



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMORANDUM

Date: April 19, 2018
To: Town of Milford Planning Board
From: Lincoln Daley, Community Development Director
Project: Jessica Hudson for the properties located at Tax Map 43, Lots 24 and 25, Tonella Road. Public Hearing for a major site plan application for the properties located at Tax Map 43, Lots 24 and 25, Tonella Road to construct sixteen (16) townhouse style, multi-family units, extend and upgrade Tonella Road, and complete associated grading and stormwater management improvements within the Residential B District. The proposal also calls for the relocation of an existing residence on Map 43 Lot 25 to Map 43 Lot 24. *(Continued from March 27, 2018)*

PROPOSAL/BACKGROUND:

The applicant, Jessica Hudson, is before the Planning Board to continue the major site plan application to construct a total of sixteen (16) townhouse style, multi-family units on Map 43, Lots 25 and the proposed lot 25-1, the associated grading, landscaping, and stormwater management improvements within the Residential B District. The multi-family units will be serviced by municipal water and sewer.

Said application was filed concurrently with a major subdivision application to subdivide Map 43, Lots 24 and 25 and create Map 43, Lot 25-1. In order to complete the project as presented and provide sufficient frontage for all existing and proposed lots and facilitate the construction of the 16 multi-family units, Tonella Road would be extended by 335 linear feet. The applicant filed two waiver requests with the subdivision application to extend the exiting 40' right of way for relief to locate a driveway at the end of the turnaround. This will be the second public hearing for the proposed development. The Board and Conservation Commission conducted a joint site walk on April 10, 2018.

The purpose of this agenda item is for the applicant to continue the formal application before the Board.

LOT AREA:

	Proposed Acreage
Map 43, Lot 24	12.71 acres (553,691 sq.ft.)
Map 43, Lot 25	2.47 acres (107,657 sq.ft.)
Map 43, Lot 25-1	.915 acres (36,860 sq.ft.)

Note: Dependent upon the approval of the subdivision application for Map 43, Lots 24 and 25.

NOTICES:

Notices were originally sent to property abutters on March 16, 2018 and then resent on April 13, 2018.

APPLICATION STATUS:

The application was accepted as complete on March 27, 2017. At that same meeting, the Board determined that the project did not have a regional impact.

EXISTING USE:

Tax Map 43, Lot 24 consists of approximately 14 acres with no legal frontage on public or private way. The parcel contains two, single-family residences serviced by private well and septic and several accessory structures. Access to the property is from a private driveway. The lot is mostly wooded with the quarry centrally located

within the property. Wetlands have been delineated in the northwestern portions of the property primarily north of the existing private driveway.

Tax Map 43, Lot 25 consists of approximately 2.23 acres with 40 feet of legal frontage on Tonella Road. The parcel contains a single-family house. The house is accessed via the shared private driveway off of public portion of Tonella Road serving both subject properties. A stone foundation for an abandoned structure can be found on the northern side of the existing driveway. The property slopes from south to north with substantial grade changes located to the south. Located along the northern portion of the property is a delineated wetland resource area connected to the larger system on the abutting properties.

ZONING:

The parcels lie within the Residential “B” zoning district. The intent of the Residence "B" District is to provide areas for increased residential density and other uses which are compatible with these residential densities. With the inclusion of the proposed Tonella Road extension, all three proposed properties meet the minimum lot size of twenty thousand (20,000) square feet in area with one hundred fifty (150) feet of frontage on a Class V or better road and serviced by both municipal sewerage and water systems. Lastly, the properties fall within the Groundwater Protection District 1.

SUBDIVISION DENSITY:

The proposal calls for the construction of twelve (12) townhouse style, multi-family units on Map 43 Lot 25 and four (4) townhouse style, multi-family units on newly created Map 43 Lot 25-1. Density for a multi-family development is determined by Section 5.03.4 of the Zoning Ordinance which states that Multi-family dwellings in the Residential B District shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants.

On sheet 5 of 19, the Applicant provided the following density calculation:

Map 43, Lot 25-1:	0.915 acres * 5 dwelling units/acre = 4.6 dwelling units.
Map 43, Lot 25:	2.471 acres * 5 dwelling units/acre = 12.4 dwelling units.
	Total Permitted = 16

Board Action: The Board will need to determine/confirm the density for the project.

