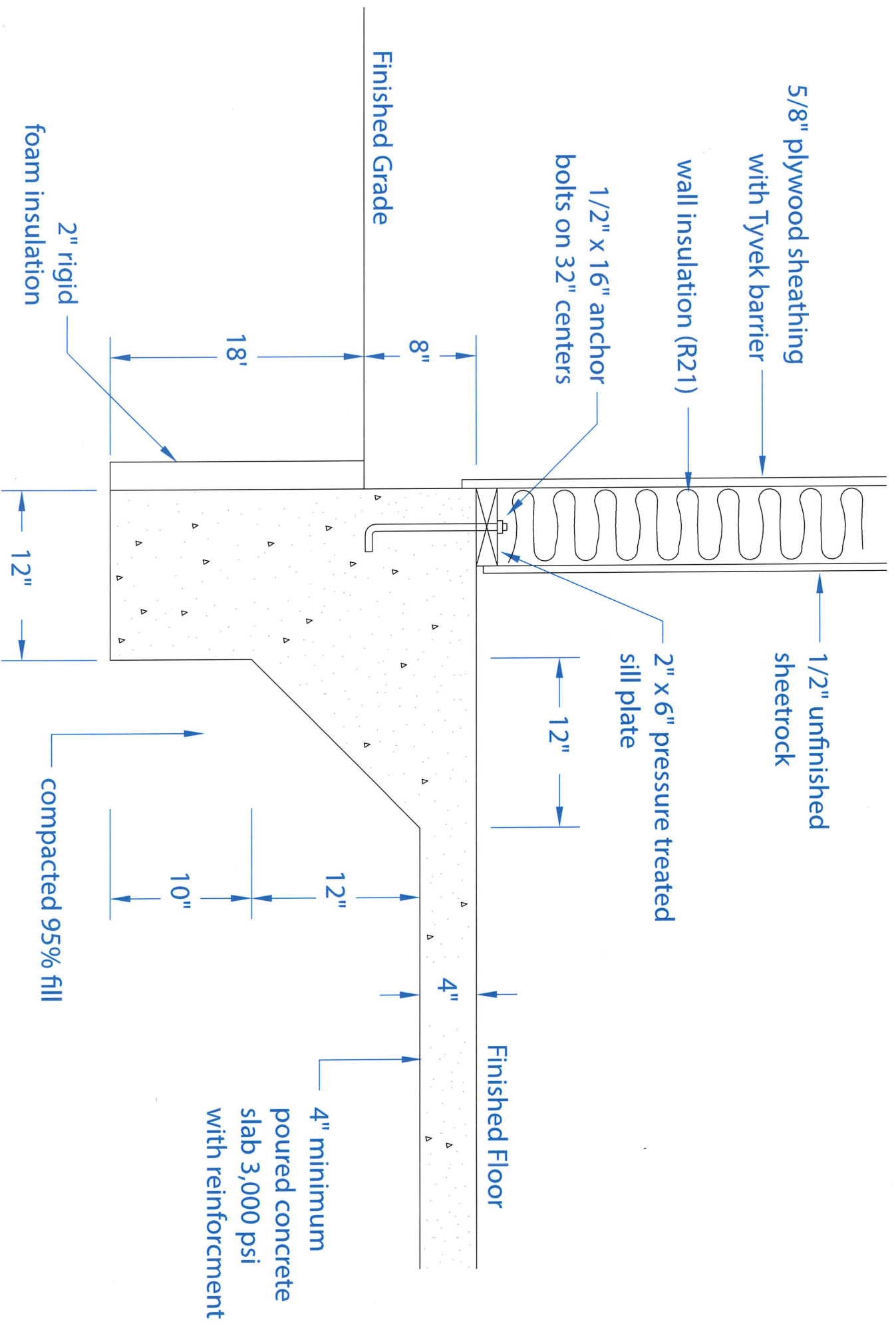
NH RTE 101
STATE OF NEW HAMPSHIRE

DETAIL

25 Feet

13 Feet





5/8" plywood sheathing
with Tyvek barrier

wall insulation (R21)

1/2" x 16" anchor
bolts on 32" centers

1/2" unfinished
sheetrock

2" x 6" pressure treated
sill plate

Finished Floor

Finished Grade

4" minimum
poured concrete
slab 3,000 psi
with reinforcement

2" rigid
foam insulation

compacted 95% fill

Footing and Wall Detail