DRAINAGE

An initial review of the stormwater and drainage design has been performed by the Environmental Coordinator as part of the Site Plan application. Additional reviews will be performed based on the final design of the roadway, stormwater structures, and resubmittal of the stormwater management plan. Please refer to comments below by the Environmental Coordinator.

TRAFFIC AND ACCESS MANAGEMENT:

As part of the 2009 Milford Downtown Area Traffic Improvement Evaluation, the traffic volumes at the intersection of Nashua Street and Tonella Road were evaluated to determine if a traffic signal was warranted based on the Manual on Uniform Traffic Control Devices. Traffic volumes must meet certain volume criteria over eight hours on both the major street and the side street to meet the warrant. The study concluded that the hourly volumes on Tonella Road were not high enough during even one hour and therefore, a signal was not warranted (Examined for 2007 and projected 2017). Based on the results of the traffic volume analysis, the study then provided three recommended conceptual improvement designs for Nashua Street and the intersections of Tonella Road / Nashua Street and Clinton Street / Nashua Street. The recommended conceptual improvements focused primarily on consolidating the two Plaza entrances, widening Nashua Street, and parking reconfiguration within the Plaza. More recently, with the construction of the CVS Pharmacy, the approved development further expanded upon the consolidation of the Plaza entrances and included a contribution towards the construction of signalized intersection (when warranted) in proximity of their building and the intersection of Clinton Street and Nashua Street.

In speaking with the applicant, it is staff's understanding that the applicant is preparing additional information related to the projected traffic generation resulting from the 16 multi-family units and potential impacts to the Tonealla Road / Nashua Street intersection and Nashua Street. Said information will be distributed at the meeting.

An existing Stop sign is located at the intersection of Ledgewood Drive and Tonella Road. Given the general alignment of the intersection, the applicant should provide additional information demonstrating that sufficient site distance meets the minimum Town design standards.

Section 7.03 Sidewalks of the Development Regulations states that the Planning Board may require sidewalks for pedestrian traffic to provide a connection between the main entrances of business, housing or industrial establishments, parking areas and along public roadways. The applicant has revised the site plan based on the comments and recommendations from the previous meeting. The driveways have been moved away from the right-of-way to accommodate for the sidewalk and will not be located within the proposed Tonella Road roadway extension. The parking space design for the 4-unit building allows for vehicles to be completely parked on the property without encroaching the right-of-way.

OPEN SPACE/LANDSCAPING:

The subject properties exceed the minimum 30% open space requirements (Map 43, Lot 25 86.3% open space and Map 43, Lot 25-1 83.3% open space).

The proposal calls for the installation of various shrubberies, trees, and grass along the Tonella Road extension, perimeter of the buildings, and detention basins that meet the intent of the landscape regulations and foster an attractive site design. See additional comments and information requests below.

PARKING:

Proposed parking on site meets the minimum requirements set forth in Section 6.05.4 Table of off Street Parking which requires 2 spaces/per dwelling unit. The applicant has provided 8 perpendicular parking spaces for the 4 unit building and 24 parking spaces for the two, 6 unit buildings for a total of 32 parking spaces.

The applicant has revised the site plan based on the comments and recommendations from the previous meeting. The driveways have been moved away from the right-of-way to accommodate for the sidewalk and will not be located within the proposed Tonella Road roadway extension. The parking space design for the 4-unit building allows for vehicles to be completely parked on the property without encroaching the right-of-way. The applicant should explain if it is anticipated that additional off-street parking will be constructed for visitors.

HISTORIC FEATURES/STRUCTURES:

Located on the subject site is a stone structure that has been identified as a stone cutting shed for the former Tonella Quarry. As part of the initial review of the conceptual project design in 2016, the Heritage Commission deemed the stone cutting shed a Historical Structure. At that time, the applicant was considering incorporating the stone structure into the development as part of the recreation and open space for the benefit of the proposed 12 townhouses. The current proposal has been modified and now includes the removal of the stone structure and construction of 4 townhouse units. The applicant has represented their intent is to reuse the materials onsite or to donate to the Town. In their April 15, 2018 letter to the Board of Selectmen, the Commission is recommending that the stone structure be preserved intact.

The Applicant and Town should continue to explore options/opportunities for the possible preservation, relocation, and/or reuse of the structure.

INTERDEPARTMENTAL REVIEWS:

Ambulance Department: No concerns with the proposed subdivision.

Assessing Department:

1. For clarification, is the proposal for multi-family apartments or condominiums?

Addressed. *The proposal is for apartments.*

2. Is the road intended to be a public road? If two lots are created, that would be my assumption.

Addressed. *The proposed road is a public road.*

3. Does Sheet 5/15 indicate yard and or parking area extending into the road? That does not seem appropriate for a public road.

Addressed. *The parking area ends at the town right-of-way and does not extend into the roadway. Spaces are fully contained on the site. Per discussion with the Planning Board, we have revised the plans to include a 5 foot paved shoulder to allow for a pedestrian walk area.*

4. Map 43-24 already has 2 houses (and two outbuildings) located on this parcel. Does this proposal move a 3rd home onto the same single parcel? If this is a subdivision proposal, wouldn't we want to see a separate parcel for the "relocated house"?

Addressed. *The relocated house is no longer present in this proposed project.*

Conservation Commission:

Please refer to the attached 4/19/18 updated Conservation Commission Memorandum

1. The MCC would like to make a site visit to this location after the site has been flagged. We would be glad to coordinate this visit with members of the Planning Board.

Addressed. *The MCC appreciated the site visit on April 9. Many of the questions and comments contained in this memo were addressed.*

2. The Commission is concerned about potential erosion of the steep bank into the wetlands delineated on the east side of Tonella Road. We ask that non-disturbance of the vegetation along the top of the bank be a condition of development permission

Not Addressed. *Doug McGuire, engineer at the site visit, explained that the vegetation will remain undisturbed. The MCC would still like to see it be a condition on the plan.*

3. The Commission recommends making some changes to the plants chosen in the landscaping plan. There are alternative plants which provide better climate resiliency both for the wildlife dependent upon the plants and the sustainability of the plants themselves. The list of suggested plants is appended to this document.

Addressed. *Anita Stevens, a landscape designer and MCC member, submitted a list of alternative plant species to consider in the landscape plan. These suggestions have been accepted by the engineer and incorporated into the revised (4.4.2018) plan.*

4. The method for erosion control is undetermined. The Commission asks that something more stabilizing than silt fencing be used. The slope on the western side of Tonella Road on ML43-25 behind the proposed townhomes is very steep and will require a more intensive treatment. Terraced gabions with appropriate plantings would provide stabilization, an aesthetically pleasing living wall and perhaps, an opportunity for residents to have small gardens.

Addressed. *Doug McGuire agreed that hardening portions of the swale located along the western boundary of the property would be appropriate. Silt sock erosion control measures have been added to the plan*

5. There are two inlets to level spreaders shown on the plan to manage the water runoff from the buildings. The Commission suggests that the applicant use these opportunities to create an aesthetic as well as functional collection spot. A rain garden with the appropriate plantings would accomplish both goals.

Addressed. *Thank you for the revision to include rain gardens*

6. Why is the ledge being cut on Map Lot 43-24?

Addressed. *The commission misunderstood the details on the site plan*

7. The Commission would like the applicant to design and install a physical barrier along the perimeter of the snow storage area to prevent inadvertent snow creep into the wetland as the winter progresses.

Not Addressed. *The MCC remains concerned about snow storage without adequate physical barrier between the snow pile and the wetland.*

8. Where will the trash dumpster (Note #19 on sheet 5 of 15) be located? Could this location be isolated with tall (e.g. 6') fencing to keep incidental trash from traveling into the adjacent wetlands?

Addressed. *Trash management will be done by the individual unit owners. There will be no communal dumpster.*

Environmental Programs/Stormwater: A detailed stormwater management design was submitted a part of the Major Site Plan application for the multi-family units.

Summary: Upon review of the revisions and responses to the comments regarding drainage, they have complied with our regulatory requirements and have incorporated the additional comments. They've made an effort to infiltrate the 1" storm event, but have been unable to fully comply. Nonetheless, their efforts seem to be reasonable and meet our current regulatory requirements. As to the infiltration pond, it is excavated close to the edge of bank and the discharge area should be designed to withstand a significant storm event. To this end, it could be designed as an emergency spill way of sufficient dimensions to withstand a 100 year storm event. See complete list of responses below.

1. Can the infiltration pond and Area Drains 1 & 2 be converted to bioretention? This may be little more than specifying the appropriate soil types and vegetation/landscaping.

Addressed. *The area drains have been converted to rain gardens. Additionally, there has been a third rain garden proposed to the north of the tomahawk turn around.*

2. What is the plan for drainage crossing the driveways?

Addressed. *Driveways have been graded to create a paved swale between the edge of roadway and proposed walkway area. Drainage will flow down this area to the proposed collection areas.*

3. Will there be foundation drains. Where and how will they be discharged?

Addressed. *Foundation drains have been added to the three buildings and are shown on the grading and drainage plan.*

4. Consider extending the drainage swale grading behind all of the westerly units. This would positively address the hillside drainage and protect the rear of the units.

Addressed. *The proposed drainage swale allows for all the flow from the rear of the units to be directed to the swale.*

5. Use of silt fence is generally discouraged. We prefer reliance on silt socks and mulch berms (native materials only).

Addressed. *The silt fence has been replaced by silt socks.*

6. Please include a stage discharge curve for Pond 1.

Addressed. *A stage discharge curve for Pond 1 has been included in the Stormwater Management Report..*

7. Please provide an analysis of pre and post development discharges at a focal point where sub-catchments A&B drain offsite.

Addressed. *Another Link has been included to represent this focal point for sub-catchments A&B draining off-site in the westerly direction.*

8. We require an analysis of the 1 year event to demonstrate infiltration of that storm event.

Partially Addressed. *The 1-year event has been included in the stormwater analysis. All modeling points show a reduction in this storm. The applicant has made an effort to infiltrate the 1" storm event, but have been unable to fully comply.*

9. Our stormwater permit is based upon the drainage plan, stormwater management plan, AoT plan if applicable, and the SWPPP prepared for the federal NPDES permit. The NOI requires specific items including determination of responsible and qualified persons. Inspections reports prepared for the EPA to be kept onsite shall also be provided electronically to town. Inspections shall be by a qualified individual; generally a certified specialist or PE. Please correct plan notes to reflect these points.

Addressed. *These notes have been added to the Erosion Control Plan, Sheet 9 of 15.*

10. Please note that, while an AoT approval may not be required, current regulation may require any site with disturbances exceeding 1 acre in an MS4 area to comply with the AoT requirements. This is an anti-degradation matter that is enforced by DES.

Addressed. *No Alteration of Terrain (AoT) permit is required but the proposed treatment practices are designed in accordance with AoT regulations.*

Fire Department:

1. After review, we have no issues or concerns as the Townhomes are required to be sprinkler per the international residential code section 313. **Addressed.**
2. Sheet 5 of 15, Proposed Tomahawk turnaround. Pursuant to NFPA 1 2009 Ed. Ch. 18 figure 18.6., the turnaround length needs to be 50 feet from the start of the turnaround. The measurement needs to start at the start of the bump out on both portions. **Addressed.** *No further comments.*

Heritage Commission. Please refer to the attached 4/15/18 Heritage Commission Memorandum.

Police Department: Captain Frye commented that he hopes there is an impact fee for a future light at the intersection of Nashua Street and Tonella Road.

Public Works:

1. The Public Works Director stated that he supports the 40' ROW due to short length of the proposed extension.
2. The Director spoke with the owner and has asked for a snow storage area at the southwest corner of the hammer head (private drive). He stated that the applicant was agreeable.
3. The Director has no issues with a wide shoulder as a sidewalk on the West side of the road.
4. The owner will be required to install handicap ramps at each side of Ledgewood Drive with the detectable warning mats. In addition, the applicant will be required to stripe the crosswalk across Ledgewood.
5. With regards to the construction and installation of the roadway extension, this road is short and Public Works can do inspections in-house.
6. Easement will be required for the drainage line at end of hammer head (on private property)
7. A drainage culvert will be needed at beginning of road from West side to East side.
8. Easement will be necessary for access and maintenance for Infiltration pond and gravel road access to discharge point.

Water/Sewer Utilities: A detailed utilities design was submitted a part of the Major Site Plan application for the multi-family units.

1. Sheet 6 of 15. Water services to be 1-inch copper or CTS 200PSA is acceptable. 6-inch main line required (already shown on plan).

Addressed. *The water line is labeled on sheet 6.*

2. Sheet 6 of 15. Although the plan notes that the well located on Map 43 Lot 24 will be removed, the well could be utilized for onsite irrigation.

Addressed. *Due to the location of the existing well, it is unable to be used for irrigation (located directly in front of units and under the driveway), so the well will not be able to be utilized.*

3. Sheet 6 of 15. Please consult with the Fire Department regarding fire services to the units.

Addressed. *The fire department has reviewed the layout and did not have any comments regarding the services.*

4. Sheet 6 of 15. Please revise plans to include elevations/profiles for the water and sewer layout and design.

Addressed.

5. Sheet 6 of 15. Please revise plans by relocating the existing 2" flushing hydrant and relocate as shown. See attachment.

Addressed. *The plans were revised to show the relocated hydrant: this has been shown in the Preparation Plan and the Grading, Drainage, and Utilities Plan.*

6. Sheet 6 of 15. Recommend amending the plans by replacing the proposed 2" force main service for the relocated house to 1 1/2" force main. Further we seek clarification on the 4" gravity service.

Addressed. *This is no longer applicable, because the relocated house has been removed.*

Zoning Administrator:

1. The relocation of the single-family house currently located on Map 43 Lot 25 to Map 43 Lot 24 will require a Variance as the location of multiple single-family homes on a single property is not a permitted use in the Residential B Zoning District.

Addressed. *The relocated house is no longer present in this proposed project.*

2. A portion of the proposed right of way containing the tomahawk turnaround is located within the 25 wetland buffer. Please revise the plan to relocate the referenced portion of the right of way outside of the wetland buffer or submit Special Exception request to the Board of Adjustment.

Addressed. *The applicant stated that there would be no wetland buffer impacts.*

Community Development/Planning Department:

1. The relocation of the single-family house currently located on Map 43 Lot 25 to Map 43 Lot 24 will require a Variance as the location of multiple single-family homes on a single property is not a permitted use in the Residential B Zoning District. **Addressed.**

2. Sheet 2 of 15. Please revise plans to include the certification/licensing stamp for wetland scientist responsible for performing the wetland delineation from B.A.G. Consultants on 3/30/17 and 4/7/17.

Addressed.

3. Sheet 4 of 15. Portions of the proposed driveways are located in the proposed Tonella Road roadway extension. In addition, please explain if the parking space design for the 4 unit building provides safe access/egress for residents backing onto the Tonella Road extension.

Addressed. *The driveways have been moved away from the right-of-way to accommodate for the sidewalk, and are not located within the proposed Tonella Road roadway extension. The parking space design for the 4-*

unit building allows for vehicles to be completely parked on the property without encroaching the right-of-way.

4. Sheet 4 of 15. Section 7.03 Sidewalks of the Development Regulations states that The Planning Board may require sidewalks for pedestrian traffic to provide a connection between the main entrances of business, housing or industrial establishments, parking areas and along public roadways. Please explain why the adjacent sidewalk network was not extended into the proposed development.

Addressed. *The sidewalk has been extended from Tonella Road to the end of the Tonella Road extension to provide a connection along the public roadway.*

5. Sheet 5 of 15. The plan displays a snow storage area at the terminus of the turn-around. Given the length of the proposed roadway extension and type of development, it is questionable whether there is sufficient designated snow storage areas shown on the plan. Please explain.

Partially Addressed. *The project design provides minimal storage capacity for snow along the Tonella Road extension due to the number of driveways and landscape elements. A small snow storage area is shown at the terminus of the turnaround in proximity to the wetland buffer area. Note 10 on sheet 5 of the Site Plan states that excess volumes of snow shall be removed from the site at a legal dumping ground. If the Tonella Road extension is intended to be a public roadway, the Town would be responsible for snow removal. Please explain.*

6. Sheet 5 of 15. Please consider incorporating measures to pretreat snow within the snow storage area prior to entering the wetland resource area.

Addressed. *The Site Plan has been revised to show a construction of a rain garden and grading in proximity to the snow storage area.*

7. Sheets 4 & 5 of 15. Please provide information regarding the site distance measurement at the intersection of Ledgewood Drive and the proposed Tonella Road intersection. More specifically, is there sufficient site distance for vehicles turning westbound (left) from Ledgewood Drive on to Tonella Road.
8. Sheets 6 and 13 of 15, Rain Gardens. Please revise the plan set to include the proposed plantings to be used in the rain gardens and associated maintenance standards as detailed in the NH Stormwater Manual Volume 2, Post Construction BMPs Selection and Design, 12/2008.
9. Sheet 8 of 15. Pursuant to Development Regulations, Section 6.08.4 Mulching, please revise all references/notes citing a proposed depth of mulch from 4" to 3".
10. Sheets 7 and 8 of 15. Pursuant to Development Regulations, Section 6.08.8 Planting Specifications, please revised all references/notes citing an evergreen height from 3' and 4' to 6'.
11. Sheets 7 and 8 of 15. The landscape plans should be revised to include the location and details for the proposed stormwater/drainage rain gardens.
12. General Comment, Drainage Structures & Associated Easements. Please confirm if the intent is for the Town to maintain the drainage and stormwater management structures and facilities shown in the site plan (including the rain gardens)? If yes, the site plan will need to be revised to include the bounds and description of the drainage/access/maintenance easements. In addition, the applicant will be required to submit the associated legal descriptions of said easements for review by Office of Community Development and Town Counsel.
13. General Comment, Turn-around Design and Lot Layout. Please explain what alternatives were considered regarding the roadway layout / turnaround design and location of the 4 unit multi-family townhouse. More specifically, could the tomahawk design be reversed to provide additional usable outdoor living space/passive recreation areas for the 4 unit multi-family townhouses and/or relocation of the proposed building away from the sloped areas to the east?

Additional comments received will be presented/distributed at the meeting.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Staff, and public pertaining to the site plan and revise/resubmit the plans/information accordingly. At this time, Staff does not recommend this plan for conditional approval. Further discussions must be had regarding the above mentioned design elements and information. As such, Staff recommends continuing the application to the next regularly scheduled Board meeting.

Aerial Photograph of the Map 43, Lots 24 and 25



Town of Milford
CONSERVATION COMMISSION

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1 Union Square
Milford, NH 03055-4240
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Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov



MEMORANDUM

April 19, 2018

To: Milford Planning Board

Re: Interdepartmental Review Map/Lot 43-24&25, revised plan 4/4/2018
Tonella Hill Townhomes on Tonella Road

To the Board,

The Conservation Commission has a few comments regarding this proposed plan.

1. The MCC would like to make a site visit to this location after the site has been flagged. We would be glad to coordinate this visit with members of the Planning Board.

Resolved: *The MCC appreciated the site visit on April 9. Many of the questions and comments contained in this memo were addressed.*

2. The Commission is concerned about potential erosion of the steep bank into the wetlands delineated on the east side of Tonella Road. We ask that non-disturbance of the vegetation along the top of the bank be a condition of development permission

Unresolved: *Doug McGuire, engineer at the site visit, explained that the vegetation will remain undisturbed. The MCC would still like to see it be a condition on the plan.*

3. The Commission recommends making some changes to the plants chosen in the landscaping plan. There are alternative plants which provide better climate resiliency both for the wildlife dependent upon the plants and the sustainability of the plants themselves. The list of suggested plants is appended to this document.

Resolved: *Anita Stevens, a landscape designer and MCC member, submitted a list of alternative plant species to consider in the landscape plan. These suggestions have been accepted by the engineer and incorporated into the revised (4.4.2018) plan.*

4. The method for erosion control is undetermined. The Commission asks that something more stabilizing than silt fencing be used. The slope on the western side of Tonella Road on ML43-25

behind the proposed townhomes is very steep and will require a more intensive treatment. Terraced gabions with appropriate plantings would provide stabilization, an aesthetically pleasing living wall and perhaps, an opportunity for residents to have small gardens.

Resolved: *Doug McGuire agreed that hardening portions of the swale located along the western boundary of the property would be appropriate. Silt sock erosion control measures have been added to the plan*

5. There are two inlets to level spreaders shown on the plan to manage the water runoff from the buildings. The Commission suggests that the applicant use these opportunities to create an aesthetic as well as functional collection spot. A rain garden with the appropriate plantings would accomplish both goals.

Resolved: *Thank you for the revision to include rain gardens*

6. Why is the ledge being cut on Map Lot 43-24?

Resolved: *The commission misunderstood the details on the site plan*

7. The Commission would like the applicant to design and install a physical barrier along the perimeter of the snow storage area to prevent inadvertent snow creep into the wetland as the winter progresses.

Unresolved: *The MCC remains concerned about snow storage without adequate physical barrier between the snow pile and the wetland.*

8. Where will the trash dumpster (Note #19 on sheet 5 of 15) be located? Could this location be isolated with tall (e.g. 6') fencing to keep incidental trash from traveling into the adjacent wetlands?

Resolved: *Trash management will be done by the individual unit owners. There will be no communal dumpster.*

The Commission appreciates the opportunity to review this application. We look forward to seeing a well-designed project that improves the natural resource functionality of the site.

Very Respectfully,

Andy Hughes, Chair
Milford Conservation Commission



Milford Heritage Commission

Town Hall
1 Union Square
Milford NH 03055

Board of Selectmen
Town of Milford
1 Union Square
Milford NH 03055

April 15, 2018

The Tonella Road Plans first came to the attention of the Heritage Commission on 20Jul2016. At that meeting, the commission reviewed plans that include the Stone Cutting Shed as a garden feature. At that time the Commission commented that the Stone Shed was a Historical Structure being a service Building of the long closed Tonella Quarry. It is listed that a Historical Inquiry was done and the researchers respect the historical significance of the structure.

On 22Sep2016 the Heritage Committee reviewed plans of the 61 Tonella Rd changes, at this time, the Stone Cutting Shed was deemed a Historical Structure and it's use as part of the Historical former Tonella King Quarry. The structure was noted to be at one time a fuel storage facility and it is listed as a potential hazardous waste site by the DES.

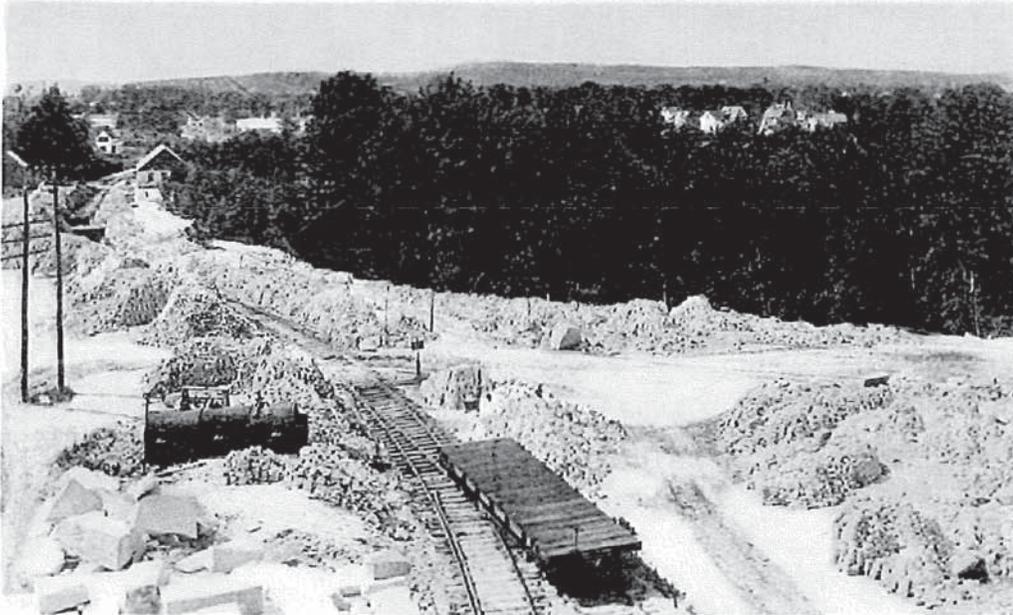
Dubay Group plans dated 4Aug2016 show the owner's and architect's declaration of intent to preserve the Historical Stone Cutting Shed intact as a garden feature in the proposed Milford Quarry Townhomes. This conceptual plan shows the owner's intent to relocate the house on the site but not the Stone Cutting Shed.

On 18Aug2016 the Town of Milford produced a Notice of Hearing wherein the owner of the Tonella Rd. property, Justin DeMontigny was seeking a special exception for zoning to allow the Historical Stone Structure to remain a part of his building plans. The decision including comment by the Town Code Enforcement Officer, states that the application meets the Open Space Conservation district requirements and approves the realignment of the road to allow for the Stone Cutting Shed to be retained. The owner, the Zoning Official and the Heritage Committee agreed that the structure is historical and should remain intact.

Meets 2nd Wednesday of each month 7:00PM
Wadleigh Memorial Library
Lull Room



Milford Heritage Commission
Town Hall
1 Union Square
Milford NH 03055



2. TONNELLA'S KING QUARRY, MILFORD, N. H.

Further, in a memorandum of the same date, Dubay Group represented by Doug MacGuire declares the Stone Cutting Shed as a "Historical Structure" and asks that the structure remain and be used as part of the recreation of open space for the benefit of the proposed new townhomes. The owner and architect provided their intent of preserving this structure which was built from materials from the property. The Heritage Commission approves this approach and offers this as evidence that it is the owner who has changed their opinion of the importance of this historical structure.

Respectfully

David Palance
Chairman
Milford Heritage Commission

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